

**ENVIRONMENTAL ASSESSMENT**

**GATING OF ACCESS ROADS IN THE  
CONSERVATION DISTRICT AT KAHAULOA**

**TMK (3rd): 8-3-005:001  
Kahauloa, South Kona, Island of Hawai'i, State of Hawai'i**

**APPENDIX 1A  
Early Consultation Comment Letters**

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD08/2740

July 15, 2008

Ron Terry, Principal  
Geometrician Associates LLC  
PO Box 396  
Hawaii 96721

**RE: Pre-Consultation on Environmental Assessment for Construction of Single-Family Dwelling at TMKs (3) 8-3-005: 001, 020, & 021. South Kona District, Island of Hawai'i**

Aloha e Ron Terry,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated June 13, 2008. The proposed project involves the use of land within the Conservation Land District and will require an Environmental Assessment (EA) and Conservation District Use Application (CDUA). OHA has reviewed the project and offers the following comments.

OHA has substantive obligations to protect the cultural and natural resources of Hawai'i for its beneficiaries, the people of this land. The Hawaii Revised Statutes mandate that OHA "[s]erve as the principal public agency in the State of Hawaii responsible for the performance, development, and coordination of programs and activities relating to native Hawaiians and Hawaiians; . . . and [t]o assess the policies and practices of other agencies impacting on native Hawaiians and Hawaiians, and conducting advocacy efforts for native Hawaiians and Hawaiians." (HRS § 10-3)

The DEA, per Chapter 343 of the Hawaii Revised Statutes (HRS), should include a Cultural Impact Assessment (CIA). In accordance with the requirement of Act 50, Session Laws of Hawaii 2000, a CIA shall include information relating to the practices and beliefs of the Native Hawaiians who once inhabited this area, and it is recommended that the community be involved in this assessment.

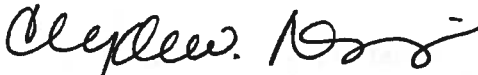
Ron Terry, Principal  
July 15, 2008  
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OHA requests that a comprehensive archaeological inventory survey for the project area be conducted and submitted to the Department of Land and Natural Resources – Historic Preservation Division for review and approval. OHA should be allowed the opportunity to comment on the criteria assigned to any cultural or archaeological sites identified within the archaeological inventory survey. Consideration must also be afforded to any individuals accessing the project area for constitutionally protected traditional and customary purposes, in accordance with the Hawai'i State Constitution, Article XII, section 7.

We request the applicant's assurances that should iwi kūpuna or Native Hawaiian cultural or traditional deposits be found during the construction of the project, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions, please contact Jason Jeremiah (808) 594-1816 or e-mail him at [jasonj@oha.org](mailto:jasonj@oha.org).

'O wau iho nō me ka 'oia 'i'o,



Clyde W. Nāmu'o  
Administrator

C: OHA Kona CRC Office

**Harry Kim**  
Mayor



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

**County of Hawaii**  
**PLANNING DEPARTMENT**  
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224  
(808) 961-8288 • FAX (808) 961-8742

August 7, 2008

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

Dear Mr. Terry:

**SUBJECT: Pre-Consultation on Environmental Assessment**  
**Landowners: Charles and Diane Bundrant**  
**Project: 1) Consolidation/Resubdivision of 3 Lots into 3 Lots**  
**2) Relocation of an Easement from Ke'ei Road to Keawaiki Beach Lots**  
**3) Construction of a Single-Family Dwelling & Related Improvements**  
**on One Lot**  
**Tax Map Key: 8-3-5:1, 20 & 21, South Kona, Hawaii**

This is in regards to your letter dated June 13, 2008 requesting our comments for an Environmental Assessment on the above referenced project. We apologize for the lateness of this response.

We note the following:

1. The parcels are owned by B.P. Bishop Estate Trustees.
2. According to Real Property Tax Records, Parcel 1 consists of 24.55 acres, Parcel 20 consists of 0.2296 acre and Parcel 21 consists of 0.79 acre.
3. The General Plan's Land Use Pattern Allocation Guide (LUPAG) Map designation of the subject parcels is Open.
4. The three parcels are designated Conservation by the State Land Use Commission.
5. For parcels that are designated Conservation by the State Land Use Commission, there is no County zoning per se.

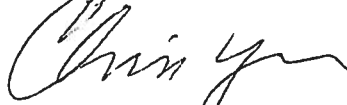
Mr. Ron Terry  
Geometrician Associates LLC  
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August 7, 2008

6. The subject parcels are located within the Kealahou Bay Historical District. Since it is a use within a Historic site or District as designated in the National or Hawaii Register of Historic Sites, this is another "trigger" that requires the preparation of an environmental assessment.
7. Although it is located within the County's Special Management Area, none of the parcels have frontage along the coastline.
8. Due to the presence of trails within the Kahauloa area, we recommend that you contact Na Ala Hele for their comments.
9. Valued cultural resources which include traditional and customary native Hawaiian rights that are exercised in the area should be discussed.
10. Permits required:
  - a. A Special Management Area Use Permit Assessment Application will be required prior to any consolidation/resubdivision action as well as for any construction activity or improvements on the subject parcels.
  - b. Subdivision approval will be required.
  - c. Plan Approval is required for all new structures and additions to existing structures.

Thank you for the opportunity to provide preliminary comments. Please provide us with a copy of the Draft Environmental Assessment for our review and file.

If you have questions, please feel free to contact Esther Imamura of this office at 961-8288, extension 257.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

ETI:cs

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LINDA LINGLE  
GOVERNOR OF HAWAII



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

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

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KAIKOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

September 19, 2008

Ron Terry, Principal  
Geometrician Associates  
PO Box 396  
Hilo, Hawaii 96721

LOG NO: 2008.2125  
DOC NO: 0809MD75  
Archaeology

Dear Mr. Terry:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –  
Request for Pre-Consultation on an Environmental Assessment  
Kahauloa Ahupua`a, South Kona District, Island of Hawaii  
TMK: (3) 8-5-005:001, 020 & 021**

Thank you for the opportunity to comment on the aforementioned application, which we received on June 16, 2008. We apologize for the delay in our reply. This EA is being prepared for the proposed construction of a single-family dwelling within the State Land Use District.

We understand that an archaeological inventory survey is being prepared for this property, and that archaeological sites are present. We further understand that the archaeological sites will be contained within a parcel that will not be developed, but we have not yet seen any reports or plans that confirm this.

We would like a chance to review the draft EA when it has been prepared. If you have questions about this letter please contact Morgan Davis at (808) 981-2979.

Aloha,

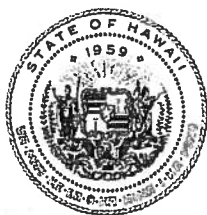
A handwritten signature in cursive script that reads "Nancy A. McMahon".

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

Cc:

Christopher J. Yuen, Director  
County of Hawaii Planning Department  
101 Pauahi Street, Suite 3  
Hilo, Hawaii 96720-4224

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
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HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

July 2, 2009

Robert B. Rechtman, Ph.D.  
Rechtman Consulting, LLC  
507-A E. Lanikaula Street  
Hilo, Hawaii 96720

LOG NO: 2009.2448  
DOC NO: 0907MD05  
Archaeology

Dear Dr. Rechtman:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –  
Request for “No Effect” for Fencing to be Installed by Lessee on KS Lands  
Kahauloa 2<sup>nd</sup> Ahupua`a, South Kona District, Island of Hawaii  
TMK: (3) 8-3-005:001, 020 & 021**

Thank you for the opportunity to review the aforementioned project, which we received on June 9, 2009. The applicants, Chuck and Diane Bundrant, are lessees under Kamehameha Schools (KS).

We agree that gates at the two current access roads in the locations recorded in your letter to us (RC-0454) will have no effect on historic properties. Please note that this determination of “no effect” applies *only* to the installation of these two specific gates; any other future requests for comment will include our recommendation for an archaeological inventory survey as known, unrecorded sites are present in these parcels.

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

If you have questions about this letter please contact Morgan Davis at (808) 933-7650.

Aloha,

A handwritten signature in black ink, appearing to read "Theresa K. Donham".

Theresa K. Donham, M.A., Lead Archaeologist  
Hawaii Island Section, State Historic Preservation Division

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