

11/15 - email to RA

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**County of Hawai'i**  
**DEPARTMENT OF PARKS AND RECREATION**  
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November 10, 2010

Katherine Puana Kealoha, Esq., Director  
Office of Environmental Quality Control  
235 South Beretania Street, Room 702  
Honolulu, Hawai'i 96813

Dear Ms. Kealoha:

Subject: Finding of No Significant Impact for New Park Development,  
Ali'i Kai Subdivision  
TMK: (3) 7-6-19:034  
North Kona District, Hawai'i Island, Hawai'i

The Department of Parks and Recreation, County of Hawai'i, has reviewed the comments received during the 30-day public comment period which began on August 8, 2010. The agency has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact. Please publish this notice in the next available OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and one (1) copy of the document in pdf format on a CD, and one (1) hardcopy of the Final EA. If you have further questions or concerns, please feel free to contact me at 961-8311.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert A. Fitzgerald".

Robert A. Fitzgerald, Director

cc: Alan K. Hirota – AES Design Group, Inc.

# **FINAL ENVIRONMENTAL ASSESSMENT**

**NEW PARK DEVELOPMENT  
ALI'I KAI SUBDIVISION  
HOLUALOA, NORTH KONA, HAWAII**

**TMK: (3) 7-6-19:034**

Prepared for:

**The Department of Parks and Recreation  
County of Hawai`i**

Prepared by:

**AES Design Group, Inc.**

**November 10, 2010**

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## 1 INTRODUCTION

### 1.1 Project Data

Applicant: Department of Parks and Recreation, County of Hawaii  
101 Pauahi Street, Suite 6  
Hilo, Hawaii 96720

Architect/ Engineer: AES Design Group, Inc. (AESDG)  
Pearlridge Center Uptown, Suite 213  
98-1005 Moanalua Road  
Aiea, Hawaii 96701-4707

Agent: AES Design Group, Inc.

Accepting Agency: Department of Parks and Recreation  
County of Hawaii

Land Owner: County of Hawaii

Lessee: None

Project Location: Holualoa, North Kona, Hawaii

TMK: (3) 7-6-19:034

Project Area: 70,968 s.f. (1.6292 acres)

Existing Zoning: RS-7.5

DP Land Use: Park

State Land Use: Urban

General Plan Designation: Low Density Urban

SMA: Yes

Shoreline Setback: No

Flood Zone: FIRM X

## 1.2 Purpose of Environmental Assessment

The purpose of this environmental assessment (EA) is to identify and evaluate the environmental impacts on the proposed County improvements of an unimproved park parcel at Ali'i Kai Subdivision and where applicable, recommend mitigation measures that may be employed to minimize adverse environmental effects. This environmental review is a requirement of Chapter 343 of the Hawaii State Revised Statute (HRS). It is "triggered" by the project's use of county land and county funds.

This Environmental Assessment (EA) is prepared in accordance with the Hawaii State Environmental Review Process. This EA seeks to satisfy the environmental review requirements and discloses all relevant issues and concerns expressed in HRS Chapter 343.

## 1.3 General Description of Proposed Action

Ali'i Kai Subdivision is a residential community developed over 40 years ago. This project seeks to develop an unimproved park parcel at TMK (3)7-6-19:034 [Exhibit 1] into a new neighborhood park for the County of Hawaii, Department of Parks and Recreation. This new park will enhance recreational opportunities to the community and meet ADA accessibility requirements. The project does not include land acquisition, a change in land use or any off site improvements.

The project will include the following:

- Onsite parking
- A comfort station
- A pavilion with picnic tables
- Playground equipment
- A large Open Lawn Area
- Miscellaneous Park features (benches, picnic tables, drinking fountains, etc.)
- Perimeter site fencing with hardened street frontages
- Landscaping to include utilizing native plant species appropriate to its setting and the intended uses of the park
- A septic system for the comfort station.

## 1.4 Funding Sources

Funding sources for the project will be a combination of CIP Bond proceeds and Fair Share Contribution Funds. Other potential funding sources may be available. Donated services will be used appropriate for this project. These include volunteer contractors, skilled tradesmen and laborers, unskilled persons, as well as donated equipment, materials and tools.

## 1.5 Time Frame

The project is currently being designed. Construction is anticipated to start in December of 2010, to be completed in September of 2011.

## 1.6 Required Permits

Principal permits needed to implement this project include the following:

- Special Management Area (SMA) Permit
- Plan Approval
- National Pollutant Discharge Elimination System (NPDES)
- Grading Permit
- Building Permit

## 1.7 Agencies Consulted

The following agencies were consulted with by AESDG during the preparation of this assessment:

### State of Hawai'i

Department of Land and Natural Resources  
Historic Preservation Division

### County of Hawai'i

Department of Public Works / Building Division, Engineering Division  
County of Hawai'i

Department of Parks and Recreation  
County of Hawai'i

Planning Department  
County of Hawai'i

## 1.8 Community Input and Participation

Two public meetings were held to present conceptual plans of the project and to solicit feedback. The first meeting was held on September 10, 2009 for residents of the Ali'i Kai Subdivision. Invitations were sent out based on a list provided by the Department of Parks and Recreation, County of Hawaii. A copy of the power point presentation is included as Exhibit 2. Comments from the community obtained at the meeting and by follow-up correspondence were recorded. A copy of the minutes is included as Exhibit 4.

Based on the comments received from the first meeting, the conceptual exhibits were modified and presented at a second public meeting held on December 1, 2009. This meeting was open to the greater Kona community and was advertised in the West Hawaii Today. A copy of the power point presentation is included as Exhibit 3. Comments from the community obtained at the meeting and by follow-up correspondence were recorded. A copy of the minutes is included as Exhibit 4.

At the Community meetings, some of the residents expressed interest in offering volunteer services for the construction of part of the park project. This could only be done on work that would not require the services of a licensed contractor. These offers were welcomed by the County of Hawaii.

## **2 PROJECT DESCRIPTION**

### **2.1 Project Location and Description**

The project location [Exhibit 5] is an unimproved park parcel owned by the County of Hawai'i. The parcel is approximately 70,968 sq. ft. (1.6292 acres) and is located at 19° 36' 46"N and 155° 58' 32" W. The site is located in the Land of Holualoa, North Kona District, Island of Hawai'i on the mauka side of Ali'i Drive and makai side of Kuakini Highway within the Ali'i Kai Subdivision [Exhibit 6]. The site is accessible from Pakalana Road to the north and from Lehua Road to the south and is dedicated for park use by Resolution 178, Report of the Committee on Public Works and Parks, County of Hawai'i [Exhibits 7, 8.1, 8.2 & 8.3]. The frontages on both Pakalana Road and Lehua Road have 3 foot wide setbacks for future road widening.

### **2.2 Park Users and Use**

Based on input received at the public meetings, the primary users of the park will be residents of the Ali'i Kai subdivision. The desire was for the park to be used for both passive and limited active recreational purposes such as picnicking, strolling, children playing on the play equipment, ball playing, and occasional parties. Park amenities and facilities such as the pavilion and picnic tables are set so that parents can sit and monitor their children on the adjacent play equipment are to support this desired use.

The park is not meant for organized sports nor is it meant to be a regional park that is used primary by the larger Kona community. Its location in the center of a residential development and non-visibility from major roads minimizes its potential use by non-Ali'i Kai residents and their guests.

### **2.3 Description of Park Improvements**

The schematic site plan was developed with direction from the Department of Parks and Recreation, from community input received at two public meetings and from follow-up emails and correspondence from the community.

The proposed schematic site plan has a large open space in the center and makai side of the park [Exhibit 9] with the following features:

- The sloping areas along the mauka corner of the site will be kept close to the existing grade.
- A parking lot will be located on the southern side of the site and will be accessed from Lehua Road.
- A comfort station will be located close to the parking lot.
- A covered pavilion will be located next to a play area having play equipment and swings.
- An area adjacent to the play areas will be designated for bounce houses or similar devices brought by park users having parties.

- A walkway will connect the parking lot to the amenities. The amenities will also be accessible from Pakalana Road.
- The walkway will circle the perimeter of the open lawn area and connect to picnic tables.
- The park will be landscaped with climate appropriate plants.
- Areas will be open to allow for additional improvement such as a dog park and gazebo should additional funds become available.

### **Improvements Details:**

#### Improvements to Existing Park Parcel

The existing site will be cleared and grubbed. Retaining walls will be added along the north, east, and south sides of the site to increase the size of the gently sloped open lawn area and to extend it toward the makai corners of the site. Soil will be imported to fill the lower areas to create the larger lawn. The retaining walls will be split into two lower walls with a terraced area between to avoid one tall wall. Retaining walls will be constructed of concrete rubble masonry, (CRM). The existing slope on the upper part of the site will be retained. The wall along Pakalana Road will be located to respect the 3 foot park widening setback.

#### Vehicular and Pedestrian Site Access

A parking lot will be constructed near the entrance to the park from Lehua Road. The parking lot is located on this side of the park because the grade difference between Lehua Road and the center portion of the park is fairly level. The lot will have 10 stalls, two of which will meet ADAAG requirements. The improvements will respect the 3 foot street widening setback along Lehua Road.

Pedestrians will be able to access the park from the Lehua Road parking lot on the south side of the site and from a walkway that accesses Pakalana Road on the north side of the site. An ADAAG compliant pathway will wind around the lawn area.

#### Pavilion and Comfort Station [Exhibit 10]

A pavilion with a covered roof and open sides will have space for two picnic tables. It will be situated near the play area to allow parental supervision of children using the play equipment and the open play area.

A separate comfort station will have a women's restroom, men's restroom, and a space for storage. The women's room will have two water closets and a lavatory. The men's room will have one water closet, a urinal, and a lavatory. The number of fixtures was based on an appropriate number for a park of this size. The comfort station will also have skylights, artificial lighting and water fountains.

#### Playground Equipment

The playground equipment will be on a resilient surface that meets industry safety standards for the protection of children. There will be two sets of playground equipment—a cluster of equipment with various activities and a swing set. The resilient surface will be configured to meet the safety zones designated by the play

equipment manufacturer. The play equipment will have portions that are ADAAG accessible and will be selected from a manufacturer that is acceptable to the County of Hawaii.

#### Large Open Lawn Area

The open lawn area used for free play will be planted with grass. It will be graded to an average slope of 4% to 5% and will be irrigated.

#### Pathway, Benches, Picnic Tables and Drinking Fountains

The pathways will be concrete and will be designed to allow ADAAG access to the park amenities. Picnic tables, benches, fountains will be located adjacent to the pathways throughout the park. A designated number of picnic tables will be ADAAG accessible.

#### Perimeter Site Fencing With Hardened Street Frontages

Security for the park will be provided by two fences, one 4 feet and the other 6 feet located along the perimeter of the park to prevent the public from entering into the adjacent lots and to secure the park. The fences will also prevent errant balls and deter younger children from entering the streets.

The Director of Parks and Recreation Department will establish operating hours for the park with park closing at night. A gate will be installed at the entrance to the park from the parking lot to allow for closing. Boulders will be placed at strategic locations to prevent vehicles from entering the grassy area.

#### Native Plants Incorporated Into the Landscaping

Native Hawaiian plants appropriate to the site's climatic and soil conditions will be utilized as much as possible.

#### Labor Saving Landscape Design

The park will be irrigated with irrigation scheduled on timers set appropriately to park use and planting requirement. Special consideration will be given to have plants along the slopes to avoid use of lawnmower.

## **2.4 Utilities and Infrastructure**

### Water

Adequate water service is available from both Lehua Road and Pakalana Road. Water for the park will be obtained from the line in Lehua Road.

### Waste Water

Public sewers are not available to the park site. Waste water will be treated by a septic tank system with a leach field that will be located under the open lawn area.

### Drainage

See Section 3.5.

### Solid Waste

Solid waste will be collected in trash cans, which will be collected and disposed of by park employees.

### Electrical Service and Lighting

Electrical service is available from overhead power lines on Lehua Road and Pakalana Road. Electrical power will be obtained from the pole on Lehua Road. Power distribution within the park will be underground. Power will service the comfort station and the pavilion. Power outlets will be located on light poles next to the parking lot for use by park users.

Lighting for the parking lot will be from two light poles on the side of the lot. High pressure sodium 100% cut-off light fixtures will be used to minimize light intrusion into neighboring properties. Lighting will be provided in the pavilion and the comfort station. All lights in the park will shut-off at a designated time.

### **3 AFFECTED ENVIRONMENT**

#### **3.1 Site Characteristics**

The project site is located within the Ali'i Kai Subdivision on the foot of Hualalai Volcano between Kahului Bay and Holualoa Bay. It is approximately 1,600 feet from the shoreline at its closest point and at elevations between 66 feet at its lowest point to 108 feet at its highest point. The soil consists of well-drained Punalu'u rocky peat (Rpdy) and rock outcropping covered with heavy vegetation.

The topography of the site is fairly level in the center portion with steeper slopes in the northeast, (mauka), and corner and along the west, (makai), and boundary. The access to the site from Lehua Street on the south side of the lot is fairly level [Exhibit 11].

The project site is situated entirely within an urban area that has been significantly disturbed in the past [Exhibit 12]. The project site is therefore, not in a significant floral or faunal habitat and is not a historical or cultural site and does not contain any significant historical or cultural features [Exhibit 13].

#### **3.2 Surrounding Land Use**

The site is located entirely in a residential area. The site is bordered by four residential lots on the west side, one residential lot on the south side, four residential lots on the east side, and one residential lot on the northeast side. Kahakai Elementary School is located about 500 feet away on the west side of the site.

#### **3.3 Coastal Environment**

The site is approximately 1,600 feet from the shoreline at its closest point and is at elevations between 66 feet at its lowest point to 108 feet at its highest point. It is located in State of Hawaii Special Management Area (SMA), which, in this area, includes all areas makai of Kuakini Highway [Exhibit 14].

The area is devoid of any anchialine ponds and native vegetation. Its deeply urban setting and deeply disturbed nature precludes it from being returned to its natural environment without a considerable expenditure of resources.

#### **3.4 Flood Zone**

The site is located in a moderate to low risk area identified as Zone X in the Flood Insurance Rate Map (FIRM) [Exhibit 15].

#### **3.5 Site Drainage**

The project site has gentle slopes between 1% and 5% in the center, and the steeper 20% to 50% slopes near the mauka and makai boundaries. The existing site storm water runoff generally sheet flows across the site from east to west.

The proposed grading will increase the flat area of the site through use of retaining walls along the western boundary, and the addition of impervious surfaces such as buildings, walkways, and parking lots as well as the replacement of heavy vegetation with grass will increase the amount of storm water runoff. Since the annual rainfall is relatively low and there is no river stream near the site, flooding or large run-off is rare. Drywells will be located throughout the park to detain this increase in storm water runoff.

### 3.6 Climate

Holualoa receives 3 to 6 inches of rainfall each month during winter and about 6 to 8 inches in each month during summer, with an average annual rainfall of 60 inches consistent with rainfall throughout the coastal region of west side of the island. Day breezes blow from the ocean, and night breezes blow down-slope from Mauna Loa.

### 3.7 Vegetation

The project site contains vegetation typical of highly disturbed sites in coastal lowland urban areas of the west side of the island. Vegetation consists of weedy shrubs, grasses and herbs and is dominated by a mixture of Guinea grass (*Panicum maximum*) and koa haole (*Leucaena leucocephala*). The highly disturbed nature of the lot and surrounding urban area precludes the site as an area where native flora may be consistently found. Nearly all if not all plants found on the site are alien species.

### 3.8 Fauna and Wildlife

The urban location of the project site and the age, size and close proximity of the surrounding subdivision make the site a poor habitat for rare and endangered native fauna. While no native fauna were observed during site visits and neither were there signs of their permanent habitation, information provided by the Fish and Wildlife Service, United States Department of the Interior, indicated that the federally endangered Hawaiian hoary bats (*Lasiurus cinereus semotus*) may occur in the project vicinity.

According to the Fish and Wildlife Service, the bats roost in both exotic and native woody vegetation, leaving their young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the bat breeding season (May to August), there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts to the endangered Hawaiian hoary bat, the Fish and Wildlife Service recommends that woody plants taller than 15 feet tall not be removed or trimmed during the bat birthing and pup rearing season (May 15 through August 15). This may have an impact to the park construction if trees are cleared or trimmed between this time period.

### **3.9 Visual and Scenic Resources**

The lower portion of the site does not afford visibility or vistas in any direction. From the center portion of the site, the ocean horizon is just visible above the trees of the lower portion of the site and the neighboring properties. The highest portion of the site that is on a steeper section adjacent to the neighboring properties, allows for a better view of the ocean and horizon [See Exhibit 13].

### **3.10 Archaeology and Historic Resources**

An Archaeological Assessment was conducted by Haun & Associates, an archaeological, cultural, and historical resource management Services to determine if there is any archaeological site on the proposed site [Exhibit 16].

The Assessment found no archaeological sites or features. A draft copy of the archeological study has been submitted to the State Department of Land and Natural Resources, Historic Preservation Division, (DLNR-SHPD) for validation of finding.

The DLNR-SHPD did not submit a formal reply within the EA review comment period. However, through follow-up verbal communication, DLNR-SHPD indicated that they would defer to the findings of the archaeological study.

### **3.11 Circulation, Traffic and Access**

Presently, vehicular access to Ali'i Kai Subdivision is available from Pakalana Road and Lehua Road. Both roads are connected to Royal Poinciana Drive which connects to Ali'i Drive on the coast. The access from Lehua drive is relatively at the same elevation as the center portion of the park. The access from Pakalana Road is steeper and not conducive for vehicular access.

### **3.12 Social, Economic and Cultural Characteristics**

The project is in a residential area for workers employed by the service industry in the surrounding areas.

The project site is located within the Holuala I ahupua'a in the North Kona District. Historically, it lies within the kula zone of the Kona Field System, the upper limits of which may extend to elevations between 600 ft - 700 ft. The lower elevation zone of this ahupua`a was traditionally used by pre-contact Hawaiians for habitation and for the cultivation of sweet potatoes, paper mulberry (*wauke*), and gourd.

The gradual shift from subsistence farming to a market economy began in the 1820s to 1840s with the introduction of coffee, corn, pumpkins, cotton, pineapple, and Irish potatoes. Further change to the traditional agricultural system was caused by the introduction of cattle ranching and commercial coffee production in the mid-1800s. At this time, the area between the project area and Ali'i Drive was used for pasture [See Exhibit 16].

During the 1990 to 2008, the declining value of crops and livestock sales led to an economic shift from agriculture to service industries (County Economic Trends in Hawaii, 2008). At the same time, the resident population for the State grew by 15.7 percent causing a increase in the statewide housing demand with the County of Hawai'i registering an increase 65.0% - the second largest in the State after Kaua'i. Ali'i Kai Subdivision was built during this period to address this demand.

## **4 APPLICABLE LAND USE CONTROLS**

### **4.1 General**

This section describes the relationship of the proposed project to the State of Hawaii and County of Hawaii land use plans, policies and controls.

The State Land Use designation is Urban.

### **4.2 County of Hawaii Zoning Code, Chapter 25**

The County zoning is Single Family Residential (RS-7.5). According to the Hawai'i County Zoning Code, Section 25-5-3 (a)(11), permitted uses includes "Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood areas and uses". As a neighborhood park, this project is an allowable use for this zoning designation.

All proposed new buildings heights and setbacks, parking requirements, open space requirements, and site height requirements shall conform to the Hawaii County Zoning Code Chapter 25.

The height of the proposed comfort station will be 17'-5" and the height of the pavilion will be 16'-3". These are both within the maximum allowable height limit of 35 feet. The comfort station is setback 9'-11" from the property line and the pavilion is setback 51 feet from the property line. These both exceed the minimum setback of 8 feet for RS-7.5.

The parking lot has 9 parking stalls. Per the Zoning Code, the number of stalls will be determined by the Director.

The project involves the construction of retaining walls primarily along the park's makai boundary extending mauka at both ends until the existing grade renders them unnecessary. The proposed retaining walls and stepped retaining systems vary in height from slightly under 2.5 feet in height up to approximately 17 feet; the majority of walls are less than 9 feet in height. Chain link fencing is placed atop the retaining walls to serve as edge protection for park users and to prevent unwanted access to/from the park from adjoining parcels. The retaining walls are necessary to provide useable park space on an existing sloped site; however, the walls currently proposed are the minimum necessary to safely support the park concept being proposed. Public meetings held in the community addressed the needs for these walls, and although the walls are not necessarily desirable, their necessity was stressed and the heights of the walls were reduced in subsequent iterations of the park's plans. The proposed walls with chain link fencing meet the requirements of the Planning Department based upon prior discussions held with between the Department of Parks and Recreation and Planning Department.

#### **4.3 Hawaii Revised Statutes Chapter 205 (Land Use Commission)**

The State Land Use designation for the proposed park property is Urban. The use of the park within a residential neighborhood is compatible with the urban land use.

#### **4.4 Hawaii Revised Statutes Chapter 205A, (Coastal Zone Management)**

The project site is located within the County of Hawai'i's Special Management Area (SMA). In this vicinity, the SMA extends up to Kuakini Highway.

According to Planning Commission Rule 9-4(e)(1), "Development" includes:

- (A) *Placement or erection of any solid material or any gaseous liquid, solid or thermal waste*
- (B) *Grading, removing, dredging, mining, or extraction of any material*
- (C) *Construction, reconstruction, demolition, or alternation of the size of any structure*

Further, Planning Commission Rule 9-10(a) states that "*The Department shall assess all uses, activities or operations proposed in the Special Management Area except in cases in which the applicant determines that the proposed use, activity or operation will: a) exceed \$125,000 in valuation. In this case, assessment procedures may be waived and the applicant shall petition the Commission for a Special Management Area Use Permit pursuant to Section 9-11.*"

The County applicant shall petition the Commission for a Special Management Area Use Permit pursuant to Section 9-11.

#### **4.5 The County of Hawaii General Plan**

The General Plan Designation is Low Density Urban, which is characterized as "Residential, with ancillary and public uses; overall residential density may be up to six units per acre".

The park and its buildings would fall into the category of "public buildings", "owned by the County to fulfill a governmental function, activity or service for public benefit and in accordance with public policy", (Section 25-1-5. definition 86).

#### **4.6 The Kona Community Development Plan**

The proposed project is compatible with the following applicable guiding principles of the Kona Community Development Plan;

- (A) Protect Kona's natural resources and culture (Kona CDP 3.2.1.a) - The proposed project will be developed with ecological principles and will preserve open space.
- (B) Provide recreational opportunities (Kona CDP 3.2.4) - The proposed project will provide an environmental resource where residents and the occasional visitor enjoy and interact with nature in a setting that promotes a health active lifestyle and provides a space for active and passive recreation.

- (C) Provide infrastructure and essential facilities concurrent with growth (Kona CDP 3.2.6) - The proposed project will provide a facility in an established neighborhood and will enhance the quality of life for the residents of the neighborhood and for Kona.
- (D) Policy PUB-6.1: Gathering Places - The proposed project will provide a public gathering place in the Ali'i Kai Subdivision which shall address maintenance requirements of the County of Hawaii Department of Parks and Recreation.
- (E) Policy PUB-6.2: Active Recreational Opportunities - The proposed project will provide a neighborhood park that will have facilities that will encourage physical activity and interactions among toddlers, youth teens, adults and seniors.

## 5 ALTERNATIVES CONSIDERED

### 5.1 No Action

The “No Action” alternative would leave the site in its unimproved, overgrown state and would continue to leave the community without a neighborhood park on a parcel that was dedicated for that purpose decades ago. This scenario is therefore not considered to be a responsible alternative for the County of Hawai'i Department of Parks and Recreation.

### 5.2 Alternative Configurations - Park Amenities and Facilities, Retaining Walls, Play Area vs. Planted Area Size

Alternatives considered combined the different design elements into alternative scenarios to facilitate discussion by the key stakeholders in the design process. The elements considered were vehicular access and parking lots from roads, various locations and configurations of pavilions and comfort stations, various configurations of the open space and various configurations of the retaining walls.

Each element alternative presented was screened for its environmental impact to the site, community, natural, cultural, and aesthetic environments, and to the existing utilities infrastructure. Construction costs, relevant codes and ADAAG requirements were also factored in. Scenarios were developed around themes to facilitate discussion and decisions by the key stakeholders.

After review with the Department of Parks and Recreation, two alternatives were developed and presented to the Ali'i Kai Subdivision community [Exhibit 2].

With the feedback from the community, a third alternative in the form of a revised site plan was devised for consideration by stakeholders [Exhibit 3]. The conceptual design was developed based on feedback on this third alternative.

#### Alternative 1 - Theme: Child Centric Use

This alternative provided the most space for child based activities. It created a large level play area for free play with a combined age appropriate play area with play equipment and swing sets for structured play and a pavilion in close proximity for adult supervision of both areas. This was accomplished at the expense of a shorter, less imposing retaining wall at the perimeter of the park, and planted areas more suited for adults. The design included a gazebo on the upper slopes of the park, a separate comfort station, and a single parking lot.

#### Alternative 2 - Theme: Balanced Use

This alternative provided a balanced design that has spaces for children and for adults. It had a smaller free play area, separate structured play areas – one for young children and a single building containing a pavilion and comfort station. This design allowed for two separated play areas - one for younger children 2-5 years old and another for older children 6-12 years old. It provided a planted area for adult park users on a banked slope to allow for a shorter, 6-foot retaining wall

along the lower boundaries. The design also included a gazebo on the upper slopes of the park and a single parking lot.

#### Alternative 3 - Theme: Child Centric Use with Esthetically Pleasing Retaining Walls

This alternative provided the most space for child based activities but with less imposing retaining walls at the park boundary. It created a large level play area for free play with a combined age appropriate play area with play equipment and swing sets for structured play. It also included a pavilion in close proximity for adult supervision of both areas. It had two shorter retaining walls at the park boundary at the expense of a slightly smaller free play area and no planted area. It had a single parking lot, a separate comfort station, and no gazebo.

### **5.3 Park Stakeholder Decisions**

The general consensus from public meetings was a preference for a larger lawn area, combined structured play areas and separate facilities to facilitate child supervision, and shorter less imposing retaining walls.

With this feedback from the community, a revised site plan was developed. [See Exhibit 9.] Under this alternative, the comfort station and the pavilion were separated, the play areas were combined, and a larger open green space was achieved by adding terraced retaining walls along the lower perimeter of the site. The terraced walls were proposed in lieu of a single large wall because of the objection of the height of such a wall by the community, and the cost of a single high retaining wall due to the structural strength required.

This revised site plan served as the basis of the conceptual design for the park that was accepted by the Hawai`i County Department of Parks and Recreation.

## 6 IMPACTS AND MITIGATION MEASURES

### 6.1 Evaluation of Significance Criteria and its long and short term impact and mitigation measures

The following is an evaluation of the proposed action relative to the Significance Criteria contained in the Environmental Impact Statement Rules, Title 11, and Chapter 200-12.

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

The site has been previously designated for park use and was mass graded for that purpose. Since the existing lot was extensively disturbed prior to this project, the improvements will not result in the loss of any special natural or cultural resources.

The proposed park use is complementary to the surrounding residential community use and will not involve irrevocable commitment to loss or destroy any natural or cultural resources in the area.

There are no significant long and short term impacts to any natural and cultural resources as none current exists on the site. Mitigation measures are not required.

#### 2) **Curtails the range of beneficial uses of the environment:**

The site's unimproved state and its partial use as a dumping site currently provide minimal benefit to the environment. The proposed park will instead significantly improve the environment by providing landscaped areas and improvements that will increase the range of beneficial uses of the environment.

There are no long and short term impacts to the range of beneficial uses of the environment from the proposed project.

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

The proposed improvements do not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS. The proposed park will instead meet the State's long-term goals as expressed in Chapter 344.

#### 4) **Substantially affects the economic or social welfare of the community or State:**

Park construction will be performed with public funds and may be supplemented with volunteer work. The expenditure of public funds will provide a short term boost to the economy.

The use of community volunteers in the development of the park will help forge stronger community relationships between the Ali'i Kai Community and County government. The community benefits through participation and the

County benefits by being able to deliver more value on a limited development budget.

The development of the park will fulfill the commitment made by the County of Hawai`i to develop a neighborhood park on the site.

The park will provide additional recreational opportunities within the Ali`i Kai community where none currently exists.

**5) Substantially affects public health:**

The Ali`i Kai community's public health will benefit considerably by the presence of a neighborhood park.

The park and its proposed amenities such as children's play equipment, walking paths, and open lawn areas will benefit the public's health by encouraging physical activity. Its close proximity to the community will encourage frequent use.

The open space and neat appearance of a well maintained space, and the transformation of an underutilized and unattractive space into a park will improve the mental well being of community members.

There will be some noise and dust during park construction. This will be temporary. Restrictions will be placed on the contractor to mitigate these impacts.

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

The site's use as a neighborhood park fulfilling an existing requirement will not result in substantial population changes to the subdivision.

The proposed improvements are not expected to trigger or contribute to any long term secondary impacts or effects on public facilities.

There is sufficient capacity in the existing electrical and water infrastructure to support a park at the site and the number and kinds of amenities being proposed.

The size and capacity of the parking lot is adequate to accommodate the traffic flow to a park its size and its intended use.

The minimal wastewater generated from use of the comfort stations will be treated by an on-site septic system and will not contribute to increased use of the county sewer system.

The use of plants appropriate to the area's climate will minimize the increase in water use for irrigation.

The location of the park, hidden from Ali`i Drive, the main thoroughfare, and the presence of other recreational resources such as beach parks and district parks in its immediate vicinity, reduces the possibility of increased traffic and congestion from the greater Kona community and tourists. It will also minimize the likelihood of excessive usage of the comfort station and other park amenities.

There will be a short term impact during construction of increased traffic from construction equipment and workers' cars. This will end at the completion of the project.

**7) Involves a substantial degradation of environmental quality:**

There should be no degradation of environmental quality by this project.

The park design takes into consideration measures to minimize possible environmental impact:

The stone retaining walls in the park will be constructed of concrete rubble masonry (CRM) providing a "natural" look and feel, blending with the surrounding lava flows prevalent in the Kona area. The walls will be terraced to reduce the height of the walls, softening its visual impact on adjacent neighbors.

The location of the septic system's leach field in center of the park, its distance from the ocean, and its conformation to Department of Health standards will not affect ocean water quality.

Potential flooding caused by the increase in storm water runoff due to the park's increased flat area, the addition of impervious surfaces such as buildings, walkways, and parking lots, and the replacement of heavy vegetation with grass will be mitigated through the use of drywells placed within the park. There should be no impact on water quality of the ocean.

**8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger action:**

The proposed improvements to the site will have minimal cumulative effect on the environment nor will it require a commitment for larger action at the park site in the foreseeable future. All necessary actions to allow for the site to be used as a neighborhood park are completed at the end of this project.

Improvements desired by the community such as a gazebo and dog park removed through budgetary considerations from the current project will not have considerable cumulative effect should any be constructed in the future.

**9) Substantially affects rare, threatened or endangered species, or its habitat:**

The site has been completely altered in the past and is dominated by alien shrubs and weeds. It currently is not a permanent habitat for any rare, threatened or endangered species. Its proposed use as a park will not substantially affect any rare, threatened or endangered species or their habitat.

However, there may be impacts during the construction as the federally endangered Hawaiian hoary bats (*Lasiurus cinereus semotus*) may roost in the project vicinity during their breeding season between May and August. According to the Fish and Wildlife Service, the bats roost in both exotic and native woody vegetation leaving their young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the bat breeding season (May to August), there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts to the endangered Hawaiian hoary bat, the Fish and Wildlife Service recommends

that woody plants greater than 15 feet tall not be removed or trimmed during the bat birthing and pup rearing season (May 15 through August 15).

**10) Detrimentially affects air, or water quality or ambient noise levels:**

The proposed park will not impact air or water quality. Noise levels may increase due to the utilization of the park as compared to the existing empty lot. However, this increase is not expected to exceed levels typically associated with park use. The intent of the park is for passive recreation and limited active recreation, but not for team sports or organized sport events.

Air and ambient noise levels may occur as a result of construction activity. These impacts will be limited by normal construction practices and compliance with Department of Health construction mitigation practices.

**11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, erosion prone area, geologically hazardous land, etc.**

The proposed project is not located in an environmentally sensitive area.

Any temporary impacts created during normal construction will be mitigated through the use of standard construction practices imposed on the contractor and will be performed in accordance with Department of Health construction mitigation practice.

**12) Substantially affects vistas and view planes identified in county or state plans or studies.**

The proposed project will not impact vistas that may be available to properties above the site. Improvements proposed by this project should be below the view planes from the upper lots.

**13) Requires substantial energy consumption.**

Very modest energy consumption is expected from the proposed park. Electrical power will be used to operate two lights in the parking lot and light fixtures in the pavilion and comfort station. The comfort station will have skylights and pavilion is open on its side, so neither building will require lighting during the day. All lights will go off when the park closes at the designated time at night.

## **7 Summary, Unsolved Issues and Conclusions**

### **7.1 Summary**

There are no significant long term detrimental environmental impacts from this project. The park site is situated in an established residential area and was previously cleared of any meaningful natural, historical and cultural features. Infrastructure, soil and topological assessments did not identify long term impacts. Its initial inclusion as part of the Ali`i Kai Subdivision, relative stability of the surrounding neighborhood, its neighborhood park function and location away from well traveled areas minimizes its impact to the existing utility infrastructure.

Correspondingly, this project will be of significant benefit to the Ali`i Kai community. It fulfills the commitment by the County of Hawai`i for a neighborhood park. It will enhance the value and ambiance of the neighborhood and provide an asset for the community. The park and park operations have been designed with the public's health, safety and welfare in mind, and with all key stakeholders' input. This enhances all of the intangible benefits associated with a park such as mental health, safety, and fitness.

All issues identified by the Project have been resolved. Public meetings were conducted to gather community inputs and concerns. The proposed improvements are a direct result of community input. The public did not have any significant concerns over permanent adverse effects to the environment. Surveys conducted to identify any natural, historical and cultural issues did not identify any long term impacts. Infrastructure, soil and topological assessments did not identify long term issues. Concerns about vandalism and operational issues will be handled through standard County park operations policies and practices.

There will be operational costs associated with the project. The comfort station will be maintained by County of Hawaii. The on-going ground and janitorial maintenance which are expected to be handled by existing Parks and Recreation staff without additional fiscal burden to the County of Hawaii.

There will be short term environmental impacts associated with the project. These are normally associated with park construction including some traffic congestion, construction noise and dust.

### **7.2 Conclusions**

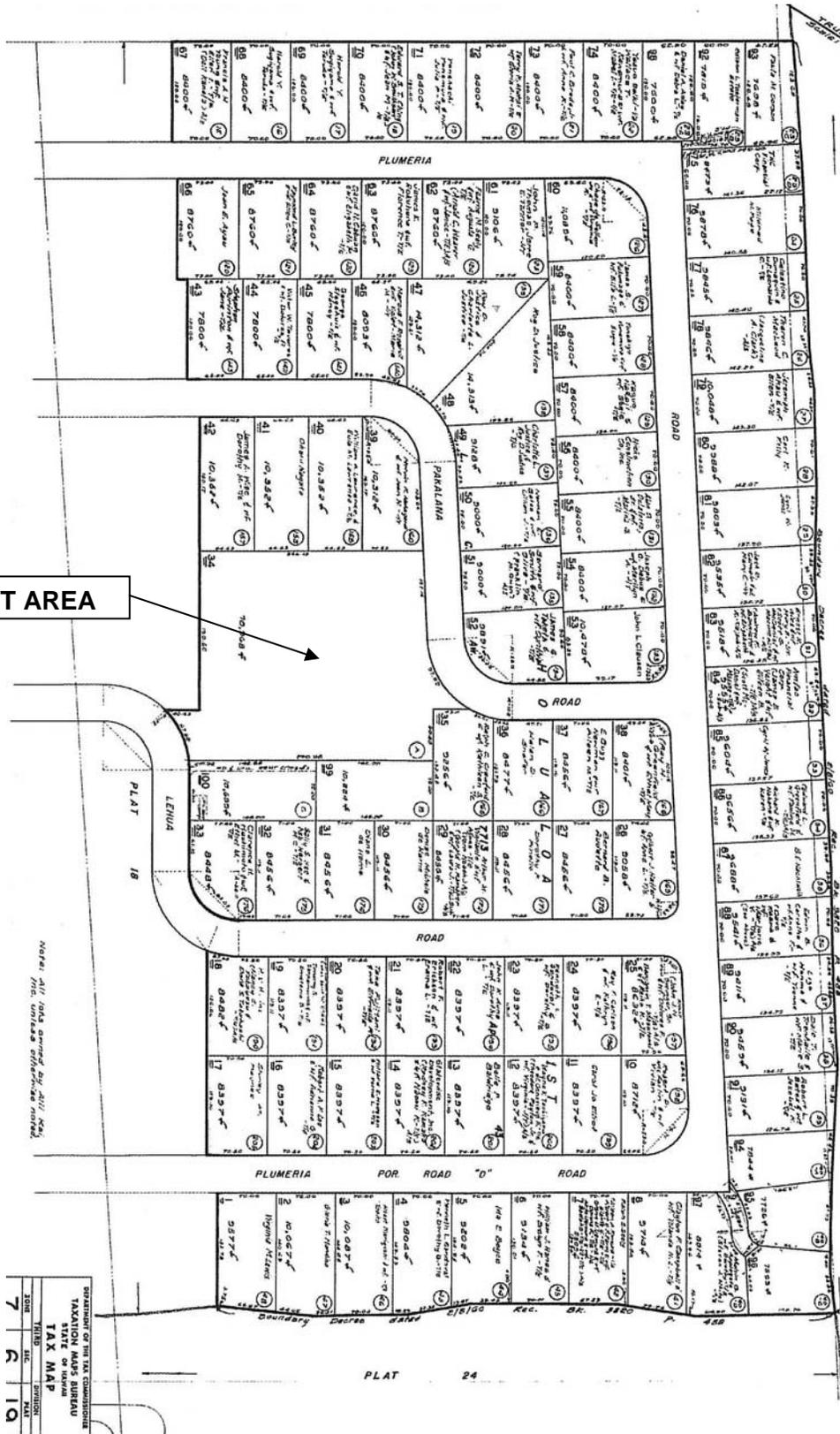
In accordance with the provision set forth in Chapter 343, Hawaii Revised Statutes, and the significance criteria in Section 11-200-12 of Title 11, Chapter 200, it is anticipated that the project will not have any significant adverse environmental impact and will not require an Environmental Impact Statement. The Department of Parks and Recreation therefore anticipates that a Finding of No Significant Impact (FONSI) determination will be issued to the project.

## 8 References

- AES Design Group, Inc. and LP&D Hawaii, Final Environmental Assessment, Kuliouou Beach Park Improvement, April 26, 1998
- Alan Fujimori Landscape Architect, Final Environmental Assessment, Kaupuni Neighborhood Park, Master Plan, May 2003
- Americans with Disability Act (ADA), U.S. Architectural and Transportation Barrier Compliance Board
- Atlas of Hawaii (3d ed., by Thomas W. Giambelluca and Thomas A. Scheroeder)
- County of Hawaii Economic Trend, 2008
- County of Hawaii Multi-Hazard Mitigation Plan
- Department of Planning, County of Hawaii – Zoning Division, personal communication
- Department of Planning, County of Hawaii – Historic Site, Land Use Pattern Allocation Guide Maps
- Department of Planning, County of Hawaii – Special Management Area Permit for project, personal communication
- Environmental Communication, Inc., Draft Environmental Assessment, Makaunulau Community Park Improvement, Mililani, Oahu, Hawaii
- Federal Emergency Management Agency, Flood Insurance Rate Map, effective date November 20, 2000
- Gerald Park Urban Planner and Awa and Associates, LLC, Final Environmental Assessment, Mililani Mauka District Park, July 2005
- Real Property Tax Office, Hawaii County
- Special Management Area, Permit Process in the State of Hawaii, NOAA, 2006.

## **9 Appendix A – List of Exhibits**

- Exhibit 1: TMK: (3) 7-6-19:034
- Exhibit 2: Community Meeting #1 Power Point Presentation
- Exhibit 3: Community Meeting #2 Power Point Presentation Map
- Exhibit 4: Minutes of Community Meetings #1 and #2
- Exhibit 5: Project Location Map
- Exhibit 6: Land Use Map
- Exhibit 7: Public Facilities Map
- Exhibit 8: Zoning and Resolution
- Exhibit 9: Proposed Site Plan
- Exhibit 10: Pavilion and Comfort Station Design, Plan and Elevation
- Exhibit 11: Existing Condition (Topography)
- Exhibit 12: Conservation District Sub Zone Map – Urban Use
- Exhibit 13: Existing Condition (Site Photos)
- Exhibit 14: Special Management Area Map
- Exhibit 15: Flood Hazard Rating
- Exhibit 16: Archaeological Assessment
- Exhibit 17: Agency Letters
- Exhibit 18: Agency Review Comments and Responses



P U A P U A A 2 N D 88  
 L. C. AK. 8553-B AP. 8  
 SEC. 5 PLAT 20

EXHIBIT 1

TAX MAP KEY: (3) 7-6-19:034

ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

# A New Park For The Ali`i Kai Subdivision



Public Information Meeting

September 10, 2009  
6:30 pm  
Kahakai Elementary School Cafeteria

## Introductions

- Bob Fitzgerald     Director, Department of Parks and Recreation, County of Hawai'i
- Aubrey Summers     Department of Parks and Recreation, County of Hawai'i
- Alan Hirota, AIA     The AES Design Group, Inc.
- Alden Yago     The AES Design Group, Inc.





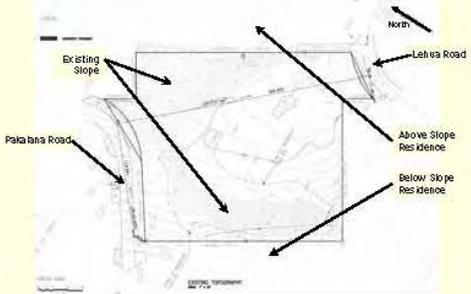
## Agenda

- Introductions
- Project Scope of Work
- Existing Site
- Design Options
- Community Input
- Questions and Answers

## Project Scope of Work

- Design a New Park for the County of Hawai'i, Department of Parks and Recreation
- Prepare and Submit an Environmental Assessment
- Amenities
  - On Site Parking
  - Pavilion with Restrooms
  - 2 sets of Playground Equipment for Age Groups 2-5 and 5-12
  - Large Open Lawn Area
  - Miscellaneous Park Features
    - Benches
    - Picnic Tables
    - Drinking Fountains
  - Perimeter Site Fencing with Hardened Street Frontages
  - Native Plant Species Appropriate to Park Setting and Uses

## Exhibit 1 - Existing Site Plan



## Design Options

- Option 1 – Larger Lawn Area – Higher Retaining Wall At Property Boundary
- Option 2 – Smaller Lawn Area – Lower Retaining Walls




**EXHIBIT 2.1  
COMMUNITY MEETING #1  
POWER POINT PRESENTATION**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

Exhibit 2 – Site Plan Option 1

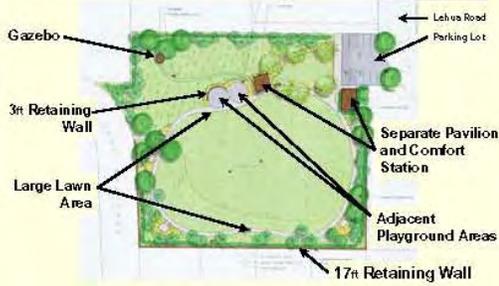


Exhibit 3 – Site Section Option 1

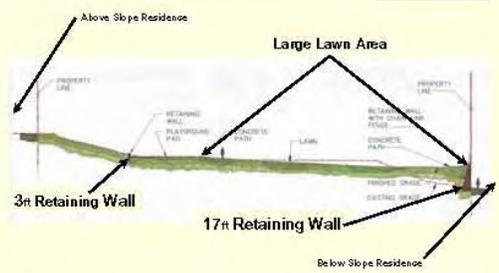


Exhibit 4 – Floor Plans and Elevations  
(Option 2 – Option 1 Similar)



Exhibit 5 – Sample Playground Equipment



Exhibit 6 – Site Plan Option 2

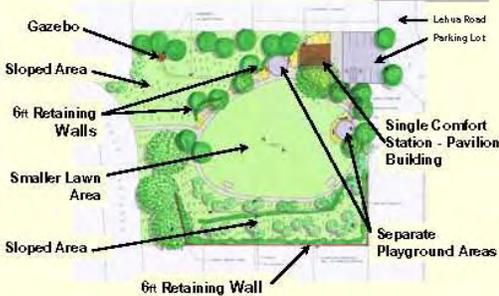
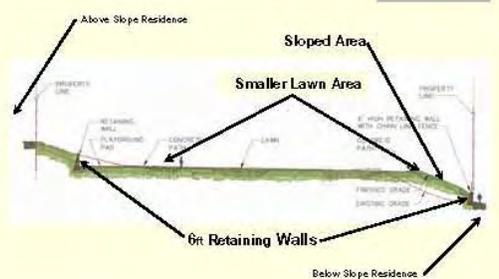


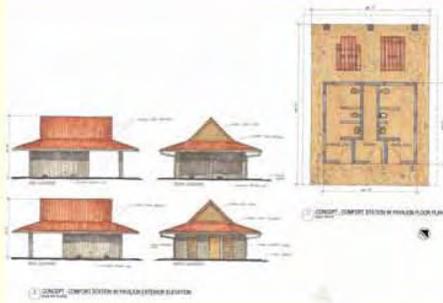
Exhibit 7- Site Section Option 2



**EXHIBIT 2.2  
COMMUNITY MEETING #1  
POWER POINT PRESENTATION**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

## Exhibit 8 – Floor Plans and Elevations



## Exhibit 9 – Sample Playground Equipment



## Community Input

- Community participation is welcome (Subject to code and ordinance requirements)
- Send comments to Aubrey Summers or Alan Hirota by 9/18/09
  - Aubrey Summers - [asummers@co.hawaii.hi.us](mailto:asummers@co.hawaii.hi.us)
  - Alan Hirota - [a\\_hirota@aesdesign.com](mailto:a_hirota@aesdesign.com)
- Next meeting to include the larger community and incorporate input from the 9/10/09 meeting and comments received
- Copies of the exhibits presented in tonight's meeting will be provided upon request. Please provide an email address on the attendance sheet along with your request

## Questions and Answers



County of Hawai'i  
Department of Parks and Recreation

The AES Design Group

Blue Engineering & Development, Inc.  
1144 Kapiolani Blvd. Honolulu, HI 96813

KI  
K2 Concepts LLC

**EXHIBIT 2.3**

**TAX MAP KEY: (3) 7-6-19:034**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

# A New Park For The Ali'i Kai Subdivision



Public Information Meeting

December 1, 2009  
6:30 pm  
Kahakai Elementary School Cafeteria

## Introductions

- Bob Fitzgerald     Director, Department of Parks and Recreation, County of Hawai'i
- Aubrey Summers     Department of Parks and Recreation, County of Hawai'i
- Alan Hirota, AIA     The AES Design Group, Inc.
- Alden Yago     The AES Design Group, Inc.



County of Hawai'i  
Department of Parks and Recreation



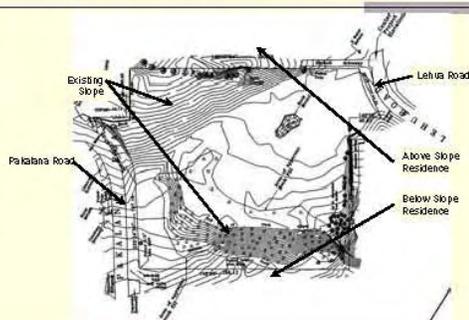
## Agenda

- Introductions
- Project Scope of Work
- Existing Site
- Design Options – September 10, 2009
- Feed Back From September 10, 2009
- Revised Proposal
- Community Input
- Questions and Answers

## Project Scope of Work

- Design a New Park for the County of Hawai'i, Department of Parks and Recreation
- Prepare and Submit an Environmental Assessment
- Amenities
  - On Site Parking
  - Pavilion with Restrooms
  - A set of swings and playground equipment for Age Group 6-12 years.
  - Large Open Lawn Area
  - Miscellaneous Park Features:
    - Benches
    - Picnic Tables
    - Drinking Fountains
  - Perimeter Site Fencing with Hardened Street Frontages
  - Native Plant Species Appropriate to Park Setting and Uses

## Exhibit 1 - Existing Site Plan



## Design Options

Presented September 10, 2009

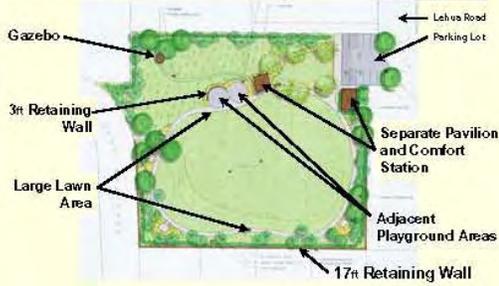
- Option 1 – Larger Lawn Area – Higher Retaining Wall At Property Boundary
- Option 2 – Smaller Lawn Area – Lower Retaining Walls



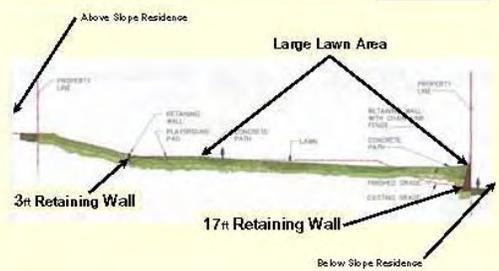
### EXHIBIT 3.1 COMMUNITY MEETING #2 POWER POINT PRESENTATION

## ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

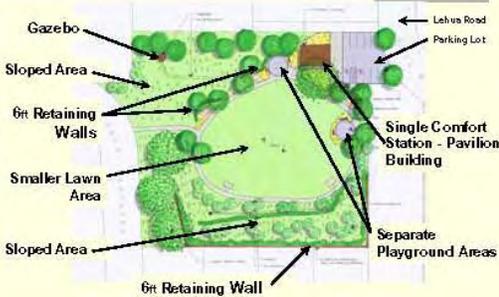
**Exhibit 2 – Site Plan Option 1**  
Presented September 10, 2009



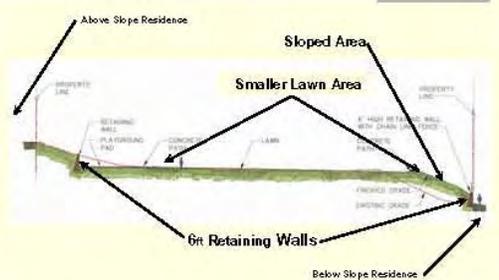
**Exhibit 3 – Site Section Option 1**  
Presented September 10, 2009



**Exhibit 4 – Site Plan Option 2**  
Presented September 10, 2009



**Exhibit 5- Site Section Option 2**  
Presented September 10, 2009



**Exhibit 6 – Floor Plans and Elevations**  
(Option 2 – Option 1 Similar) Presented September 10, 2009



**Community Feedback**

From September 10, 2009 Meeting

**Comments**

- Larger park area desired - Maximize open space for play area.
- Parking – Do not add more parking if it takes away play area.
- 17 foot wall is undesirable - Look into lower walls.
- Electrical power lines overhang park- Needs to be addressed.
- Chain link fencing is not inviting - Is necessary to secure the park at night and to stop balls from running into the streets.
- Gazebo at the high point of the park is desirable.

**EXHIBIT 3.2  
COMMUNITY MEETING #2  
POWER POINT PRESENTATION**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

### Community Feedback From September 10, 2009 Meeting

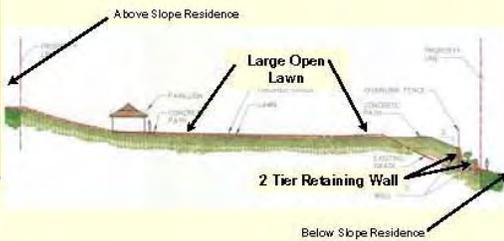
#### Comments Continued

- Separate bathroom structure from picnic pavilion structure preferred over combined structure.
- Put play areas together so parents only have one place to monitor. Add swings.
- Add bike racks.
- Include water fountains.
- Add solar panels to power structures.
- Park is too small of a place to be elaborate – Keep it simple.

### Exhibit 7 – Revised Site Plan



### Exhibit 8 – Site Section



### Exhibit 9 – Floor Plans and Elevations

Separate Plan and Pavilion Buildings



### Exhibit 10 – Restroom Building



### Exhibit 11 – Sample Playground Equipment



## EXHIBIT 3.3 COMMUNITY MEETING #2 POWER POINT PRESENTATION

# ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

## Opportunities For Community Volunteer Work

- A. Work that must be done by Licensed Contractors
  - Grading
  - Retaining Walls
  - Parking Lot
  - Play area Safety Surface and base
- B. Work that may be done by volunteers
  - Tree planting
  - Irrigation
  - Playground installation
  - Pavilion construction
  - Landscaping

## Community Input

- Community participation is welcome (Subject to code and ordinance requirements)
- Send comments to Aubrey Summers or Alan Hirota by 12/11/09
  - Aubrey Summers - [asummers@co.hawaii.hi.us](mailto:asummers@co.hawaii.hi.us)
  - Alan Hirota - [a\\_hirota@aesdesign.com](mailto:a_hirota@aesdesign.com)
- Copies of the exhibits presented in tonight's meeting will be provided upon request. Please provide an email address on the attendance sheet along with your request

## Questions and Answers



County of Hawai'i  
Department of Parks and Recreation



### EXHIBIT 3.4

### COMMUNITY MEETING #2 POWER POINT PRESENTATION

### ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

William P. Kenoi  
Mayor



Robert A. Fitzgerald  
Director

Clayton S. Honma  
Deputy Director

County of Hawai'i

DEPARTMENT OF PARKS AND RECREATION  
101 Pauahi Street, Suite 6 - Hilo, Hawai'i 96720  
(808) 961-8311 - Fax: (808) 961-8411

William P. Kenoi  
Mayor



Robert A. Fitzgerald  
Director

Clayton S. Honma  
Deputy Director

County of Hawai'i

DEPARTMENT OF PARKS AND RECREATION  
101 Pauahi Street, Suite 6 - Hilo, Hawai'i 96720

**YOU'RE INVITED**

to participate in a community meeting  
to influence and shape the

**PLAN AND DESIGN**

for a

**NEW**

Neighborhood

**PARK**

in the

**ALI'I KAI SUBDIVISION**

on a site between Luhua Street and Pakalana Street

**WHEN: Thursday, September 10th at 6:30 p.m.**

**WHERE: Kahakai Elementary School's Cafeteria**

**WHY: This park WILL be built!**

**ATTEND: Provide your mana'o on what this park will be for you and your family and show us how much you support moving this effort forward and making this park a reality.**

**QUESTIONS: Contact Aubrey Summers @ Parks and Recreation**

Work: 961-8717 Email: [asummers@co.hawaii.hi.us](mailto:asummers@co.hawaii.hi.us)

The Kahakai Elementary School Cafeteria is accessible to persons with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in this meeting, or to request language interpretation, must contact Aubrey Summers, Department of Parks and Recreation at 961-8311 as soon as possible but no later than September 8, 2009.



**YOU'RE INVITED**

to participate in a community meeting to  
influence and shape the

**PLAN AND DESIGN**

for a

**NEW**

neighborhood

**PARK**

in the

**ALI'I KAI SUBDIVISION**

on a site between Luhua Street and Pakalana Street

**WHEN: Tuesday, December 1st at 6:30 p.m.**

**WHERE: Kahakai Elementary School's Cafeteria**

**WHY: This park WILL be built!**

**ATTEND: Provide your mana'o on what this park will be for you and your family and show us how much you support moving this effort forward and making this park a reality.**

**QUESTIONS: Contact Aubrey Summers @ Parks and Recreation**

Work: 961-8917 Email: [asummers@co.hawaii.hi.us](mailto:asummers@co.hawaii.hi.us)

The Kahakai Elementary School Cafeteria is accessible to persons with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in this meeting, or to request language interpretation, must contact Aubrey Summers, Department of Parks and Recreation at 961-8311 as soon as possible but no later than November 27, 2009.

**EXHIBIT 4**

**MINUTES OF COMMUNITY MEETINGS #1 AND #2**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

NOVEMBER 2010

# MINUTES

DATE: October 6, 2009

SUBMITTED BY: Alden Yago

PROJECT: Ali'i Kai Subdivision  
New Park Development

MEETING:	<u>LOCATION</u>	<u>DATE</u>	<u>TIME</u>
	Kahakai Elementary School Cafeteria 76-147 Royal Poinciana Drive Kailua Kona, Hawaii 96740	9/10/09	6:30 p.m.

ATTENDEES: See attached sign-up sheets.

PURPOSE: Presentation of proposed conceptual plans for a New Park to residents of the Ali'i Kai Subdivision.

## DISCUSSION:

A meeting was held to present proposed conceptual plans for a new park at the Ali'i Kai Subdivision. The meeting opened with general comments by Bob Fitzgerald, about the project and the intent of this meeting to gain feedback from the community on what they wanted in this park. Alan Hirota and Alden Yago of the AES Design Group, Inc., (AESDG), then presented the concept plan, (see attached copy of the presentation).

This was followed by a question and answer period in which the County of Hawaii welcomed feedback and input from the community. The following is a summary of the discussion. Comments are grouped by general topic and not necessarily presented in the order discussed during the meeting. Comments include written comments received after the meeting, (See attachments).

### A. Concept Designs

#### Item 01

Question: An attendee asked the others if they wanted a 17 feet retaining wall?

Response: Some resident didn't want it. Others didn't mind it.

#### Item 02

Question: Does the community want smaller or larger space?

Response: Many people felt that the larger space is desirable because it will allow a variety of activities.

#### Item 03

Question: The design looks good on paper, who will maintain the park?

Response: The County of Hawaii will. They will also be responsible for closing-up park.

#### Item 04

Question: Will the lot size decrease after construction is completed?

Response: Existing lot is 1.6 acres and will remain that size.

#### Item 05

Question: There are existing power lines overhead, will they be relocated? Subterranean?

Response: AES Design Group will investigate the treatment of the power lines as the design develops.

#### Item 06

Comment: A satellite image of the property as is appears today was distributed for reference.

#### Item 07

Question: How much will this new park cost?

Response: \$1.1 million was allocated to this project.

#### Item 08

Question: Heavy rains 2 months ago washed loose gravel onto the roads and created a gulch on Lehua St., can this be prevented?

Response: The project primarily encompasses work within the lot's property lines. There will not be an increase in water run-off due to the new design. The project cannot control what happens outside of the site.

#### Item 09

Question: Chain link fencing is not inviting. Should this park be open at night?

Response: Chain link fence keeps the any balls from going on to the street when children play. Open to suggestion.

#### Item 10

Question: One attendee asked the others "What do you guys want? Can't have everything."

#### Item 11

Question: Does the project utilize all the allocated funds? Any reserves for future work, such as renovation?

Response: The project will not necessarily use all the allocated funds. We do not put money into reserve for future renovations per se. We have money for maintenance and repair of all facilities. We hope that the park will not need renovations but that if additions or modifications are desired by the community this could present an opportunity for the community to come together and make those changes.

#### Item 12

Comment: We all need to contribute and provide input. Give us your "Wish List".

#### Item 13

Question: Are we limited to the type of equipment that will be provided for the children to play? The presentation shows play sets. Wouldn't playgrounds be better? Play sets will not be used often by children.

Response: The County of Hawaii is installing play sets that have been found to be safe and which comply with ADA requirements. The plan is to use the rubber surface material in newly installed play areas because of the safety it provides. Children are less prone to get injured from falling on the rubber surface. Safety is the main concern.

Item 14

Comment: Kids just want a place to play. Option 1 is functional.

Item 15

Comment: How about providing a swimming pool at the 17'-0" high retaining wall?

Item 16

Question: Is the Gazebo wheelchair accessible?

Response: No it is not. The Pavilion is wheelchair accessible.

Item 17

Question: Utilize solar panels?

Response: Yes, we intend to explore the possibilities of implementing a "Green Design".

Item 18

Question: Remove 17'-0" retaining wall by grading to 1:10 slope. Utilize 6'-0" retaining wall. Combine the two options, widen the slope. Walkway could be linear, starting from one side to another.

Response: 1:10 slope may still be too steep for park use. Designers will investigate the possibility.

**B. Who Will Use the Park?**

Item 01

Question: Will the Kahakai Elementary School have access to the Park.

Response: Yes.

Item 02

Question: Why does the larger community outside the Ali'i Kai subdivision have to have input for the new park? How will that impact the immediate community's wishes?

Response: The County of Hawaii will determine how the new park will be utilized. It would be highly recommended that the residence of Ali'i Kai subdivision have first priority.

Item 03

Question: Who will be liable for injuries caused by play ground equipment?

Response: The County of Hawaii would be liable.

Item 04

Comment: It seems today that teens and adults are not using parks.

Item 05

Comment: Concept 2 seems better for adults and Concept 1 better for kids.

Item 06

Question: How many kids are in the neighborhood?

Response: There are about 45 kids that play on Plumeria Road.

Item 07

Comment: Need to create an attraction for kids in the park.

## C. Traffic

### Item 01

Question: Increase traffic would lead to wider roads, Is there a need for wider roads?  
A solution would be to restrict park road access for bikes only.

Response: Size of existing road should remain. This may help to deter heavy traffic.

### Item 02

Comment: We would not be the only ones using the park. This would draw outside people and cause too much cars to be parked at that area. Speeding and traffic issues.

### Item 03

Comment: An open space park with no fences does not cause an excess of people.

### Item 04

Comment: Consider adding speed bumps.

## D. Community Kokua

### Item 01

Question: How can the community get involved?

Response: The community can lend a helping hand by providing labor and/or material and equipment. The participation must be within the requirements of the County of Hawaii regulations. For example, certain work must be done by licensed contractors.

### Item 02

Question: What can the community do to help? Higahihara Park is an example of "Kokua", where the community came together to build the park.

Response: The County of Hawaii agrees that this project can be done with Kokua. However, some of the work will require a Building Permit and must be done by a licensed contractor. The overall construction will be the responsibility of the General Contractor. Therefore, the General Contractor must be willing to agree to the way kokua work is included in the project.

### Item 03

Question: After 40 years, why is the park only being designed now? Most of the children are gone. There are now more rentals in this community, than ownership. The passive approach in design is a welcome.

Response: The project was assigned to the County of Hawaii for development in 1997. In the past the lot was part of a private subdivision.

### Item 04

Comment: Agrees that the Community can come together. A simple park is acceptable.

# MINUTES

DATE: December 7, 2009

SUBMITTED BY: Alden Yago

PROJECT: Ali'i Kai Subdivision  
New Park Development

MEETING:	<u>LOCATION</u>	<u>DATE</u>	<u>TIME</u>
	Kahakai Elementary School Cafeteria 76-147 Royal Poinciana Drive Kailua Kona, Hawaii 96740	12/01/09	6:30 p.m.

ATTENDEES: See attached sign-up sheets.

PURPOSE: Presentation of the revised proposed conceptual plans for a New Park to residents of the Ali'i Kai Subdivision. These revisions were in response to the community feedback from the Sept. 10, 2009 Public Hearing.

## DISCUSSION:

A meeting was held to present a revised proposed conceptual plan for a new park at the Ali'i Kai Subdivision. The revision made was in response to feedback from the Ali'i Kai Community from the Sept. 10, 2009. Alan Hirota and Alden Yago of the AES Design Group, Inc., (AESDG), presented the revised concept plan, (see attached copy of the presentation).

This was followed by a question and answer period in which the County of Hawaii welcomed feedback and input from the community. The following is a summary of the discussion. Comments are grouped by general topic and not necessarily presented in the order discussed during the meeting. Comments include written comments received after the meeting, (See attachments).

### Discussion:

#### Item 01

Comment: A community participant expressed the idea of having a designated dog area within the park. The area needed for dogs to play does not need to be large, a strip or run is mostly desired.

Response: The County of Hawaii agrees that this is an idea worth considering and will further investigate the requirements and county regulations.

#### Item 02

Comment: Parking does not appear to be a problem.

Response: Parking will be accessed form Lehua Road.

Item 03

Comment: The new park should have a sufficient amount of shading from trees. These shaded areas could be utilized for the elderly activities or people to exercise.

Response: Canopy trees will be used to provide shaded areas.

Item 04

Comment: Good to keep new park design simple.

Item 05

Comment: The Community is welcomed to add other park amenities such as bike racks, barbeque pits, sand boxes, etc. as Kokua Projects. These additional projects will be a good way to get the Community involved and help make the new park community owned.

Item 06

Question: Will drainage be a problem?

Response: Drywells will be provided and located on the property. There water-run off caused by the constructed park will not be any more than the existing run off.

Item 07

Question: Will there be electrical outlets provided for the Bounce House equipment and other play equipments?

Response: Exterior outlets will be provided for.

Item 08

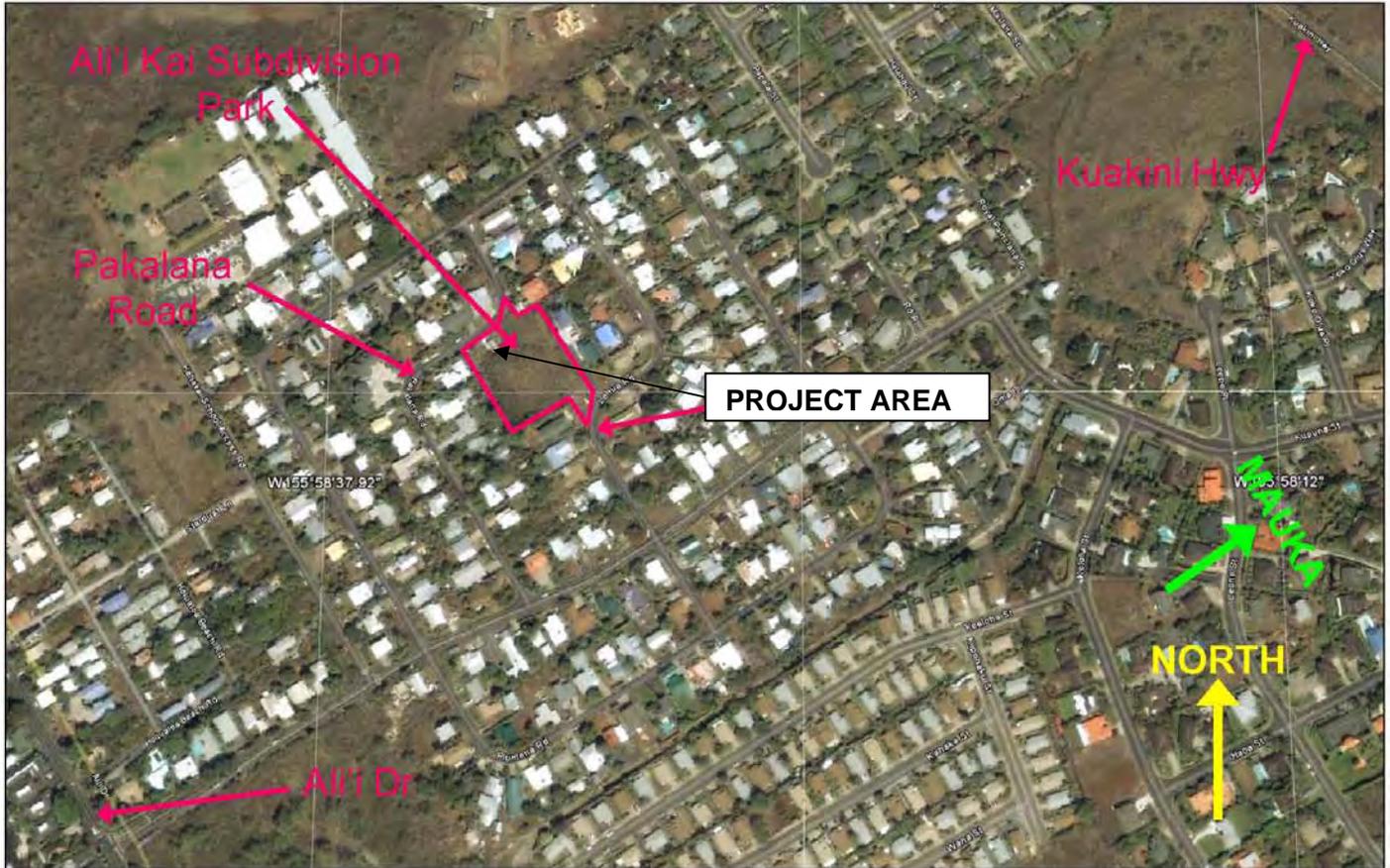
Question: SMA – Is the property outside the flood zone?

Response: AES to investigate and provide response.

END.

Attachment A:

Additional comments received from Debralee Kailiwai – Ray.



**EXHIBIT 5  
PROJECT LOCATION MAP**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

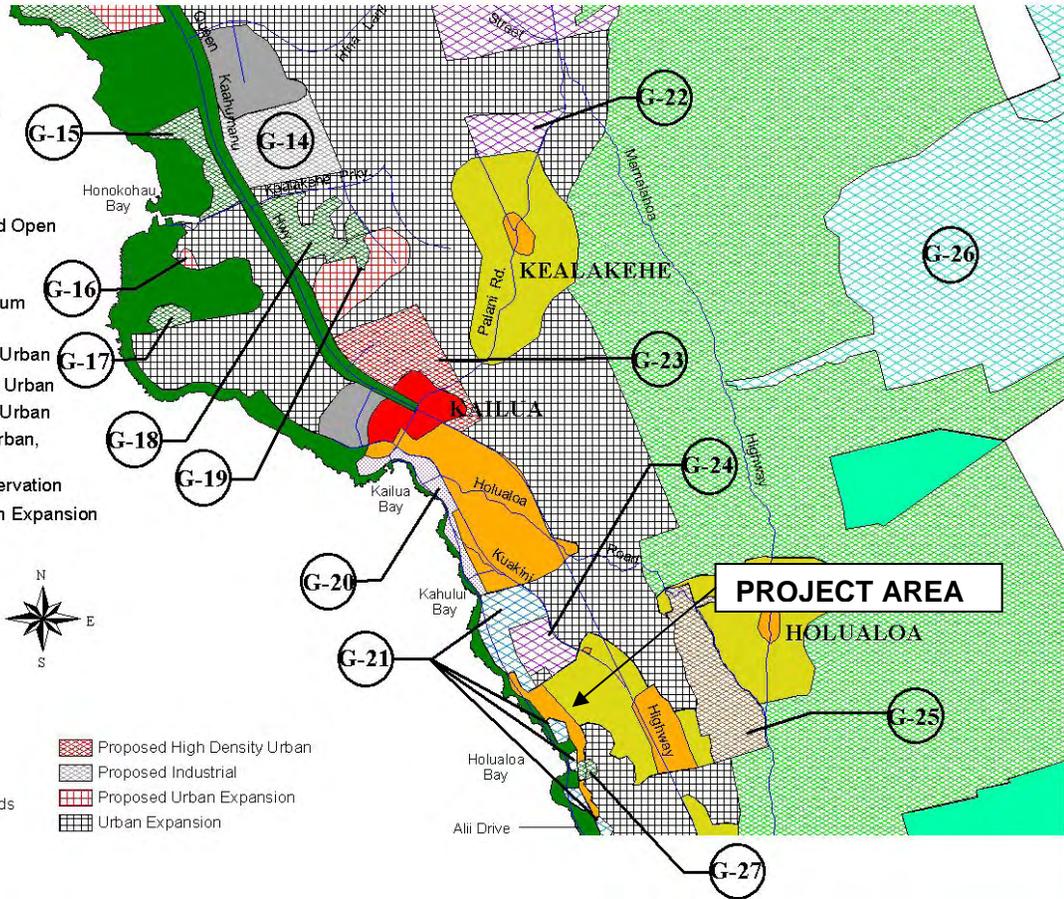
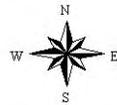
**PROPOSED REVISIONS:**

- G-14 = Urban Expansion to Industrial
- G-15 = Urban Expansion, Resort to Open
- G-16 = Resort to Urban Expansion
- G-17 = Resort to Open
- G-18 = Urban Expansion to Open
- G-19 = Industrial to Urban Expansion and Open
- G-20 = Resort, Open, Urban Expansion to Resort Node
- G-21 = Urban Expansion, Resort to Medium Density Urban
- G-22 = Urban Expansion to Low Density Urban
- G-23 = Urban Expansion to High Density Urban
- G-24 = Urban Expansion to Low Density Urban
- G-25 = Urban Expansion, Low Density Urban, Orchards to Rural
- G-26 = Orchards, Extensive Ag. to Conservation
- G-27 = Medium Density Urban and Urban Expansion to Open

**LEGEND**

- Roads
- Conservation
- Extensive Agriculture
- High Density Urban
- Medium Density Urban
- Low Density Urban
- Industrial
- Open Area
- Proposed Important Agricultural Lands
- Proposed Conservation
- Proposed Open Area
- Proposed Low Density Urban
- Proposed Medium Density Urban
- Proposed Rural
- Proposed Resort Node

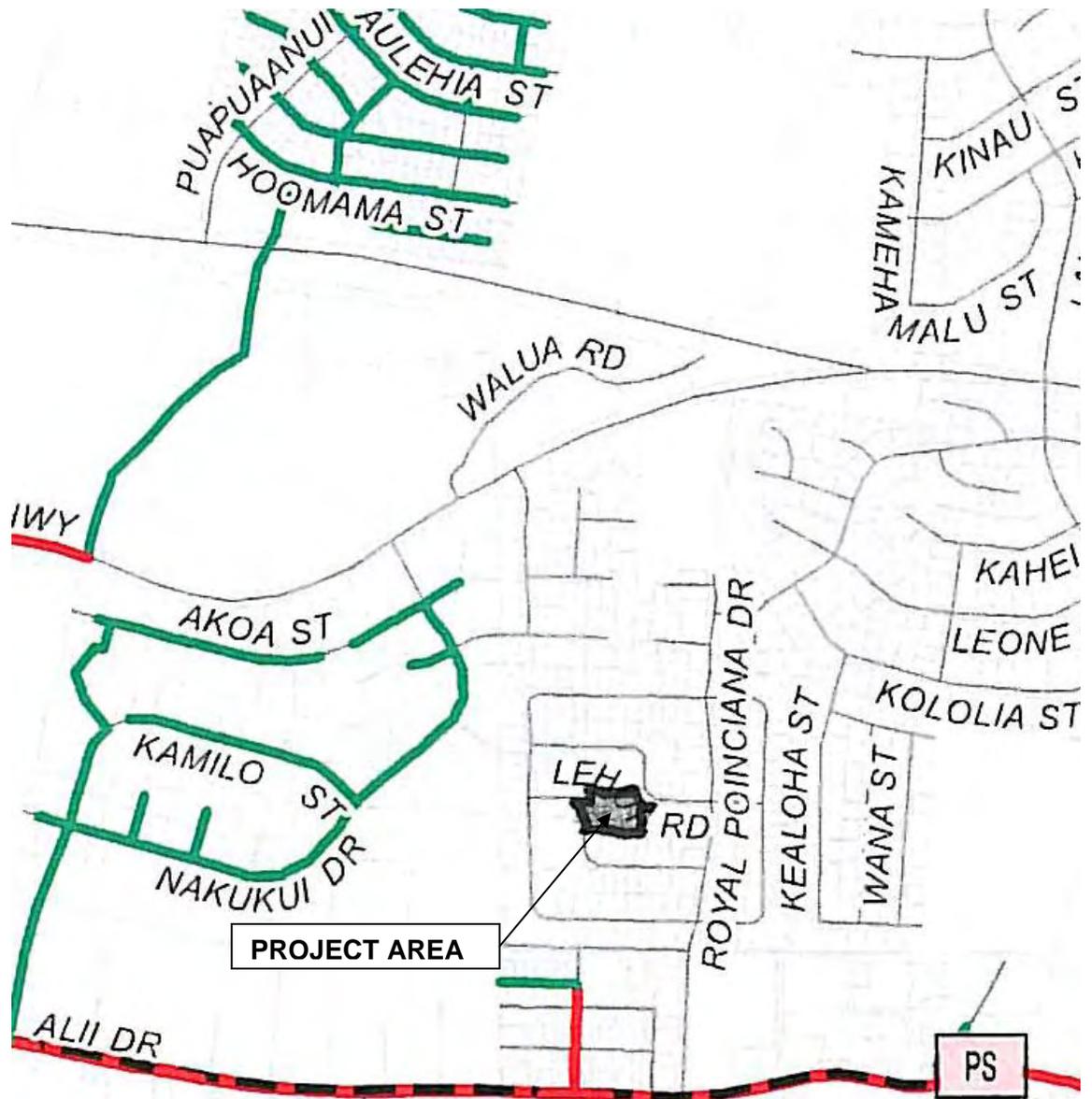
- Proposed High Density Urban
- Proposed Industrial
- Proposed Urban Expansion
- Urban Expansion



**PROJECT AREA**

**EXHIBIT 6  
LAND USE MAP**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**



**LEGEND**

**County Maintained**

-  Treatment Plant
-  Pump Station
-  Gang Cesspool
-  Gravity Main
-  Force Main
-  Outfall

**Non-County Maintained**

-  Pump Station
-  Gravity Main
-  Force Main
-  Parcel
-  Street



**EXHIBIT 7  
PUBLIC FACILITIES MAP**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

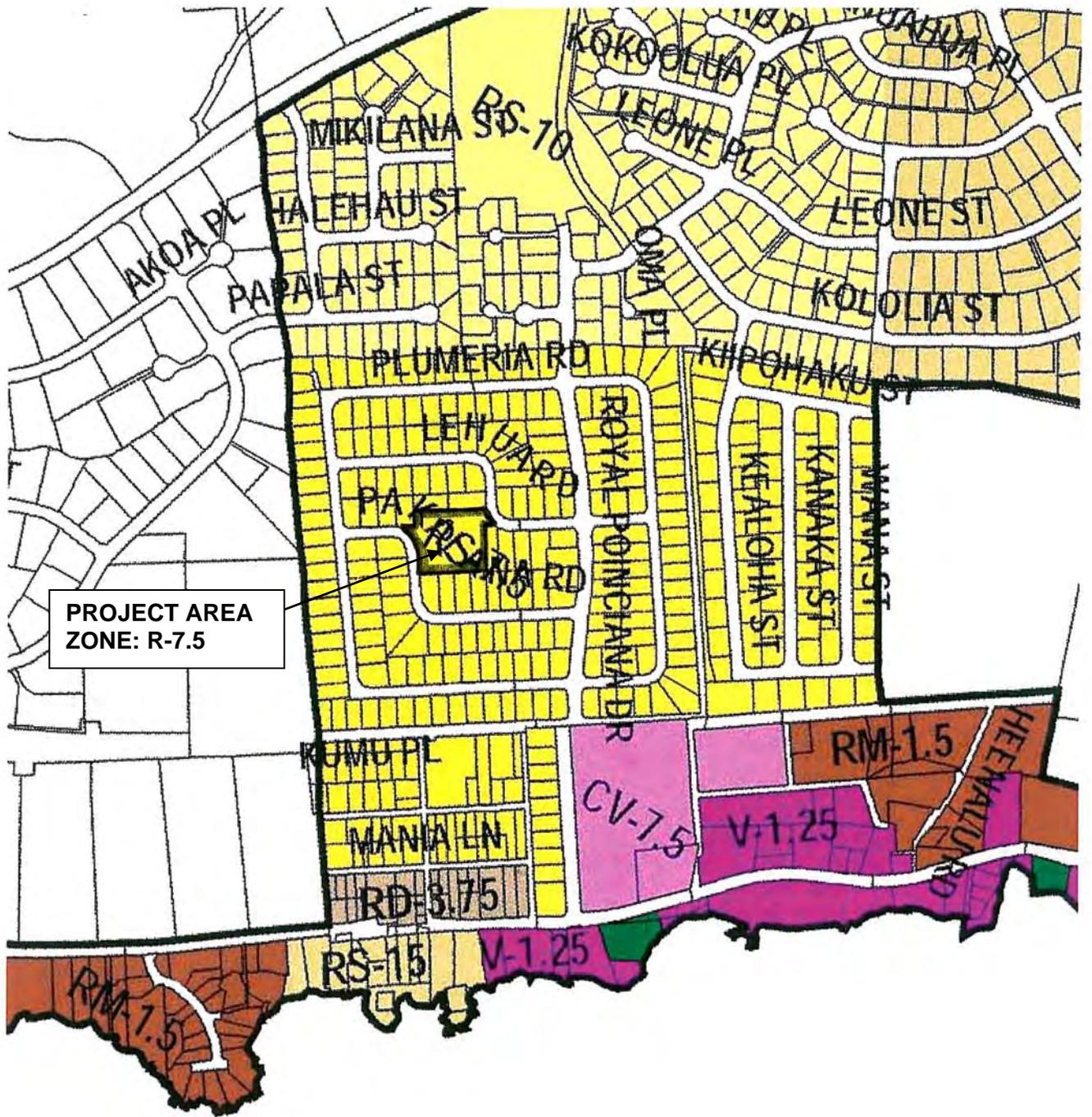


EXHIBIT 8.1  
ZONING MAP AND RESOLUTION 178

ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT



SUB 6703

OFFICE OF THE COUNTY CLERK

HAWAII COUNTY BUILDING  
COUNTY OF HAWAII  
HILO, HAWAII 96720

97 DEC 12 PM 1 47

PLANNING DEPT.  
COUNTY OF HAWAII

December 10, 1997

Refer: Comm. 557  
Res. 178-97/  
PWPC-76

To: Corporation Counsel Richard D. Wurdeman

Re: Resolution Accepting the Dedication of Park Site Within  
Alii Kai Subdivision from Alii Kai, Inc.,  
TMK No. (3)7-6-19:034 (Portion) to the County of Hawaii

The following is the action of the Hawaii County Council adopted at  
its meeting held December 2, 1997 :

Approve and adopt Committee on Public Works  
and Parks Committee Report No. 76.

(Resolution 178-97 was adopted)

*Donald R. ...*  
COUNTY CLERK

cc: Department of Parks and Recreation  
Planning Department  
Mayor

12097

EXHIBIT 8.2

ZONING MAP AND RESOLUTION 178

ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

REPORT OF THE COMMITTEE ON PUBLIC WORKS AND PARKS

DATE: November 18, 1997
PLACE: Councilroom
TIME: 9:10 a.m.

RE: COMM. NO. 557 / RESO. NO. 178

Chair and Members
Hawaii County Council
Hilo, Hawaii 96720

Your Committee on Public Works and Parks, to which was referred Communication No. 557 and attached Resolution No. 178, reports as follows:

The purpose of Resolution No. 178 is to authorize the County, pursuant to Section 23-10 of the Hawaii County Code and Article XIII, Section 13-12 of the Hawaii County Charter, to accept a dedication deed transmitting real property from Alii Kai, Inc., a Hawaii corporation. The dedication deed is for a park site, identified as Tax Map Key No. (3) 7-6-19:034(portion).

Communication No. 557 is a letter from Deputy Corporation Counsel Gerald Takase, dated October 21, 1997, which transmits Resolution No. 178 to the County Council for its review and consideration. He states that the deed has been reviewed and accepted by the Department of Parks and Recreation, and it is willing to accept the park site.

Mr. George Yoshida, Director of Parks and Recreation, informed your Committee the reasons for accepting the site were because it would not be a full scale park, and there are no intentions to have a baseball diamond, dug outs, restrooms, etc. The park is being accepted "as is."

Your Committee is in accord with the purpose and intent of Resolution No. 178 and recommends its adoption.

la

Table with 5 columns: Name, AYES, NOES, A&E, EX. Rows include YAGONG, REYNOLDS, CHUNG, LEITHEAD-TODD, RAY, SANTANGELO, SMITH, and ARAKAKI E.O.M.

Respectfully submitted

COMMITTEE ON PUBLIC WORKS & PARKS

DOMINIC YAGONG, CHAIR

PW&PC REPORT NO. 76

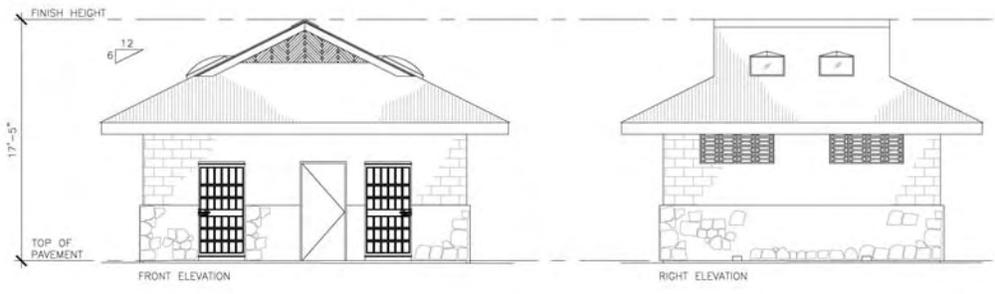
ADOPTED: DEC 3 1997

EXHIBIT 8.3

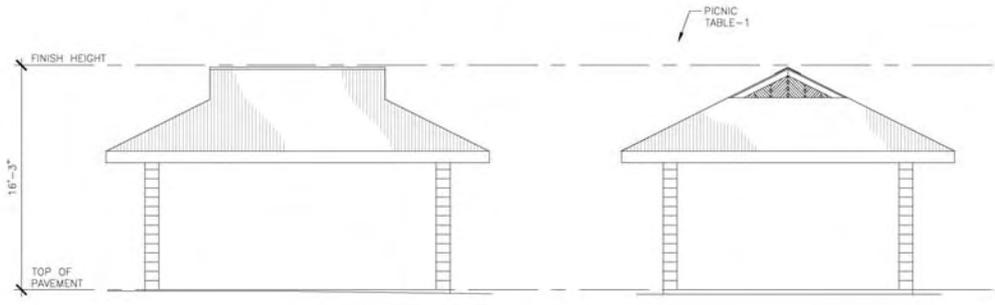
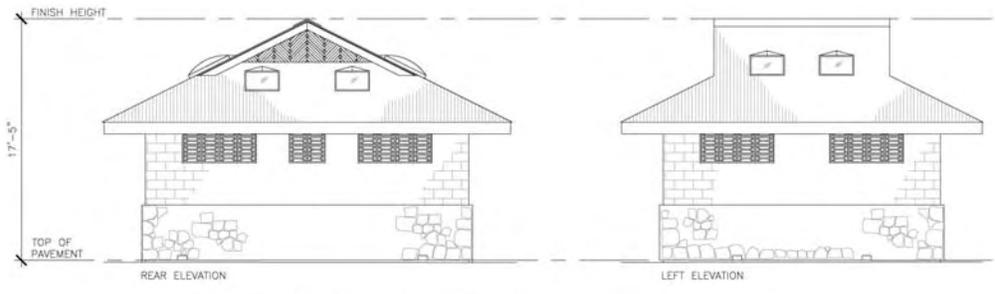
ZONING MAP AND RESOLUTION 178

ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

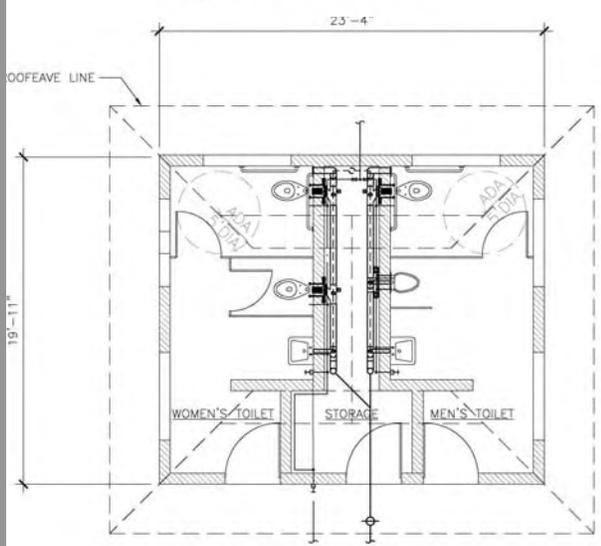




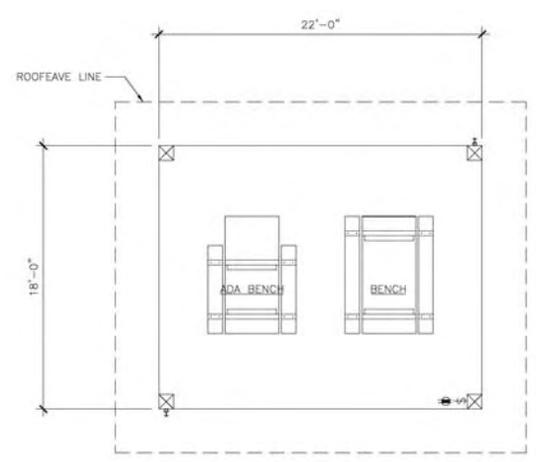
1 EXTERIOR ELEVATION AT COMFORT STATION  
A-03 SCALE



1 EXTERIOR ELEVATION AT PAVILION  
A-03 SCALE

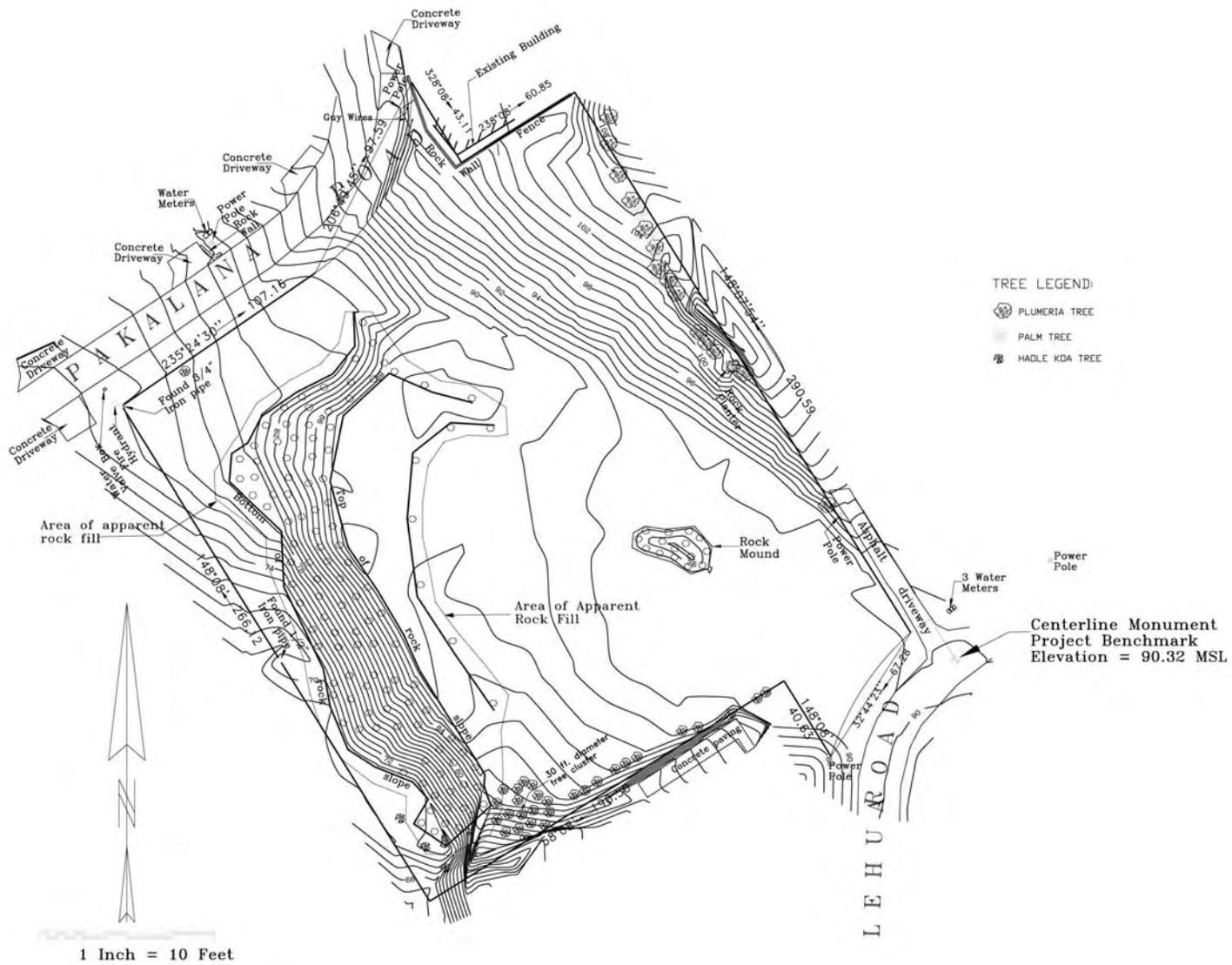


1 COMFORT STATION FLOOR PLAN  
A-02 SCALE



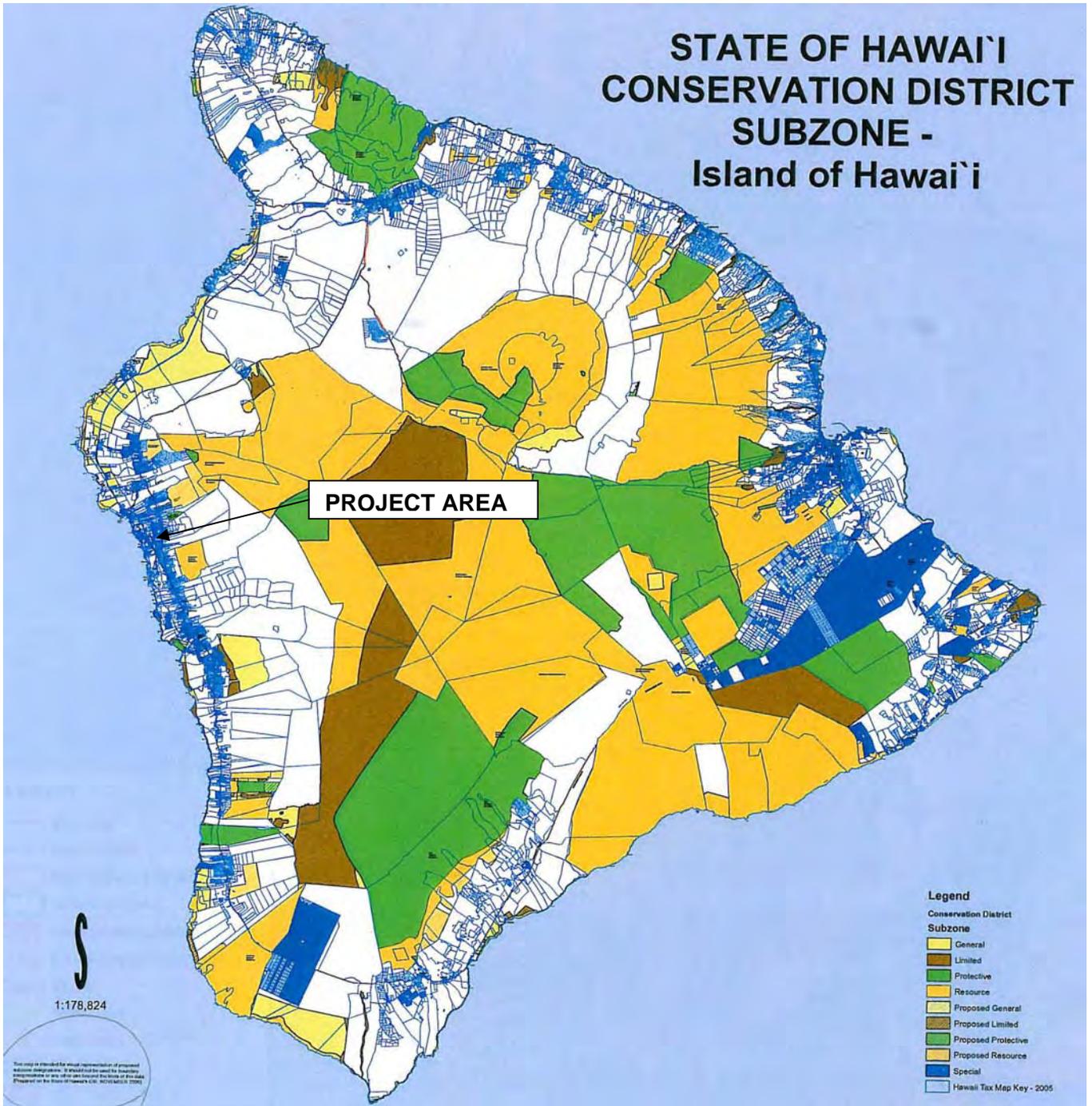
2 PAVILION FLOOR PLAN  
A-02 SCALE

**EXHIBIT 10**  
**PAVILION & COMFORT STATION: PLAN & ELEVATION**  
**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

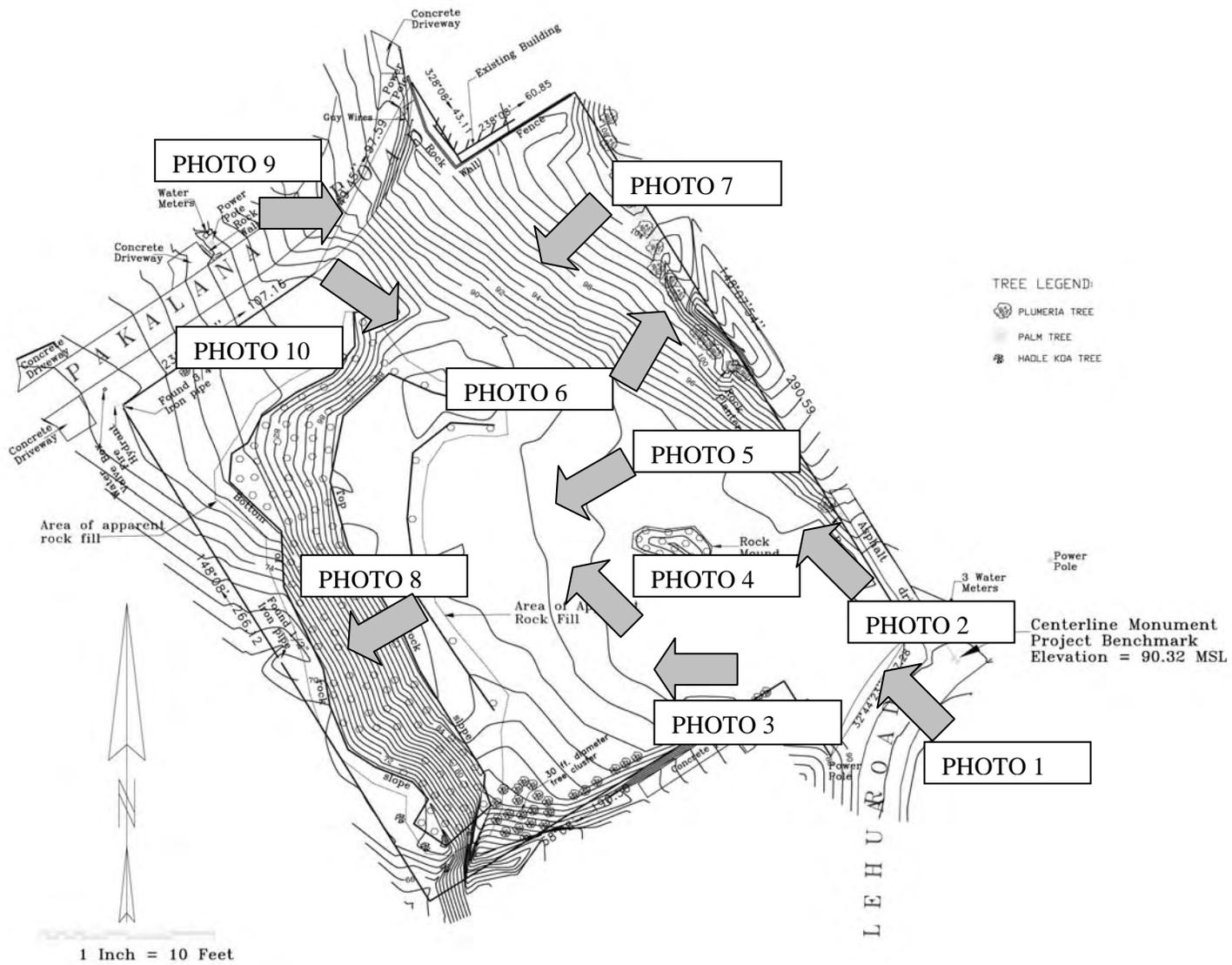


**EXHIBIT 11**  
**EXISTING CONDITION (TOPOGRAPHY)**  
**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

# STATE OF HAWAI'I CONSERVATION DISTRICT SUBZONE - Island of Hawai'i



## EXHIBIT 12 CONSERVATION DISTRICT SUBZONE MAP – URBAN USE ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT



**EXHIBIT 13.1**  
**EXISTING CONDITION (SITE PHOTOS)**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

AL'I KAI SUBDIVISION PARK  
PHOTOGRAPHS OF EXISTING PARCEL



Photo 1: View onto Lot from Lehua Street



Photo 2: View to North- Center part of site with higher banks to the right.

**EXHIBIT 13.2**

**EXISTING CONDITION (SITE PHOTOS)**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**



Photo 3: View Makai, (West)



Photo 4: Photo toward north, across center portion

**EXHIBIT 13.3**

**EXISTING CONDITION (SITE PHOTOS)**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**



Photo 7: View makai (west) from high area of site



Photo 8: View makai (west) toward adjacent lots

**EXHIBIT 13.4**

**EXISTING CONDITION (SITE PHOTOS)**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**



Photo 9: View mauka from Pakalana Road

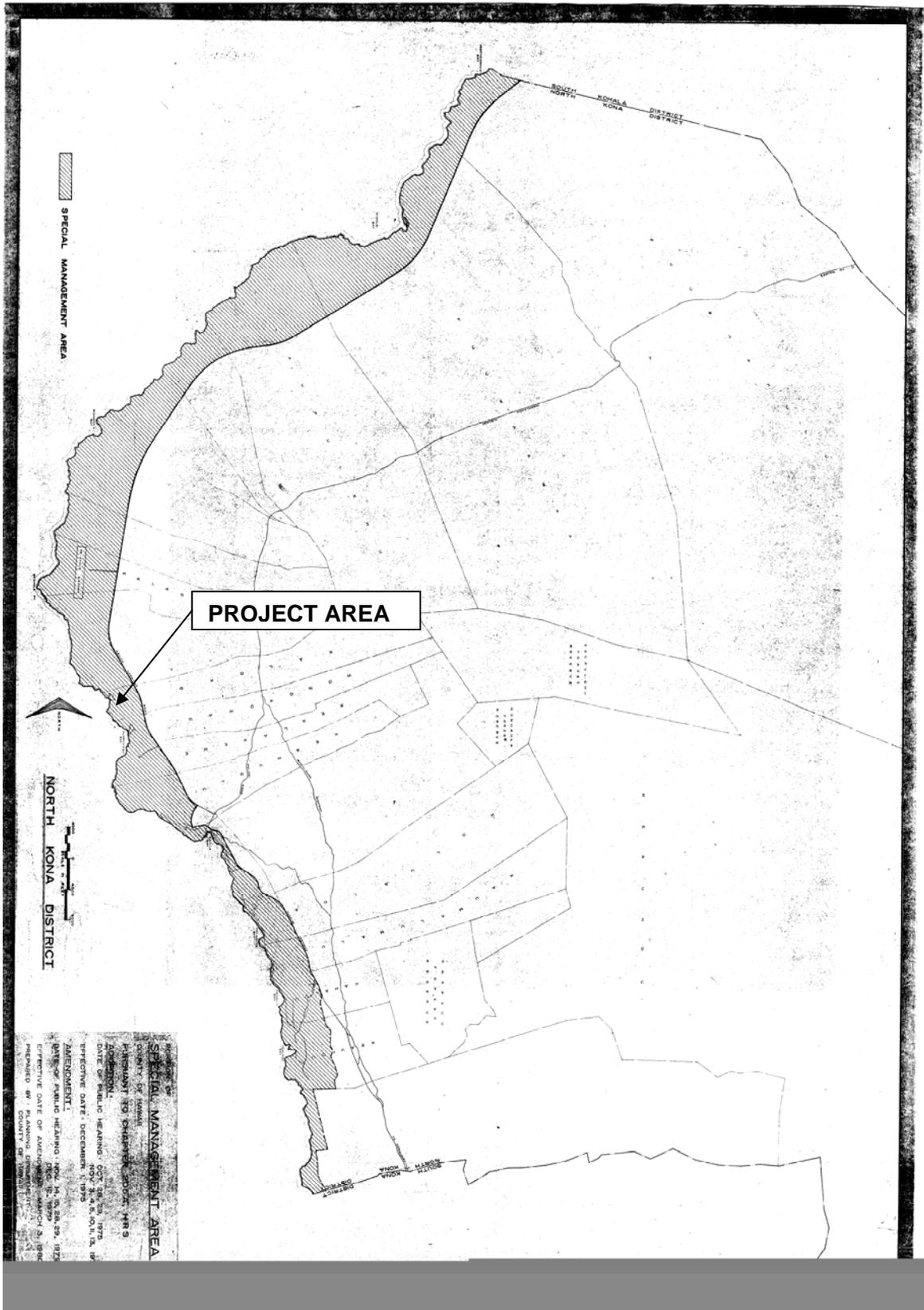


Photo 10: View south across parcel

**EXHIBIT 13.5**

**EXISTING CONDITION (SITE PHOTOS)**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**



**EXHIBIT 14**  
**SPECIAL MANAGEMENT AREA MAP**  
**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**



**ARCHAEOLOGICAL ASSESSMENT**

**TMK: (3) 7-6-19:034  
LAND OF HOLUALOA 1  
NORTH KONA DISTRICT  
ISLAND OF HAWAI'I**

By:

Alan E. Haun, Ph.D.

And

Dave Henry, B. S.

Prepared for:

The AES Design Group, Inc.  
Pearlridge Center Uptown, Suite 213  
98-1005 Moanalua Road  
Aiea, Hawaii, 96701-4747

April 2010

**Haun & Associates**

Archaeological, Cultural, and Historical Resource Management Services  
73-1168 Kahuna A'o Road, Kailua-Kona Hawai'i 96740 Phone: 982-7755 Fax: 325-1520

**EXHIBIT 16**

**ARCHAEOLOGICAL ASSESSMENT**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

# **ARCHAEOLOGICAL ASSESSMENT**

**TMK: (3) 7-6-19:034**

**LAND OF HOLUALOA 1**

**NORTH KONA DISTRICT**

**ISLAND OF HAWAI'I**

By:

Alan E. Haun, Ph.D.

And

Dave Henry, B. S.

Prepared for:

The AES Design Group, Inc.  
Pearlridge Center Uptown, Suite 213  
98-1005 Moanalua Road  
Aiea, Hawaii, 96701-4747

April 2010

## **Haun & Associates**

Archaeological, Cultural, and Historical Resource Management Services  
73-1168 Kahuna A'o Road, Kailua-Kona Hawai'i 96740 Phone: 982-7755 Fax: 325-1520

# Introduction

At the request of The AES Design Group, Inc., consultants to the County of Hawaii, Department of Parks and Recreation, Haun & Associates has completed an archaeological assessment of TMK: (3) 7-16-19:034, a 1.63-acre parcel located in the Land of Holualoa1, North Kona District, Island of Hawai'i (*Figure 1*). The objective of the project was to satisfy historic preservation regulatory review requirements of the Department of Land and Natural Resources-Historic Preservation Division (DLNR-SHPD), as contained within Hawaii Administrative Rules, Title 13, DLNR, Subtitle 13, State Historic Preservation Rules (2003).

No archaeological sites or features were identified during the survey, therefore the project is documented as an archaeological assessment pursuant to Chapter 13-284-5(5A). As required, this report contains a description of the project area and field methods.

## Project Area Description

The project area is a 1.63-acre (70,968 sq ft) roughly rectangular-shaped parcel situated in the Land of Holualoa 1 at elevations ranging from c. 85-105 ft. The parcel is bordered along the northwest side by Pakalana Road and by the yards of existing houses along the northeast, southwest and southeast sides (*Figure 2*). Lehua Road extends along the boundary of the parcel at the eastern end.

The soil in the vicinity of the project area is comprised of Punaluu Extremely Rocky Peat on 6-20% slopes. This soil is characterized by a 4" thick layer of peat over pahoehoe bedrock, Sato et al. (1973:48) state that this soil has a rapid permeability, a slow runoff potential and a slight erosional hazard and is classified as suitable for pasture. The underlying lava in this area originated from Hualalai Volcano and was deposited more than 10,000 years ago (Wolfe and Morris 2001:12).

The project area was extensively disturbed prior to the present project (*Figure 3*). This disturbance is indicated by pushpiles of soil and stone, areas of boulder fill, numerous bulldozer scrape marks present on the ground surface, modern trash and secondary growth vegetation. This vegetation is dominated by *koa haole* (*Leucaena glauca*).

There is a large pile of boulder fill that has been deposited along the southwestern side of the parcel. This area is 0.4-acre in size or nearly 25% of the project area (*Figure 4*). The area to the west of this boulder pile is comprised of landscaped yards of existing homes that encroach into the project area (*Figure 5*). An alignment of mechanically-placed boulders is located along portions of the project boundary in this area.

A smaller pushpile of soil, boulders and modern trash is located adjacent to the large pushpile to the northwest. A second concentration of modern trash is located in the northeastern corner of the parcel. The map provided to Haun & Associates (see *Figure 3*) depicts a boulder pile in the southeastern portion of the project area. This pile of stones was not present during the survey and has been removed.

There is a dirt parking area situated along the north side of Lehua Road, in the southeastern corner of the project area. This parking is bordered along its northern side by an alignment of boulders that prevents vehicles from entering the parcel (*Figure 6*). There also is a boulder alignment situated along the southern side of Pakalana Road that serves the same purpose.

The remaining portions of the project have been bulldozed and contain shallow soil deposits over exposed bedrock. The northeastern portion of the project area is comprised of a hillside that slopes to the southwest. The central and northern portions are level shallow soil and bedrock outcrops. Bulldozer scars were noted on the sloping hillside and in the central and northern level areas. An example of these scars is depicted in *Figure 7*.





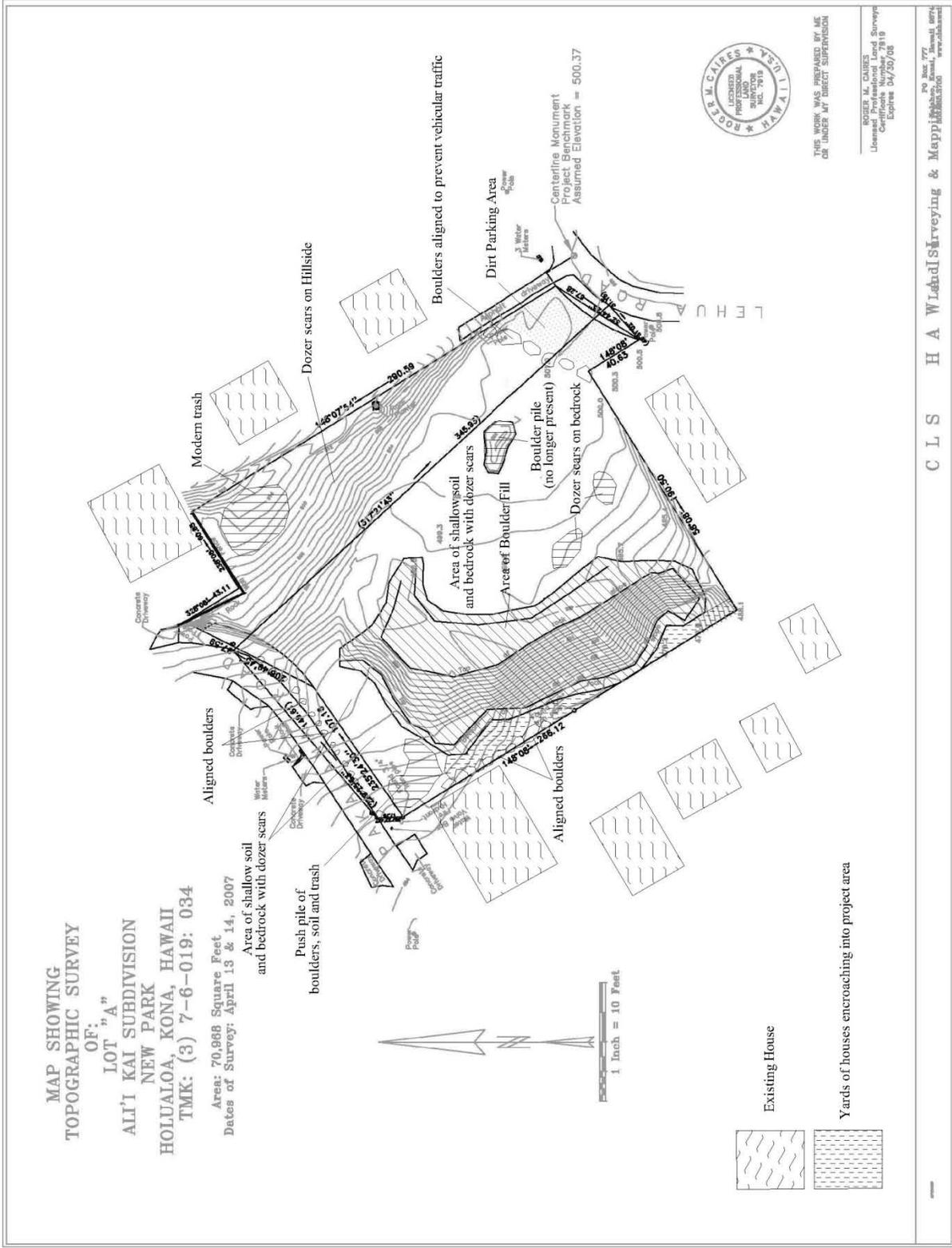


Figure 3. Project Area Map showing Disturbance



Figure 4. Area of Boulder Fill, view to north-northwest



Figure 5. Landscaped Yard Encroaching into Project Area, view to southeast



Figure 6. Dirt Parking Area with Boulder Alignment, view to northwest



Figure 7. Bulldozer Scars, view to north

## Methods

The survey fieldwork was conducted by Dr. Alan Haun on April 22, 2010. Approximately one labor day was required to complete the fieldwork portion of the project. The archaeological investigation of the parcel consisted of a 100% surface examination with the surveyors spaced at 10-meter intervals. Ground surface throughout the project area was excellent. No surface sites were noted, No subsurface testing was conducted was undertaken during the project because little to no soil is present and because the entire lot has been previously grubbed, graded, and partially filled. No cultural remains were recovered for analysis.

## Background

### Historic Documentary Research

The project area is located within the *ahupua'a* of Holualoa 1 in the district of North Kona. Holualoa is literally translated as "long sled course" (Pukui et al. 1976:48). Kamakau's (1961:56) account of a spy sent by a Maui chief to the Kailua area refers to a coconut grove at Holualoa. Following the death of Captain Cook, the ruling chief of Hawaii Island, Ka-lani'opu'u, reportedly lived at Keauhou and surfed at Holualoa Bay (Kamakau 1961:105). Kamakau cites a prophecy made for Kamehameha that references Holualoa:

Ka-pihe the seer prophesied in the presence of Kamehameha and said, "There shall be a long malo reaching from Kuamo'o to Holualoa. The islands shall come together, the tabus shall fall. The high shall be brought low, and the low shall rise to heave." The prophecy was fulfilled when the battle was fought at Kuamo'o for the downfall of the ancient tabus. Holualoa was the long malo uniting the kingdom from Kahiki to Hawaii. (1961: 223).

Early events documented in the Kona regional traditional history are associated with 'Umi-a-Liloa. Hawai'i was first unified under the rule of 'Umi-a-Liloa's father and Kona was selected as a dwelling place of chiefs (Kamakau 1961). The area lies within the realm of the traditional Hawaiian political authority that was centered in the Kailua-Keauhou area from at least the 15<sup>th</sup> century to the reign of Kamehameha I.

I'i describes Holualoa as the residence of chiefs:

Kalaniopuu then returned to Kau, but he left Kamehameha with his mother, Ke-kuiapoiwa II, and his guardians, Keaka and Luluka, at Puu in Holualoa, a place inhabited in Alapai's time and before. It was in the Holualoa lands of Kona that the chiefs dwelt in olden times, from the time of Kamehameha, the great chiefess of Hawaii, and earlier. Where the large stone wall is located above Keolohihihi was Keakealaniwahine's dwelling place, for her parents, Keakamahana and Iwikauikaua, resided there. These lands were occupied by the chiefs because the surfing there was good, and the food abundant in ancient times. There Kamehameha learned to surf and to glide with a canoe over the waves, guarded by the *kaikunane* of Keaka, in accordance with her commands. Because he was well trained, Kamehameha excelled in these arts and in sailing canoes. (1959: 6)

The abundance of agricultural crops on the slopes of Hualalai is well attested to in traditional and early historical accounts. The project area lies within the *kula* zone of the Kona Field System, SIHP Site 6601 (Newman 1970, Kelly 1983, Schilt 1984, Cordy 1995). This site extends north to Kau Ahupua'a, south to Honaunau, and from the coastline to the forested slopes of Hualalai. The area was intensively cultivated and served as the resource base for the large number of chiefs and retainers that occupied the Kailua-Keauhou coast. The characteristics and general locations of the elevation zones of the system described

by Newman (1970) have been confirmed and elaborated on by subsequent ethnohistorical investigations (Kelly 1983). The system is subdivided into four elevation zones consisting of the *kula*, *kalu'ulu*, *'apa'a* and *'ama'u*.

The *kula* zone extends from sea level to 500 ft elevation. Cordy (1995) has suggested that the upper limit of this zone may be higher between 600-700 ft elevation. This lower elevation zone traditionally was used for habitation and cultivation of sweet potatoes, paper mulberry (*wauke*), and gourds. Agricultural features, including clearing mounds, planting mounds, planting depressions, modified outcrops, and planting terraces, are common in this zone (Hammatt and Clark 1980; Hammatt and Folk 1980; Schilt 1984). Habitations are scattered throughout the *kula*, but they are concentrated along the shoreline portion of the zone (Cordy 1995). The shoreline portion, extending approximately 200 m inland, was the focus of permanent habitation and activities such as burial, canoe storage, ritual, and marine exploitation. Royal centers and chiefly residences were also situated near the shoreline. These complexes included residences for high status individuals and their supporters and attendants, *heiau*, places of refuge, *holua* slides, and other structures.

The first western account referencing Holualoa comes from the missionary William Ellis in 1823:

At two P.M. we reached Horuaroa [Holualoa], a large and populous district. Here we found Keoua, the governor's wife, and her attendants, who had come from Kairua for wauti [wauke], with which to make cloth. Shortly after, we reached a village called Karuaokalani [Kalua-o-kalani], (the second heaven,) where was a fine heiau, in good preservation It is called Pakiha; its dimensions were two hundred and seventy feet by two hundred and ten. We could not learn the idol to which it was dedicated, but were informed it was built in the time of Keakealani, who, according to tradition, was queen of Hawaii about eleven generations back. The walls were solid, thick, and nearly entire; and the singular manner in which the stones were piled upon the top, like so many small spires, gave it an unusually interesting appearance. Before we left Karuaokalani the inhabitants pointed out to us a spot called Maukareoreo, the place of a celebrated giant of that name, who was one of the attendants of Umi, king of Hawaii, about twelve generations since...They also told us he was a great warrior, and that, to his prowess principally, Umi was indebted for many of his victories. (Ellis 1963: 117-188)

The Waihona 'Aina (2000) Mahele Database; which is a compilation of data from the Indices of Awards (Indices 1929), Native Register (NR n.d.), Native Testimony (NT n.d.), Foreign Register (FR n.d.) and Foreign Testimony (FT n.d.); lists 22 awarded claims for parcels within Holualoa 1. There are no LCAs within the project area.

The gradual shift from subsistence farming to a market economy began with the introduction of coffee, corn, pumpkins, cotton, pineapple, and Irish potatoes in the 1820s to 1840s. The introduction of cattle ranching and commercial coffee production in the mid-1800s caused further change to the traditional agricultural system. Commercial sugar cane cultivation was attempted in the early 1900s, but abandoned by the mid-1920s (Kelly 1983). Cattle ranching and coffee cultivation continued during the 1900s. Informants interviewed in conjunction with Collins and Hammatt's (1993) survey of a parcel in Holualoa 4 at approximately 1000 ft elevation indicate extensive farming of coffee during the 1900s in the better watered inland portion of the *ahupua'a*. Oral historical interviews by Fager and Graves (1993) indicate that the area immediately inland of the Kuakini Highway in Holualoa 3 was used for cattle ranching. Soehren (1980a) indicates that the area between the current project area and Ali'i Drive was used for pasture at the time of his survey.

## Previous Archaeological Work

There have been numerous archaeological studies conducted in the general vicinity of the project area. A search of DLNR-SHPD archaeological report database and other sources identified 57 reports for Holualoa 1-4. Many of these are short letter reports of field inspections and reconnaissance surveys. *Figure 8* shows the locations of the larger projects.

Stokes recorded eight *heiau* in Holualoa in 1906 (Stokes 1991). Pueomanu Ko'a, Halehau Heiau, and Puhioloolo Heiau are reported for Holualoa 1. Pana'ewa Heiau and Hikapaia Heiau are reported for Holualoa 2 and 3, respectively. Stokes identified four *heiau* in Holualoa 4 at Kamo Point, Keolonahihi, Hale'a'ama, Haleokekupa, and Pakiha, or Ha'ulelani Pu'u honua.

Reinecke (n.d.) surveyed the coastal portion of Holualoa in 1929-30. He described the site complex at Kamo Point (SIHP 2059). Subsequent studies of the site by Sinoto (1977), Yent (1983), and McEl-downy (1986) have documented this extensive site, which includes residential complexes and *heiau*. The area was used by at least five generations of high-ranking chiefs including Kamehameha I.

Survey data from six of the larger, or more detailed, surveys in Holualoa covered approximately 377 acres between Ali'i Drive at elevations ranging from 20 ft to 1,120 ft elevation. These consist of projects by Hammatt, Folk and Chiogioji. (1990), Haun et al. (1998), Haun and Henry (2000), Connolly and Gunness (1979), Fager and Graves (1993), Hammatt, Folk and Shideler (1992) and Collins and Hammatt (1993). The results of these studies are summarized in *Table 1*.

Table 1. Summary of Selected Previous Archaeological Work in Vicinity of Project Area

Study	Elevation	Acres	Sites	Sites per acre	Features	Features per acre	Ag Features	Ag Features per acre	Hab Features	Hab Features per acre	Burials	Burials per acre	Ceremonial Features	Ceremonial Features per acre
Hammatt, Folk and Chiogioji (1990)	20-235	64	285	13.57	285	19.00	128	8.53	100	6.67	24	1.14	0	0.00
Haun et al. (1998)	30-80	15	31	1.48	143	8.41	33	1.94	72	4.24	6	0.29	1	0.05
Haun and Henry (2000)	35-85	17	12	0.71	102	6.00	82	4.82	12	0.71	0	0.00	0	0.00
Connolly and Gunness (1979)	125-300	103	136	1.32	250	2.43	200	1.94	14	0.14	3	0.03	5	0.05
Fager and Graves (1979)	311-462	17	17	1.00	28	1.65	27	1.59	0	0.00	0	0.00	0	0.00
Hammatt, Folk and Shideler (1992)	350-700	174	71	0.41	71	0.41	No data	-	42	0.24	3	0.02	0	0.00
Collins and Hammatt (1993)	960-1120	4.3	6	1.40	226	52.56	223	51.86	1	0.23	0	0.00	0	0.00
<b>Total</b>		<b>394.3</b>	<b>558</b>	<b>2.84</b>	<b>1105</b>	<b>12.92</b>	<b>693</b>	<b>11.78</b>	<b>241</b>	<b>1.75</b>	<b>36</b>	<b>0.21</b>	<b>6</b>	<b>0.01</b>

The resulting data indicate the consistent presence of agricultural features. Researchers have noted a greater frequency of mounds and modified outcrops in the *kula* zone of the Kona Field System. Habitations, both permanent and temporary, burials, and small *heiau* and shrines are scattered throughout the area. Density data were generated to better characterize site distribution.

Overall feature density is high in the three study areas lower than 300 ft elevation, ranging from 2.43 to 19.00 features per acre, and in the study area above 960 ft elevation (52.56 features per acre). The

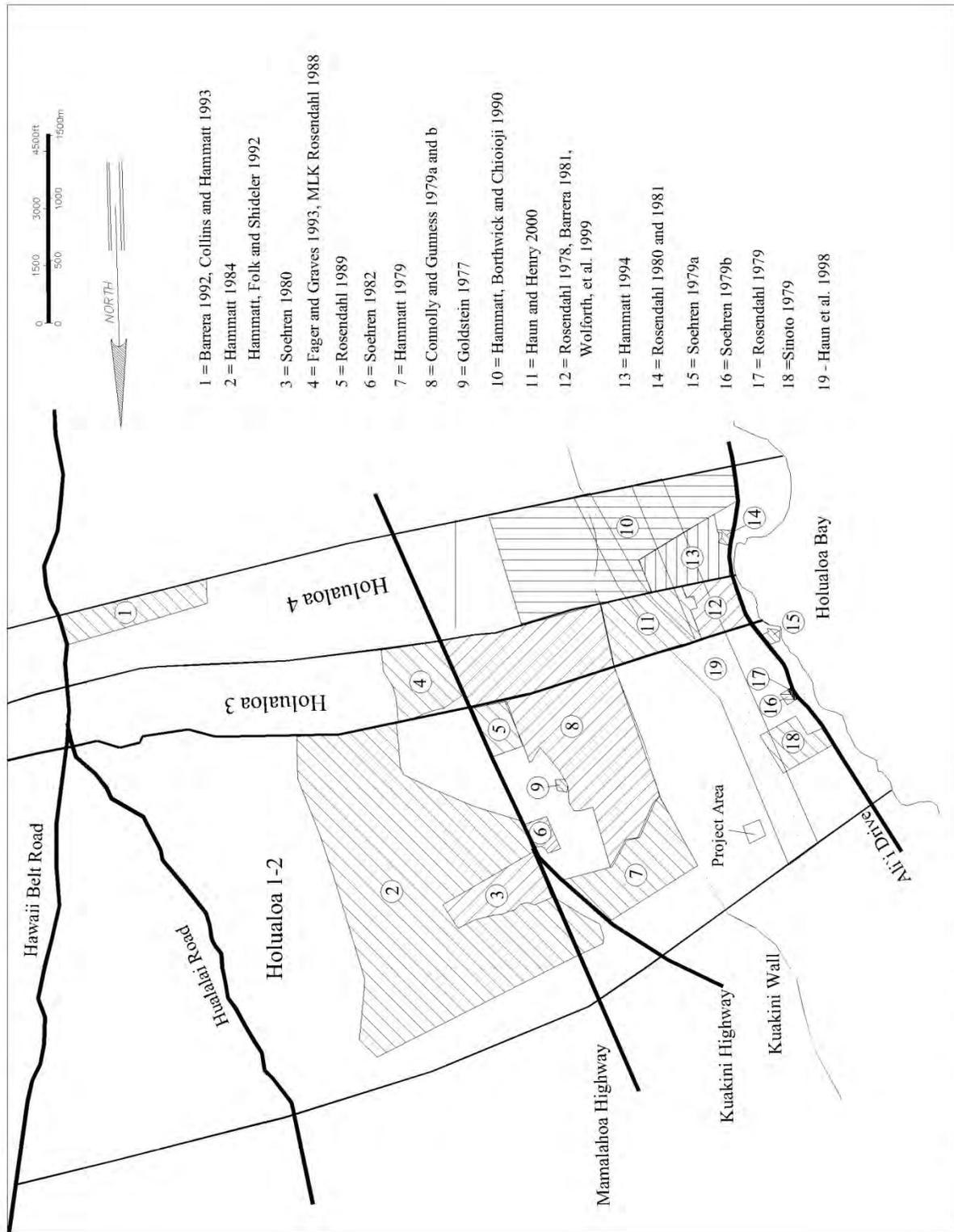


Figure 8. Previous Archaeological Work in Holualoa 1-4

pattern is largely the result of agricultural feature density because these features represent nearly 66% of all features identified. Agricultural feature density increases with elevation. Habitation feature density is not given for temporary and permanent habitations because these features were not consistently segregated in all studies. Habitation feature density shows a pattern of decreasing density as elevation and distance from the coast increase. Burial density also decreases as elevation and distance from the coast increase. The sample of shrines and small *heiau* is too small to provide meaningful distributional data other than demonstrating that these features are present in very low numbers at low elevations.

## Findings

No archaeological sites or features were identified during the examination of the project area. The absence of sites is attributable to the extensive ground surface disturbance that has occurred within the project area. No further archaeological work is recommended based on the results of the assessment fieldwork.

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# Haun & Associates

Archaeological, Cultural, and Historical Resource Management Services  
75-1108 Kameo A'o Road, Kailua-Kona, Hawaii 96740 Phone: 808-775-7757 Fax: 808-775-1571

April 27, 2010

Project #200

Ms. Nancy McMahon  
Archaeology and Historic Preservation Manager  
State Historic Preservation Division  
Department of Land and Natural Resources  
501 Kamehaha Boulevard, Suite 555  
Kapolei, Hawaii 96707

Subject: Archaeological Assessment  
TAK - (3) 7-5-19-034  
East of Holualoa I., North Kona District,  
Island of Hawaii

Dear Ms. McMahon:

Enclosed is the subject report for your review. Also enclosed is a submittal sheet and check for \$50.00.

If you have any questions, or require additional information, please contact me at (808) 982-7755.

Sincerely,



Alan E. Haun, Ph.D.  
Principal Investigator

Encl. Report, Submittal Sheet, Check

cc: Theresa Denham, SHPO/Hawaii Island Lead Archaeologist  
Mr. Alan Hirao, The AFS Design Group, Inc.

## EXHIBIT 17.1 AGENCY LETTERS

## ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

NOVEMBER 2010

**Submittal Sheet for Historic Preservation Review Filing Fees**

State Historic Preservation Division  
Department Land and Natural Resources

Agency/Firm (Requesting Review): Haun & Associates

Contact: Alan Haun Date: 4/27/10

Phone: (808) 982-7755 Fax: (808) 325-1520 E-Mail: ahaun@haunandassociates.com

Address: 73-1168 Kahuna A'o Rd., Kailua-Kona, HI 96740

Title of Report/Plan: Archaeological Assessment  
TMK: (3) 7-6-19-034  
Holualoa 1 Ahupua'a, North Kona District  
Island of Hawaii

Island:	<u>Hawaii</u>	District:	<u>North Kona</u>	Ahupua'a:	<u>Holualoa 1</u>
TMK [(1) 1-1-001.001]:	<u>TMK: (3) 7-6-19-034</u>				
Acres inventoried (hectares):	<u>0.66</u>	Number of new sites inventoried:	<u>0</u>		
Please characterize survey level: Reconnaissance or Intensive	<u>Intensive</u>				

**Submitted Plan/Report Fee & Type:** (All reports or plans submitted to the SHPD for review shall be accompanied by the appropriate fee in accordance with HAR §13-275-4 and §280-4).

- Check if Report is a Re-Submittal (no fee charged)
- \$50 Archaeological Assessment
  - \$150 Archaeological Inventory Survey Plan
  - \$450 Archaeological, Architectural or Ethnographic Survey Report
  - \$150 Preservation Plan
  - \$25 Monitoring Plan
  - \$150 Archaeological Data Recovery Plan
  - \$250 Burial Treatment Plan
  - \$100 Archaeological Monitoring Report, if resources reported
  - \$450 Archaeological Data Recovery Report
  - \$450 Ethnographic Documentation Report
  - \$25 Burial Disturbance Report
  - \$50 Osteological Analysis Report

Fee Total: \$50.00 (Make check payable to "Hawaii Historic Preservation Special Fund")  
For Office Use Only:

Date Received:	Payment Method:
	Cash: _____ \$ _____
	Check: _____ Check No.: _____
Log No: _____	Receipt Issued: _____

**EXHIBIT 17.2  
AGENCY LETTERS**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

April 30, 2010

L100430\_planning

County of Hawaii  
Department of Planning  
101 Pauahi Street, Suite 3  
Hilo, Hawaii 96720

Attention: Ms. Bobby Jean Leithead-Todd  
Director

Project: Ali'i Kai Subdivision  
New Park Development  
Holualoa, North Kona, Hawaii  
Tax Map Key No. (3) 7-6-19:034

Subject: Requirements for Environmental Assessment

Dear Ms. Leithead-Todd

I am an architect with the AES Design Group, Inc. We are consultants to the County of Hawaii, Department of Parks and Recreation and are working on the design of a new park on an existing County of Hawaii-owned parcel in the Ali'i Kai Subdivision in Kona. As part of the design process, we are preparing an environmental assessment.

We are currently working on the draft environmental assessment and request your comments and requirements that we must consider as part of the preparation of the EA.

If you have any comments, please feel free to contact me at (808) 487-3200, or by email at [a\\_hirota@aesdesign.com](mailto:a_hirota@aesdesign.com).

Sincerely,



Alan K. Hirota, AIA  
Vice President

Copy: Ms. Aubrey Summers, Mr. James Komata, Department of Parks and Recreation

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213 Pearlridge Center Uptown □ 98-1005 Moanalua Road □ Aiea □ Hawaii 96701-4707  
Phone: 808-487-3200 □ Fax: 808-487-4988 □ Email: [mail@aesdesign.com](mailto:mail@aesdesign.com)

**EXHIBIT 17.3**  
**AGENCY LETTERS**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

NOVEMBER 2010

William P. Kenoi  
Mayor



RECEIVED JUL 23 2010

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

July 21, 2010

Mr. Alan K. Hirota, AIA  
AES Design Group, Inc.  
213 Pearlridge Center Uptown  
98-1005 Moanalua Road  
Aiea, HI 96701-47907

Dear Mr. Hirota:

**Subject: Pre-Environmental Assessment Consultation**  
**Applicant: Department of Parks & Recreation (P&R)**  
**Land Owner: County of Hawaii**  
**Project: Ali'i Kai Subdivision – New Park Development**  
**TMK: 7-6-19:34, Hōlualoa, North Kona, Hawaii**

This is in response to your request for comments on the above-referenced project.

According to your submittal, P&R plans to design and build a new neighborhood park on the subject parcel. Amenities will include onsite parking for 10 cars, a restroom building, a small covered pavilion with picnic tables, playground equipment, a large open lawn area and miscellaneous park features such as benches, picnic tables, and drinking fountains. Estimated construction cost is two million dollars.

We have the following to offer on the subject 1.6292 acre parcel:

1. The State Land Use designation is Urban.
2. The General Plan designation is Low Density Urban, which is characterized as "*Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to six units per acre*".
3. The County zoning is Single-Family Residential (RS-7.5). According to the Hawai'i County Zoning Code, Section 25-5-3(a)(11), permitted uses includes "*Neighborhood*

*Hawai'i County is an Equal Opportunity Provider and Employer*

## EXHIBIT 18.1

### AGENCY REVIEW COMMENTS AND RESPONSES

## ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

NOVEMBER 2010

Mr. Alan K. Hirota, AIA  
AES Design Group, Inc.  
Page 2  
July 21, 2010

*parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses."*

4. Plan approval is required for the proposed project.
5. The project site is located within the County's Special Management Area (SMA). In this vicinity, the SMA extends up to Kuakini Highway.

According to Planning Commission Rule 9-4(e)(1), "Development" includes:

- (A) Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste
- (B) Grading, removing, dredging, mining, or extraction of any materials
- (E) Construction, reconstruction, demolition, or alteration of the size of any structure"

Further, Planning Commission Rule 9-10(a) states that "*The Department shall assess all uses, activities or operations proposed in the Special Management Area except in cases in which the applicant determines that the proposed use, activity or operation will: a) exceed \$125,000 in valuation; or b) have a cumulative impact, or a significant adverse environmental or ecological effect on the Special Management Area. In this case, the assessment procedures may be waived and the applicant shall petition the Commission for a Special Management Area Use Permit pursuant to Section 9-11.*"

5. The Kona Community Development Plan was adopted by the County of Hawaii as Ordinance No. 08 131, effective September 25, 2008. A discussion of the proposed project as it relates to this plan should be included in the Environmental Assessment.

If you have questions, please feel free to contact Esther Imamura of this office at 961-8139.

Sincerely,



BJ LEITHEAD TODD  
Planning Director

ETI:cs

P:\Public\Wpwin60\ETI\Eadraftpre-Consul\Hirota AES Design Alii Kai Sub 7-6-19-34 Doc

cc: Planning Department, Kona  
Long Range Planning

William P. Kenoi  
Mayor



RECEIVED SEP - 9 2010

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

September 2, 2010

Mr. Alan K. Hirota, AIA  
The AES Design Group  
98-1005 Moanalua Road, Suite 213  
Aiea, Hawai'i 96701-4707

Dear Mr. Hirota:

**SUBJECT: Review of Draft Environmental Assessment**  
**Project: New Park Development for Ali'i Kai Subdivision**  
**TMK: (3) 7-6-019:034; Hōlualoa, North Kona, Hawai'i**

Thank you for your letter dated July 20, 2010 requesting comments from this office regarding the Draft Environmental Assessment (DEA) for the new park development for Ali'i Kai Subdivision.

This project seeks to develop the subject parcel into a new neighborhood park for the County of Hawai'i Department of Parks and Recreation. This new park will enhance recreational opportunities to the community and meet ADA accessibility requirements. The project will include construction of the following improvements: onsite parking, a comfort station, pavilion with picnic tables, playground equipment, a large open lawn area, miscellaneous park features (benches, picnic tables, drinking fountains, etc.), perimeter site fencing, landscaping, and a septic system.

The subject property is zoned RS-7.5 (Single-Family Residential- 7,500 square foot minimum lot size) and is situated within the State Land Use Urban District. In addition, according to the County of Hawai'i General Plan 2005 (amended December 2006), the subject property is designated as Low Density Urban by the Land Use Pattern Allocation Guide. The subject property is within the Special Management Area (SMA).

Please include a discussion of the proposed project as it relates to State and Hawai'i County land use plans, policies, and controls, including but not limited to HRS Chapter 205 (Land Use Commission), HRS Chapter 205A (Coastal Zone Management), Hawai'i County Code Chapter 25 (Zoning), County of Hawai'i General Plan 2005 (amended December 2006), and the Kona Community Development Plan.

We offer the following corrections regarding Section 1.6, required permits, of the DEA:

1. According to Hawai'i Revised Statutes (HRS) Chapter 205A-22 and Planning Commission (PC) Rule 9-4(e)(1), "development" includes:

*Hawai'i County is an Equal Opportunity Provider and Employer*

## EXHIBIT 18.2

### AGENCY REVIEW COMMENTS AND RESPONSES

## ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

NOVEMBER 2010

Mr. Alan K. Hirota, AIA  
The AES Design Group  
Page 2  
September 2, 2010

A) *Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste;*

B) *Grading, removing, dredging, mining or extraction of any materials;*

E) *Construction, reconstruction, demolition, or alteration of the size of any structure”.*

Therefore, the proposed park project is considered “development” and requires either a Special Management Area Minor Permit or a Special Management Area (Major) Use Permit. In addition, Planning Commission (PC) Rule 9-10(f) states that “*The Director shall declare that a Special Management Area Use Permit is required if it is found that the proposed use, activity or operation has a valuation in excess of \$125,000 or may have a substantial adverse effect on the Special Management Area.*” Given the scope of the proposed development, it is anticipated that the development will have a valuation in excess of \$125,000 and will require a Special Management Area Use Permit.

2. Plan Approval is required for the proposed project.

In addition, please note that Exhibit 9, the proposed site plan, does not include the 3-foot wide future road widening setbacks which exist along Lehua Road and Pakalana Road. As shown in Exhibit 9, the proposed CRM retaining wall and chain link fence gates along the frontage of Pakalana Road should be relocated to accommodate for the future road widening of Pakalana Road.

We have no further comments to offer, at this time. However, please provide our department with a copy of the Final Environmental Assessment for our records.

If you have any questions or if you need further assistance, please feel free to contact Bethany Morrison of this office at 961-8138.

Sincerely,



BJ LEITHEAD TODD  
Planning Director

BJM:cs  
P:\wpwin60\Bethany\EA-EIS Review\draft\ea Alu Kai Park.doc

cc: Department of Parks and Recreation

William P. Kenoi  
Mayor



RECEIVED OCT 27 2010

Robert A. Fitzgerald  
Director

Clayton S. Honma  
Deputy Director

**County of Hawai'i**  
**DEPARTMENT OF PARKS AND RECREATION**  
101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720  
(808) 961-8311 • Fax (808) 961-8411

October 25, 2010

County of Hawai'i  
Planning Department  
Aupuni Center, 101 Pauahi St., Suite 3  
Hilo, Hawai'i 96720

Attention: Bobby Jean Leithead-Todd, Director

Re: Draft Environment Assessment  
New Park Development for Ali'i Kai Subdivision  
TMK: 7-6-19:034

- Letter from County of Hawaii Planning Department, dated July 21, 2010, Regarding Pre-Environmental Assessment Consultation
- Letter from County of Hawaii Planning Department, dated September 2, 2010, Regarding Review of Draft Environmental Assessment

Dear Mrs. Leithead-Todd:

Thank you for your comments regarding the draft Environment Assessment for the New Park Development for the Ali'i Kai Subdivision. The following are our responses to your comments in your letter of July 21, 2010, regarding Pre-Environmental Assessment Consultation, and your letter of September 2, 2010 regarding review of the draft Environmental Assessment and your letter of

**Reply to Letter Of July 21, 2010, Regarding Pre-Environmental Assessment Consultation**

Our reply to your letter regarding Pre-Environmental Assessment Consultation is being written at this time because the letter was received after the issuance of the Draft EA on July 19, 2010, and because the comments are applicable to the final EA.

Comments 1-3: We have incorporated the information you provided in Section 1.1 of our Final Environmental Assessment in.

Comment 4: We will submit the project for Plan approval at the appropriate time.

Comment 5: We will submit a petition to the Planning Commissions for a Special Management Area Use Permit pursuant to Section 9-11, upon completion of the EA process and the granting of the anticipated FONSI.

Comment 6: A discussion of the project and how it relates to the Kona Community Development Plan will be included in the final Environmental Assessment. Please refer to item "1e" below for an abbreviated reply to this comment.

**Reply to Letter Of September 2, 2010 Regarding Review of the Draft Environmental Assessment**

1. Request to discuss how the proposed project relates to the State and Hawai'i County land use plans policies and controls (Fourth Paragraph)-- this discussion will be added to the final EA under Section 4. The section will discuss and expand on the following:

**EXHIBIT 18.3**

**AGENCY REVIEW COMMENTS AND RESPONSES**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

NOVEMBER 2010

- a. County of Hawaii Zoning Code Chapter 25:  
All proposed new buildings heights and setbacks, parking requirements, open space requirements, etc., shall conform to the Hawaii County Zoning Code Chapter 25.
  - b. Hawaii Revised Statutes Chapter 205 (Land Use Commission):  
The State Land Use designation for the proposed park property is Urban. The use of the park within a residential neighborhood is compatible with the urban land use.
  - c. Hawaii Revised Statutes Chapter 205A (Coastal Zone Management):  
We will submit a petition to the Planning Commission for a Special Management Area Use Permit pursuant to Section 9-11 of the Planning Commission Rules of Practice and Procedure, Rule 9 Special Management Area, upon the completion of the EA process and the granting of the anticipated FONSI.
  - d. The County of Hawaii General Plan:  
  
The General Plan Designation is Low Density Urban, which is characterized as "Residential, with ancillary and public uses; overall residential density may be up to six units per acre".  
  
The park and its buildings would fall into the category of "public buildings", "owned by the County to fulfill a governmental function, activity or service for public benefit and in accordance with public policy", (Section 25-1-5. definition 86).
  - e. The Kona Community Development Plan:  
  
The proposed park is compatible with the following applicable guiding principles of the Kona Community Development Plan:
    - (A) Protect Kona's Natural resources and culture - The park will be developed with ecological principles and utilize native plant species and will establish and preserve public open space.
    - (B) Provide recreational opportunities - the proposed park will provide a resource where residents and the occasional visitor enjoy and interact with nature in a setting that promotes a health active lifestyle and provides a space for active and passive recreation.
2. Comments 1 and 2: Under Section 1.6, we will make the following corrections:
- a. We acknowledge that the SMA permit is required. We will remove the footnote that the permit may not be required.
  - b. We will submit the project for plan approval at the appropriate time.
3. We will make the changes to the site plan to relocate the proposed CRM retaining wall and chain link fence gates outside of the 3-foot wide road widening setbacks on Lehua Road and Pakalana Road.

The participation of your department in the environmental assessment review process is greatly appreciated.

Sincerely,



Robert A. Fitzgerald  
Director

cc: Alan K. Hirota, AIA ✓

William P. Kenoi  
Mayor

William T. Takaba  
Managing Director



Ivan M. Torigoe  
Deputy Director

**County of Hawai'i**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
25 Aupuni Street • Hilo, Hawai'i 96720  
(808) 961-8083 • Fax (808) 961-8086  
[http://co.hawaii.hi.us/directory/dir\\_envmng.htm](http://co.hawaii.hi.us/directory/dir_envmng.htm)

August 30, 2010

Department of Parks and Recreation  
County of Hawai'i  
101 Pauahi Street, Suite 6  
Hilo, HI 96720  
asummers@co.hawaii.hi.us

AES Design Group, Inc.  
98-1005 Moanalua Road  
Aiea, HI 96701-4707  
a\_hirota@aesdesign.com

RE: Draft Environmental Assessment  
New Park Development for Ali'i Kai Subdivision Master Plan  
TMK: 7-6-19:034

We have no comments to offer on this project.

Thank you for allowing us to review and comment on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan M. Torigoe".

Ivan M. Torigoe  
DEPUTY DIRECTOR

County of Hawai'i is an Equal Opportunity Provider and Employer.

**EXHIBIT 18.4**

**AGENCY REVIEW COMMENTS AND RESPONSES**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

NOVEMBER 2010

William P. Kenoi  
Mayor

William T. Takaba  
Managing Director



Warren H. W. Lee  
Director

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County of Hawai'i  
DEPARTMENT OF PUBLIC WORKS  
Aupuni Center  
101 Pauahi Street, Suite 7 - Hilo, Hawai'i 96720-4224  
(808) 961-8321 Fax: (808) 961-8630  
www.co.hawaii.hi.us

September 7, 2010

Department of Parks and Recreation, County of Hawaii  
101 Pauahi Street, Suite 6,  
Hilo, Hawaii 96720

Atten: Ms. Aubrey Summers

AES Design Group, Inc.  
98-1005 Moanalua Road, Suite 213  
Aiea Hawaii 96701-4707

Atten: Mr. Alan Hirota

SUBJECT : Draft Environmental Assessment  
Proposing Agency: Department of Parks and Recreation, County of  
Hawaii  
Location: Holualoa, N. Kona, HI  
TMK: 3/ 7-6-019: 034

We reviewed the subject draft assessment and our comments are as follows:

DRAINAGE

1. All development generated runoff shall be disposed of on-site and shall not be directed toward any adjacent properties. A drainage study shall be prepared, and the recommended drainage system shall be constructed meeting with the approval of DPW.
2. The applicant shall be informed that if they include drywells in the subject development, an Underground Injection Control (UIC) permit may be required from the Department of Health, State of Hawaii.

EARTHWORK

1. All earthwork and grading shall conform to Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.

County of Hawai'i is an Equal Opportunity Provider and Employer.

**EXHIBIT 18.5**

**AGENCY REVIEW COMMENTS AND RESPONSES**

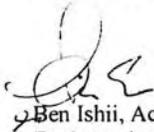
**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

2. The applicant shall comply with Chapter 11-55, Water Pollution Control, Hawaii Administrative Rules, Department of Health, which requires an NPDES permit for certain construction activity.

ROADWAYS

1. All driveway connections to a County road shall conform to Chapter 22, Streets and Sidewalks, of the Hawaii County Code. Driveways shall conform to County standards details R-37 and R-38. All sight distances shall meet the requirements of the Hawaii Statewide Uniform Design Manual and the AASHTO Policy on Geometric Design of Highways and Streets. A permit shall be obtained for work within the County right-of-way.
2. Lehua Road and Pakalana Road, fronting the subject property, are County roads. If on street parking is proposed on Pakalana Road, The applicant should provide improvements to the entire frontage along Pakalana Road consisting of, but not limited to, pavement widening with concrete curb, gutter and sidewalk, drainage improvements, and any relocation of utilities; meeting with the approval of the DPW. Install street lights, signs and markings meeting with the approval of the DPW, Traffic Division.

Should there be any questions concerning this matter, please feel free to contact Kiran Emler of our Kona Engineering Division office at 327-3530.



Ben Ishii, Acting Division Chief  
Engineering Division

KE

copy: ENG-HILO/KONA

RECEIVED OCT 27 2010

William P. Kenoi  
Mayor



Robert A. Fitzgerald  
Director

Clayton S. Honma  
Deputy Director

**County of Hawai'i**  
**DEPARTMENT OF PARKS AND RECREATION**  
101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720  
(808) 961-8311 • Fax (808) 961-8411

October 25, 2010

Mr. Ben Ishii, Acting Division Chief  
County of Hawai'i  
Department of Public Works  
Aupuni Center, 101 Pauahi St., Suite 7  
Hilo, Hawai'i 96720

Re: Draft Environmental Assessment  
New Park Development for Ali'i Kai Subdivision  
TMK: 7-6-19-034

Dear Mr. Ishii:

Thank you for your comments regarding the Draft Environmental Assessment for the New Park Development for the Ali'i Kai Subdivision. Our responses to your comments in your letter of September 7, 2010 are as follows:

Comments regarding Drainage:

- 1) A drainage analysis for this project has been prepared and will be submitted to DPW for approval.
- 2) Drywells will be used, but drywell depths will not exceed their respective widths. Therefore, per DOH Administrative Rules, Title 11, Chapter 23, no UTC permit is required.

Comments regarding Earthwork:

- 1) The earthwork and grading shall conform to applicable codes.
- 2) An NPDES NOI-C application has been filed with DOH and is currently being processed.

Comments regarding Roadways:

- 1) We are aware of Chapter 22 Hawai'i County Code and will conform to stated County standard details, Hawai'i Statewide Uniform Design Manual and the AASHTO policy on Geometric Design of Highways and Streets. Contractor will be required to secure mentioned permits for the work.
- 2) All parking will be provided on-site; therefore improvements suggested should not be required.

We appreciate the participation of your department in the environmental assessment review process.

Sincerely,

Robert A. Fitzgerald  
Director

cc: Alan K. Hirota, AIA ✓

County of Hawai'i is an Equal Opportunity Provider and Employer.

**EXHIBIT 18.6**  
**AGENCY REVIEW COMMENTS AND RESPONSES**  
**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**



United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Boulevard, Room 3-122, Box 50088  
Honolulu, Hawaii 96850

In Reply Refer To:  
2010-TA-0410

SEP - 8 2010

Mr. Aubry Summer  
Department of Parks and Recreation, County of Hawaii  
101 Pauahi Street, Suite 6  
Hilo, Hawaii 96720

Subject: Comments on the Draft Environmental Assessment for the New Park Development  
for the Alii Kai Subdivision, North Kona, Hawaii

Dear Mr. Summer:

We received your letter on July 22, 2010, requesting our comments on a proposed park in the Alii Kai Subdivision, North Kona. The proposed 1.6-acre park will include onsite parking, a comfort station, pavilion, playground equipment, a large lawn area, drinking fountains, benches, picnic tables, perimeter fencing, and a septic system.

Based on information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program, and the Hawaii GAP Program, the federally endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) may occur in the project vicinity. We offer the following recommendations as potential issues to be reviewed and addressed in the Final Environmental Assessment.

Hawaiian hoary bats roost in both exotic and native woody vegetation and leave their young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the bat breeding season (May to August), there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts to the endangered Hawaiian hoary bat, woody plants greater than 15 feet tall should not be removed or trimmed during the bat birthing and pup rearing season (May 15 through August 15).

If you have any questions regarding this letter, please contact Dr. Jeff Zimpfer, Fish and Wildlife Biologist, Consultation and Technical Assistance Program (phone: 808-792-9431; email: jeff\_zimpfer@fws.gov).

Sincerely,

  
for Loyal Mehrhoff  
Field Supervisor

**EXHIBIT 18.7**

**AGENCY REVIEW COMMENTS AND RESPONSES**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

NOVEMBER 2010

William P. Kenoi  
Mayor



RECEIVED OCT 27 2010

Robert A. Fitzgerald  
Director

Clayton S. Honma  
Deputy Director

County of Hawai'i  
DEPARTMENT OF PARKS AND RECREATION  
101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720  
(808) 961-8311 • Fax (808) 961-8411

October 25, 2010

Loyal Mehrhoff, Field Supervisor  
Fish & Wildlife Service  
Pacific Islands Fish and Wildlife Office  
United States Department of the Interior  
300 Ala Moana Boulevard, Room 3-122, Box 50088  
Honolulu, Hawai'i 96850

Re: Draft Environmental Assessment  
New Park Development for Ali'i Kai Subdivision  
TMK: 7-6-19:034

Dear Mr. Mehrhoff:

Thank you for your comments regarding the Draft Environmental Assessment for the New Park Development for the Ali'i Kai Subdivision. Our responses to your comments in your letter of September 8, 2010 are as follows:

Comments regarding the federally endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*):

- 1) We have included your recommendation in the final EA, that woody plants taller than 15 feet tall not be removed or trimmed during the bat birthing and pup rearing season (May 15 through August 15).

We appreciate the participation of your department in the environmental assessment review process.

Sincerely,

Robert A. Fitzgerald  
Director

A handwritten signature in black ink, appearing to read "Robert A. Fitzgerald", written over a horizontal line.

cc: Alan K. Hirota, AIA ✓

County of Hawai'i is an Equal Opportunity Provider and Employer.

**EXHIBIT 18.8**

**AGENCY REVIEW COMMENTS AND RESPONSES**

**ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT**

NOVEMBER 2010



RECEIVED SEP 22 2010

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII  
345 KEKŪANAŌA STREET, SUITE 20 • HILO, HAWAII 96720  
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

September 21, 2010

TO: Mr. Robert A. Fitzgerald, Director  
ATTENTION: AUBREY SUMMERS  
Department of Parks and Recreation

FROM: Milton D. Pavao, Manager

SUBJECT: **DRAFT ENVIRONMENTAL ASSESSMENT  
NEW PARK DEVELOPMENT FOR ALI'I KAI SUBDIVISION  
TAX MAP KEY 7-6-019:034**

We have reviewed the subject Draft Environmental Assessment and have the following comments and conditions.

Water is available from an existing 6-inch waterline within Pakalana Street and from an existing 6-inch waterline within Lehua Street, both fronting the subject parcel. There is an existing 1-inch service lateral installed to the parcel capable of accommodating a 5/8-inch meter, which is limited to an average daily usage of 400 gallons.

The Department has no objection to the proposed development of a park within the subject parcel, subject to the following conditions:

1. The Department will require that the applicant submit estimated maximum daily water usage calculations for the proposed park, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. The water usage calculations should include the total estimated daily water usage in gallons per day (GPD) and the estimated peak-flow in gallons per minute (GPM).

Based on the water usage calculations provided, if a 5/8-inch meter cannot accommodate the estimated demand, a larger or additional meter will need to be installed and remittance of the prevailing facilities charge, which is subject to change, will be required. Upon acceptance of the water usage calculations, the Department will inform the applicant, if necessary, of the water commitment deposit due, prevailing facilities charges to be paid, and any water system improvements required for water service.

2. The proposed land use will require the installation of a reduced pressure type backflow prevention assembly, within five (5) feet of the meter(s) on private property. The installation of the backflow prevention assembly(s) must be inspected and approved by the Department before water service can be activated.
3. Subject to other agencies' requirements to construct improvements within the road right-of-way fronting the property affected by the proposed development, the applicant shall be responsible for the relocation and adjustment of the Department's affected water system facilities, should they be necessary.

*... Water, Our Most Precious Resource ... Kā Wai A Kāne ...*  
The Department of Water Supply is an Equal Opportunity provider and employer

## EXHIBIT 18.9

### AGENCY REVIEW COMMENTS AND RESPONSES

## ALI'I KAI SUBDIVISION NEW PARK DEVELOPMENT

NOVEMBER 2010

Mr. Robert A. Fitzgerald, Director  
Page 2  
September 21, 2010

Should there be any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,



Milton D. Pavao, P.E.  
Manager

FM:dfg

copy – AES Design Group, Inc.

William P. Kenoi  
Mayor



RECEIVED OCT 27 2010

Robert A. Fitzgerald  
Director

Clayton S. Honma  
Deputy Director

County of Hawai`i  
DEPARTMENT OF PARKS AND RECREATION  
101 Pauahi Street, Suite 6 • Hilo, Hawai`i 96720  
(808) 961-8311 • Fax (808) 961-8411

October 25, 2010

Mr. Milton D. Pavao, Manager  
County of Hawai`i  
Department of Water Supply  
345 Kekuanaoa St, Suite 20  
Hilo, Hawai`i 96720

Re: Draft Environmental Assessment  
New Park Development for Ali`i Kai Subdivision  
TMK: 7-6-19:034

Dear Mr. Pavao:

Thank you for your comments regarding the Draft Environmental Assessment for the New Park Development for the Ali`i Kai Subdivision. Our responses to your comments in your letter of September 21, 2010 are as follows:

1. The estimated water usage was calculated by professional licensed engineer and will be submitted to the DWS. It was determined that a 2-inch lateral with a 1-1/2-inch meter will be required to satisfy the anticipated water use. It is proposed that the new water lateral be installed on Lehua Road since it is closest to the proposed structures.
2. An approved reduced pressure backflow prevention assembly will be provided and inspection and approval by DWS required of the construction contractor.
3. We are aware that should it become necessary, we are responsible for the relocation and adjustment of the Department of Water Supply's water system facilities.

We appreciate the participation of your department in the environmental assessment review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert A. Fitzgerald".

Robert A. Fitzgerald  
Director

cc: Alan K. Hirota, AIA ✓

County of Hawai`i is an Equal Opportunity Provider and Employer.

EXHIBIT 18.10  
AGENCY REVIEW COMMENTS AND RESPONSES  
ALI`I KAI SUBDIVISION NEW PARK DEVELOPMENT

NOVEMBER 2010