

Harry Kim
Mayor



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County of Hawaii
PLANNING DEPARTMENT

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(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.

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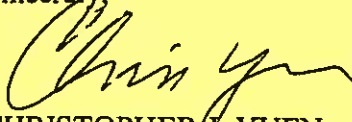
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6. The subject parcels are located within the Kealahou Bay Historical District. Since it is a use within a Historic site or District as designated in the National or Hawaii Register of Historic Sites, this is another "trigger" that requires the preparation 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

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