

William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i
PLANNING DEPARTMENT

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

October 24, 2013

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

Dear Mr. Terry:

SUBJECT: Pre-Environmental Assessment Consultation
Landowners: Charles and Diane Bundrant
Project: Single-Family Dwelling and Well Repairs
Tax Map Key: 8-3-005:001, 20 and 21 South Kona, Hawai'i

This is in response to your September 13, 2013 request for comments on an Environmental Assessment on the above referenced project.

Proposed is the construction of a single-family dwelling with improvements that include an Individual Wastewater System, a driveway and landscaping on Parcel 1 and the refurbishing of an existing water well on Parcel 20. There will also be fencing across portions of the three parcels to protect undisturbed land that contain archaeological sites.

We note the following for these three parcels:

1. According to the Real Property Tax Office records, B.P. Bishop Estates Trustees and Sunset Coffee Milling Company, Inc. are listed as the owners of Parcel 20. B.P. Bishop Estates Trustees and Charles H. and Diane Bundrant are listed as owners of Parcels 1 and 21.
2. According to Real Property Tax Office 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 Land Use Pattern Allocation Guide (LUPAG) Map's designation for all parcels is Open.
4. All parcels are designated Conservation by the State Land Use Commission.

OCT 25 2013

Mr. Ron Terry
Geometrician Associates, LLC
October 24, 2013
Page 2

5. For parcels that are designated Conservation by the State Land Use Commission, there is no County zoning per se.
6. The subject parcels are located within the Kealakekua Bay Historical District. Since the proposed use 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. Include discussion on the impact of the fencing on the Keawaiki Road and the residents of the Keawaiki Beach Lots subdivision.
9. Due to the presence of trails within the Kahauloa area, we recommend that you contact Na Ala Hele and the Ala Kahakai National Historic Trail Program for their comments.
10. Valued cultural resources which include traditional and customary native Hawaiian rights that are exercised in the area should be discussed.
11. Please contact the Hawai’i Commission on Water Resource Management for permits that may be required to refurbish the existing pit well. In addition, please indicate what infrastructures would be required to provide water service from the well to the dwelling.
12. The Department of Land and Natural Resources, State Historic Preservation Division should be contacted regarding the pit well as it may be considered a potentially significant historic structure.
13. County permits and approvals required:
 - a. A Special Management Area Use Permit Assessment Application will be required for any construction activity or improvements on the subject parcels.
 - b. Plan Approval is required for all new structures and additions to existing structures.

Thank you for the opportunity to provide these comments.

Please forward a copy of the Environmental Assessment for our review and file.

Mr. Ron Terry
Geometrician Associates, LLC
October 24, 2013
Page 3

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

Sincerely,



for DUANE KANUHA
Planning Director

ETI:cs

P:\Wpwin60\ETI\Eadraftpre-Consu\Terry Bundrant 8-3-5-1,20,21.Rtf

cc: Planning Department – Kona

Mr. Rick Gmirkin
Ala Kahakai National Historic Trail
73-4786 Kanalani Street, #14
Kailua-Kona, HI 96740