

Mitchell D. Roth
Mayor



John Pelletier
Gary Jaster
Heather Korotie
Vacant
Charles Young, Chair
Nancy Pisicchio, Vice-Chair
Marisa Bankston
David Huerta
Roselyn Molina

County of Hawai'i

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

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

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Kona Community Development Plan (CDP) Action Committee in accordance with the provisions of Section 92-7, Hawai'i Revised Statutes (HRS). This meeting will be held in-person at the location listed in this notice and by Interactive Conference Technology (ICT) through Zoom.

DATE: Tuesday March 19, 2024
TIME: 12:00 P.M.
IN PERSON LOCATION: West Hawai'i Civic Center, B2 Conference Room
74-5044 Ane Keohokālole Hwy
Kailua-Kona, HI 96740

ONLINE/ZOOM:

<https://www.zoomgov.com/meeting/register/vJltcuiuzqz0rGtJljpjOU6isbrg3UKBlZlk>

NOTICE REGARDING PUBLIC TESTIMONY: The public may provide oral testimony at the meeting by joining Zoom or attending in-person at the physical location listed above. Although not required, to register in advance for oral testimony please contact staff at cdp@hawaiicounty.gov or (808) 961-8288. Pursuant to Section 92-3, HRS, interested persons who want to provide oral testimony may do so either at the time the committee takes public statements on the agenda, or at the time the specific agenda item is called. Please note that public testimony may be limited to three (3) minutes in length per agenda item. In addition, although not required, to ensure timely delivery of written testimony to committee members, it is requested that written testimony be submitted by 4:30 p.m. at least two business days prior to the meeting via email to cdp@hawaiicounty.gov. When submitting written testimony, please specify for which agenda item written testimony is being submitted. All written testimony will be a part of the public record.

NOTICE REGARDING INTERACTIVE CONFERENCE TECHNOLOGY (ICT): A meeting held by ICT shall be automatically recessed for up to 30 minutes to restore communication when audiovisual communication cannot be maintained with all members participating in the meeting or with the in-person location identified in this notice. The meeting may reconvene when either audiovisual communication is restored, or audio-only communication is established after an unsuccessful attempt to restore audiovisual communication. If it is not possible to reconvene the meeting as provided in this subsection within 30 minutes after an interruption to communication, the meeting will be automatically terminated.

AGENDA

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF THE MINUTES: The Action Committee will consider approving the draft minutes for the Kona CDP Action Committee Meeting on February 6, 2024.

III. PUBLIC TESTIMONY ON AGENDA ITEMS: The public may provide verbal testimony at the meeting by joining the Zoom meeting or attending in-person. Please register to testify by contacting cdp@hawaiicounty.gov. Comments may be made either during the public comment portion of the agenda or just prior to the relevant business item. With discretion of the Chair of the CDP Action Committee, comments may be limited to three (3) minutes in length per agenda item. Written testimony may be submitted via email at cdp@hawaiicounty.gov or in person at the Hilo or Kona Planning Department, up to two (2) business days prior to this meeting (see the Notice Section below).

IV. BUSINESS:

- 1. Integrated Wastewater Management Plan Presentation** – Presentation and Q&A by Hawai'i County Department of Environmental Management Director, Ramzi Mansour.
- 2. S.B. No. 2058 Relating to Neighborhood Boards** – Update on the status of S.B. No. 2058 from Vice-Chair Nancy Pisicchio.
- 3. Draft General Plan Comments Discussion** – Discussion regarding comments of the Kona CDP Action Committee to be submitted to the Planning Department for the County of Hawai'i's Draft General Plan 2045.
- 4. Kealakehe Regional Park Update** – Update from Action Committee members and discussion regarding any actions the Committee may pursue.

V. AGENDA FOR NEXT MEETING: Action Committee members will discuss potential agenda items for the next meeting.

VI. ANNOUNCEMENTS

- The public comment period for the Draft General Plan is extended to April 1, 2024, and a policy rationale document is now available online: <https://cohplanning.konveio.com/general-plan-rationale>
- Deputy Corporation Counsel Jean Campbell is assigned to the Kona CDP Action Committee, effective March 1, 2024.

VII. ADJOURNMENT

This agenda and all related documents are available in the Planning Department's Kona Community Development Plan Action Committee folder via the County of Hawai'i Public Documents Repository: <https://records.hawaiicounty.gov/weblink/Browse.aspx?dbid=1&startid=9059&row=1&cr=1>. These documents may also be requested from the Planning Department by calling (808) 961-8288 or emailing cdp@hawaiicounty.gov.

NOTICE: The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the above items. A person desiring to submit oral or written testimony shall indicate their

name and whether the testimony is on their behalf or as a representative of an organization or individual. Written testimony can be submitted via email or hard copy. Hard copies should include an original and nine copies and be submitted no later than 4:30pm two business days prior to the meeting.

Anyone who requires an auxiliary aid or service, other reasonable modification, or language interpretation to access this meeting please contact the Planning Department at (808) 961-8288 or cdp@hawaiicounty.gov as soon as possible, but no later than five business days prior to the meeting date, to arrange for accommodations. If a response is received after the five-business days deadline, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. "Other reasonable modification" refers to communication methods or devices for people with disabilities who are mentally and/or physically challenged. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist. (Article 15, Section 2-91.3(b), Hawai'i County Code). A lobbyist means, "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials." (Article 15, Section 2-91.3(a)(6), Hawai'i County Code). Registration forms and expenditure report documents are available at the Office of the County Clerk-Council, 25 Aupuni Street, Hilo, Hawai'i 96720.

KONA CDP ACTION COMMITTEE

1 KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

2 Tuesday, February 6, 2024

3 DRAFT Meeting Minutes

4
5 CALL TO ORDER

6 Chair Charlie called the Kona Community Development Plan (KCDP) Action Committee (AC)
7 to order at 12:08 PM. Quorum was established at this time. This meeting was held online via
8 Zoom, and in-person at the Kula'imano Community Center.

9 The YouTube video of this meeting can be found here:

10 <https://www.youtube.com/watch?v=uxyouSBOHRg&t=16s>

11
12 ROLL CALL

13 AC Members Present: Nancy Pisicchio (Vice Chair)

14 AC Members Present via Zoom: Charles Young (Chair), David Huerta, John Pelletier and
15 Roselyn Molina

16 Excused Absence: Heather Korotie

17 Unexcused Absence: Marisa Bankston and Gary Jaster

18 County Staff: Planners – Janice Hata and Jessica Lahip

19 County Staff Present via Zoom: Maryam Palma and Kawelo Kalili.

20 Approximately 5 members of the of the public attended the meeting (1 in person and 4 via
21 Zoom)

22 County Officials: Deputy Corporation Counsel - Michelle Ahn.

23 ANNOUNCEMENTS:

24 Zarine Dorabji resignation from Kona CDP Action Committee [SEE YOUTUBE TIMESTAMP

25 APPROVAL OF MINUTES:

26 Vice Chair Nancy Pisicchio motioned to approve the January 8, 2024 minutes. Motion seconded
27 by committee member John Pelletier. Motion passed unanimously. [SEE YOUTUBE
28 TIMESTAMP 4:38]

29
30 PUBLIC COMMENT ON AGENDA ITEMS:

31 At 12:12 P.M., Chair Young called for statements from the public. There was 1 member of the
32 public in attendance to provide testimony:

33 Chuck Flaherty [SEE YOUTUBE TIME STAMP 7:55]

34 Testimony closed at 12:20 P.M.

35 BUSINESS:

36

37 1. Scheduling of Future Kona CDP Action Committee Meetings: Discussion and decision
38 making regarding the scheduling, logistics and format of future meetings.

39 This item was called to order at 12:21 P.M. There were approximately five members of the
40 public in attendance.

41 [SEE YOUTUBE TIMESTAMP 12:30] Action Committee members Charles Young (Chair),
42 David Huerta, John Pelletier, Roselyn Molina and Nancy Pissichio discuss having meetings on a
43 monthly basis instead of meeting bimonthly.

44 This item concluded at 12:31 P.M.

45

46 2. SB 2058 Relating to Neighborhood Boards

47 This item was called to order at 12:32 p.m.

48 [SEE YOUTUBE TIMESTAMP 24:00] CDP Action Committee Member Nancy Pissichio spoke
49 about Senate Bill 2058 and having more opportunity for public input. CDP Action Committee
50 member John Pelletier motioned to nominate CDP Action Committee member Nancy Pissichio
51 to write and submit an AC letter in support of SB 2058, seconded by CDP Action Committee
52 member David Huerta. Motion passes unanimously, aye.

53 This item concluded at 12:49 p.m.

54

55 3. General Plan Comments Discussion

56 This item was called to order at 12:49 p.m.

57 [SEE YOUTUBE TIMESTAMP 41:19] The Kona CDP Action Committee members discussed
58 the draft General Plan. The maps on the draft General Plan should have a TOD zoning
59 designation versus High Density Urban.

60 Due losing quorum at 1:00 p.m. this item concluded at 12:58 p.m.

61

62 ADJOURNMENT:

63 CDP Action Committee member David Huerta motioned to adjourn the meeting. Motion
64 seconded by CDP Committee member Roselyn Molina. Motion passed with unanimous aye vote.
65 The meeting was adjourned at 12:59 p.m.

66 These minutes and all related documents are available in the Planning Department's Kona
67 Community Development Plan Action Committee folder via the County of Hawai'i Public
68 Documents Repository. These documents may also be requested from the Planning Department
69 by calling (808) 961-8288 or emailing cdp@hawaiiicounty.gov.

DRAFT

Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director

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KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

February 21, 2024

Senator Karl Rhoads, Chair
Senator Mike Gabbard, Vice Chair
Senate Committee on Judiciary
Hawai'i State Capitol, Conference Room 016
415 South Beretania Street
Honolulu, HI 96813

RE: SB 2058, Relating to Neighborhood Boards

Dear Chair Rhoads, Vice Chair Gabbard, and Committee Members:

At the meeting of the Kona Community Development Plan (CDP) Action Committee held on February 6, 2024 at the West Hawai'i Civic Center, the Action Committee voted unanimously (with five of its eight members present) to endorse as its own statement a letter in support of SB 2058. Attached is the letter submitted, Communication Number 2024-11.

Sincerely,



Charles Young (Feb 22, 2024 08:34 HST)

Charles Young, Chair
Kona CDP Action Committee

During the February meeting of the Kona Community Development Plan (CDP) Action Committee, the members voted to support the passage of SB 2058, the bill introduced by Senator Dru Kanuha.

Since the creation of the program, the County of Hawai'i's advisory CDP Action Committees have had to convene our meetings under the strict regulatory Sunshine Law rules that are required of decision-making bodies such as the County Council.

SB 2058 proposes to make minor technical improvements to Chapter 92.81 HRS of the State Sunshine Law. The addition of a new generic definition for community outreach board to §92-2 would apply to (existing or future) similar boards or committees in other counties. This language would allow our CDP Action Committees to operate under the Sunshine Law Chapter 92.81 HRS, the section of the Sunshine Law that applies to Neighborhood Boards.

The Kona CDP Action Committee believes the passage of SB 2058 will greatly increase the ability of all of Hawai'i County's CDP Action Committees to better serve our communities and encourage public participation in local government.

Mahalo,


[Charles Young \(Feb 22, 2024 08:34 HST\)](#)
Charles Young, Chair
Kona CDP Action Committee

Cesspool Conversions in the County of Hawai'i

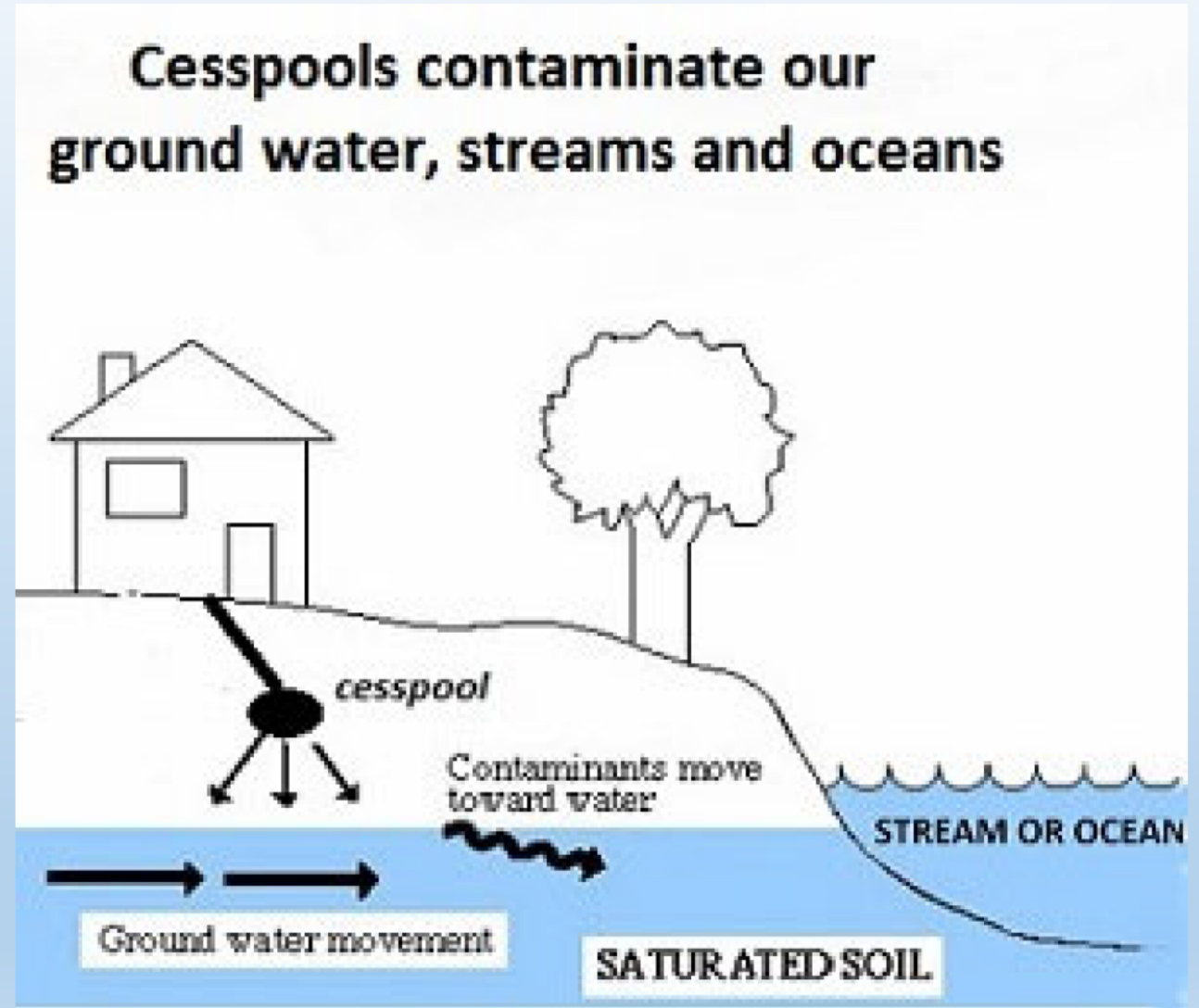
Ramzi Mansour, Director
Department of Environmental Management

Agenda

- **What are cesspools and how many are within the County of Hawai‘i**
- **The driving legislative force**
- **COH public engagement meetings**
- **Most likely conversion options for COH**
- **Roles and responsibilities Owner vs. COH vs. DOH**
- **Cost**
- **Why now and How**
- **How to participate to shape the Wastewater vision for the COH**

Cesspools are harming our environment

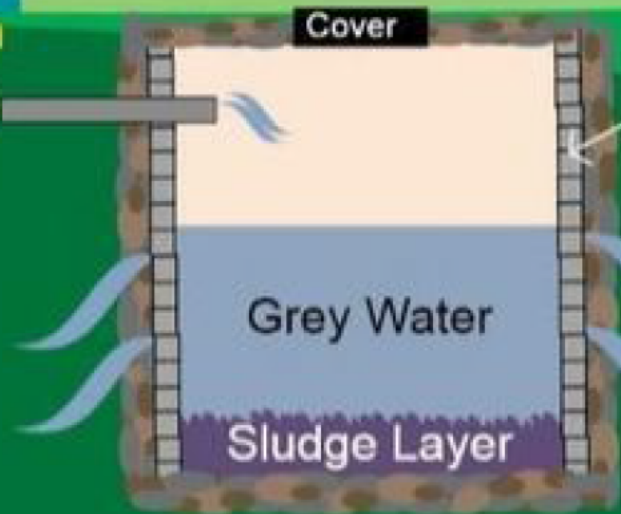
- Cesspools are substandard systems. They don't treat wastewater; they merely dispose of it. Cesspools concentrate the wastewater in one location, often deep within the ground and in direct contact with groundwater, causing groundwater contamination. -- DOH



Cesspools, continued



Inlet Pipe/Drain



Cover

Concrete/Brick/
Perforated Wall

Grey Water

Sludge Layer

Grey water perforates
through the wall
and into the Earth



Cesspools in Hawai'i

88,000



Number of cesspools in the State of Hawai'i & highest number of all States in the U.S.

Act 125

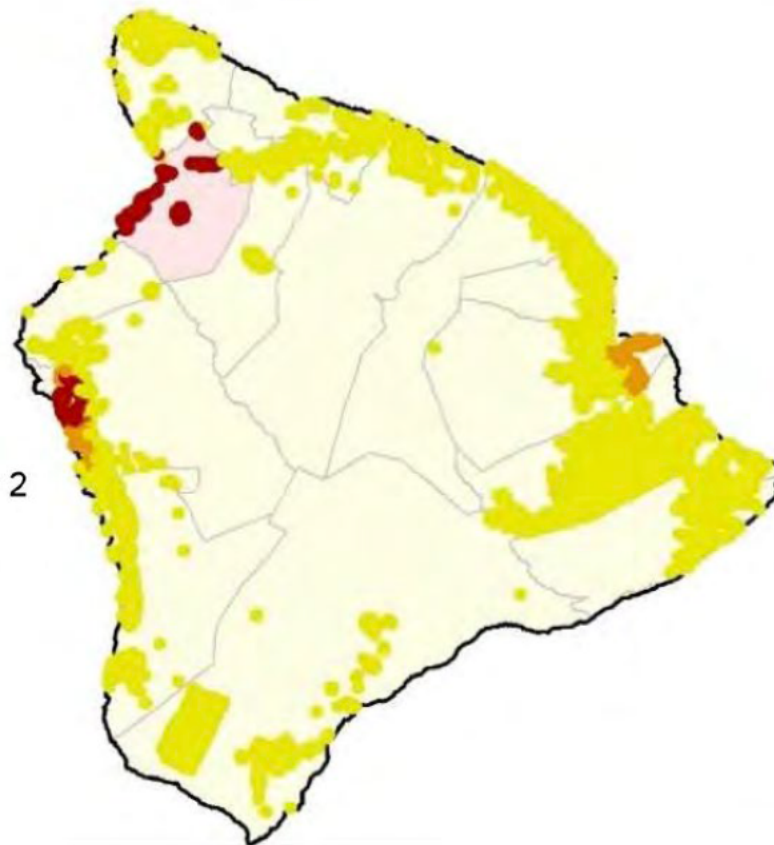


Passed during the 2017 Legislative Session, mandates the removal of all cesspools island wide by the year 2050.

For more information and to read the full report on cesspools by the Department of Health visit:
<http://health.hawaii.gov/wastewater/cesspools/>

Cesspools: Prioritization Category by Tract

- Priority 1
- Priority 2
- Priority 3



53 Million

Gallons of sewage from Hawai'i cesspools that leak into the environment daily.



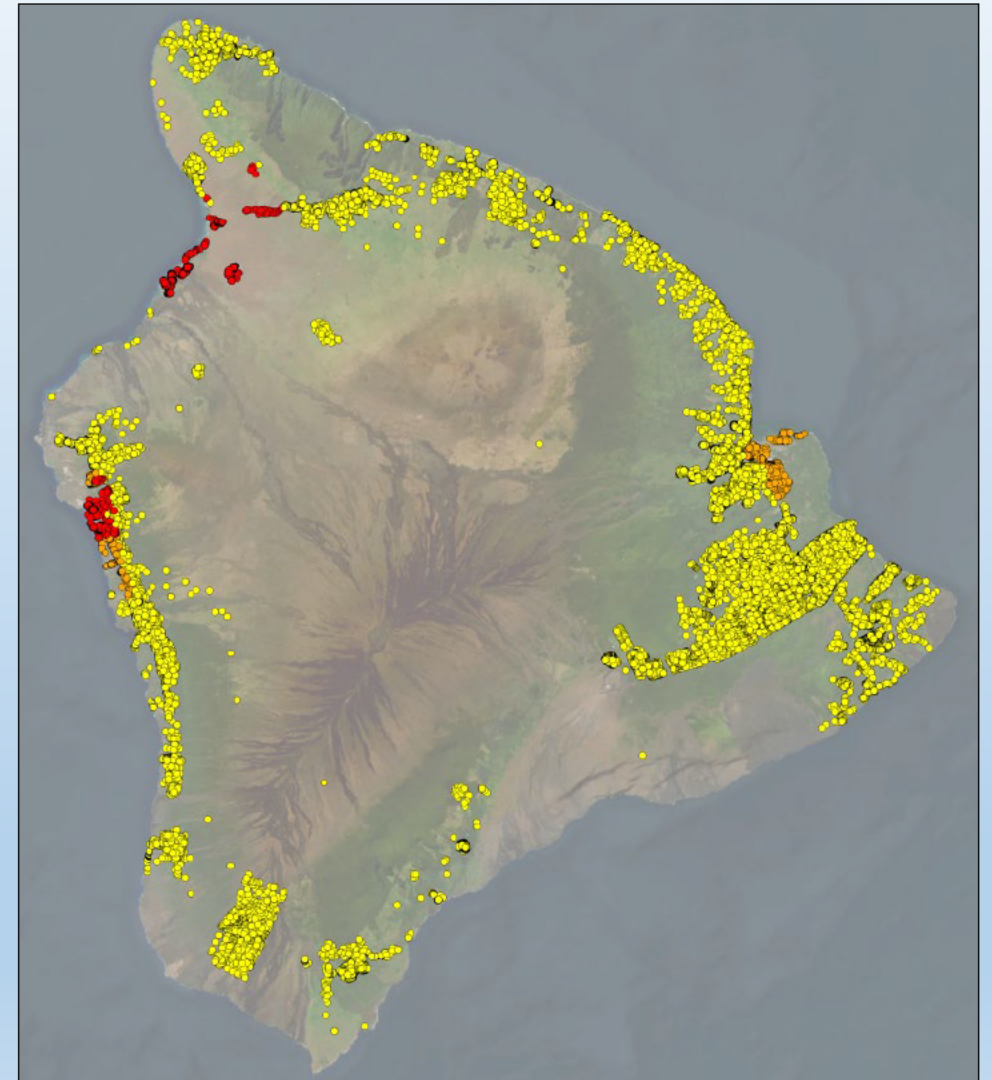
90%

Percent of the Hawai'i's drinking water that comes from underground aquifers. Recent testing found cesspool contaminants in the drinking water of some areas of the state.



Hawai'i County has the most cesspools in the State

Priority Category	Number of Cesspools
● 1	5,119 cesspools (11%)
● 2	2,619 cesspools (5%)
● 3	40,858 cesspools (84%)
Total	48,596 cesspools



2,000 cesspools per year need to be converted to meet the 2050 deadline.

The Driving Legislative Force

- **HRS 342D-72:** (a) Before January 1, 2050, every cesspool in the State, excluding cesspools granted exemptions by the director of health pursuant to subsection (b), shall be:
 - (1) Upgraded or converted to a director-approved wastewater system; or
 - (2) Connected to a sewerage system.(b) The director of health may grant exemptions (based on small lot size, steep topography, poor soils, or accessibility issues)
- **Act 132 (2018):** Created the Cesspool Conversion Working Group
 - Analyzed 15 objectives in the broad categories of Finance, Technology, and Data Prioritization
 - Presented findings to the 2023 Legislature



+

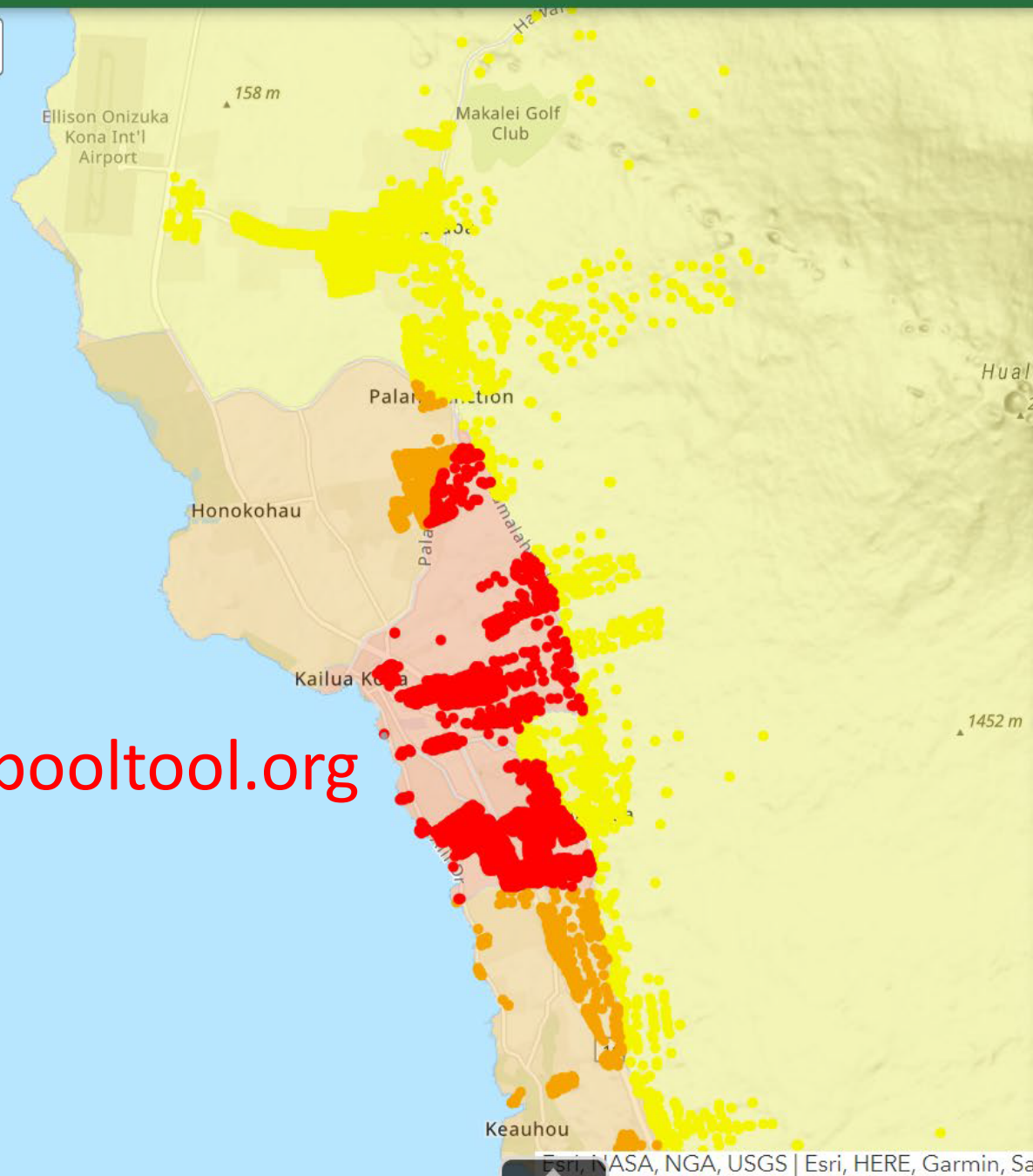
-

Home

Refresh

Find address or place

Q



Legend

^

x

Cesspools_Prioritized_by_Tract

Final Priority Weighted

- Priority (3)
- Priority (2)
- Priority (1)
- Prioritized at higher resolution only

Census_Tracts_Prioritized

Final Priority

- Priority (3)
- Priority (2)
- Priority (1)

www.hawaiicesspooltool.org



Who is responsible for what?

Hawaii Department of Health, Wastewater Branch

- Review and approve **new individual wastewater systems** (e.g., septic tanks, aerobic treatment units, or others).
- Regulate and oversee **all IWSs** state-wide, including enforcement of the cesspool ban.
- Implement **IWS financial aid** (when available).

Homeowner

- **Comply** with the State's cesspool conversion mandate.

Hawaii County

- Support constituents by developing a **roadmap** to guide the County's cesspool conversions.
- Operate and maintain **County-owned sewers**, wastewater pump stations, and wastewater treatment plants.
- Plan and build **new sewers** so that feasible homes can connect (convert cesspools).
- Review and approve **building permits**.

Most likely conversion options for COH

- Expansion of centralized sewer service areas
- Decentralized systems
 - Potential conversion option for clustered systems that cannot be feasibly connected to centralized systems
- Individual wastewater systems
 - Conversion technology is dependent onsite conditions



Conversion option #1: Connect to the County's sewer system (Centralized System)

- Proximity to existing collection system
- Feasibility of extending the collection system
- Available capacity at the wastewater treatment plant
- Cost of upgrades and sewer fees

County Wastewater Treatment Plants



Connect to the County's sewer system

Benefits



Potential to reduce potable water use and increase recycled water use



Excellent environmental protection



Potential for rapid conversions



Homeowners will not have to operate and maintain an individual system



Potential to reduce the burden of conversions by limiting scope to sewer lateral only

Challenges



County will need to expand sewer system



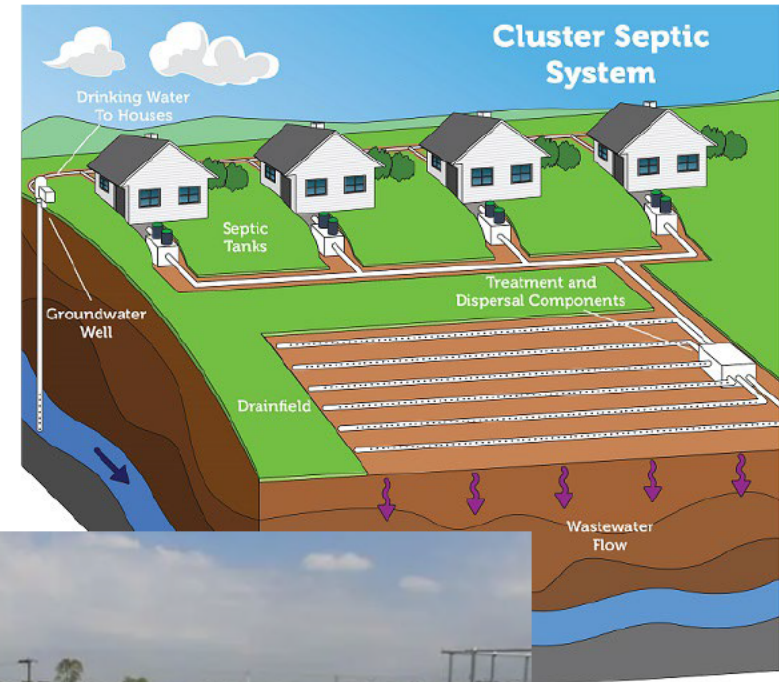
Cost to the County will be significant, but can be financed/recovered over time



County requires staff/support to implement projects

Conversion option #2: Connect to a new or existing Decentralized or Cluster WWTP

- Connecting groups of homes (50 to several hundred)
- Smaller version of a centralized WWTP
- Larger version of an onsite individual wastewater system
- Cost of construction and sewer fees



Connect to a new or existing Decentralized or Cluster WWTP

Benefits

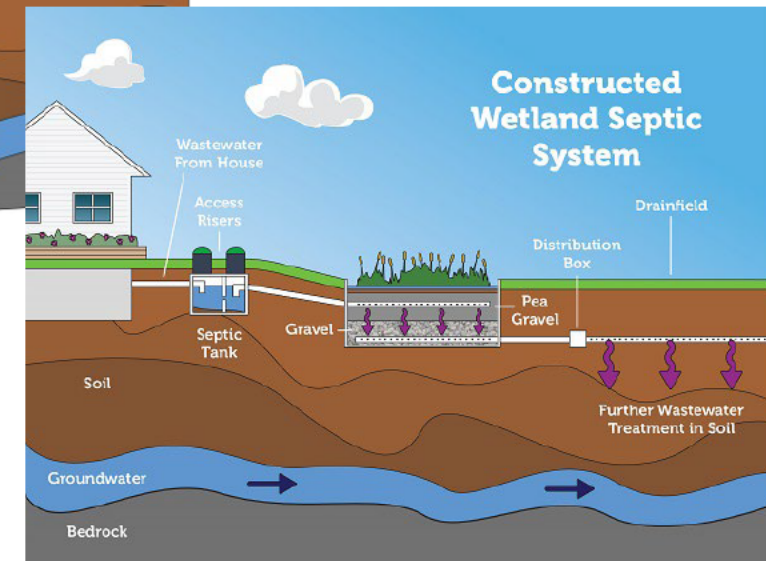
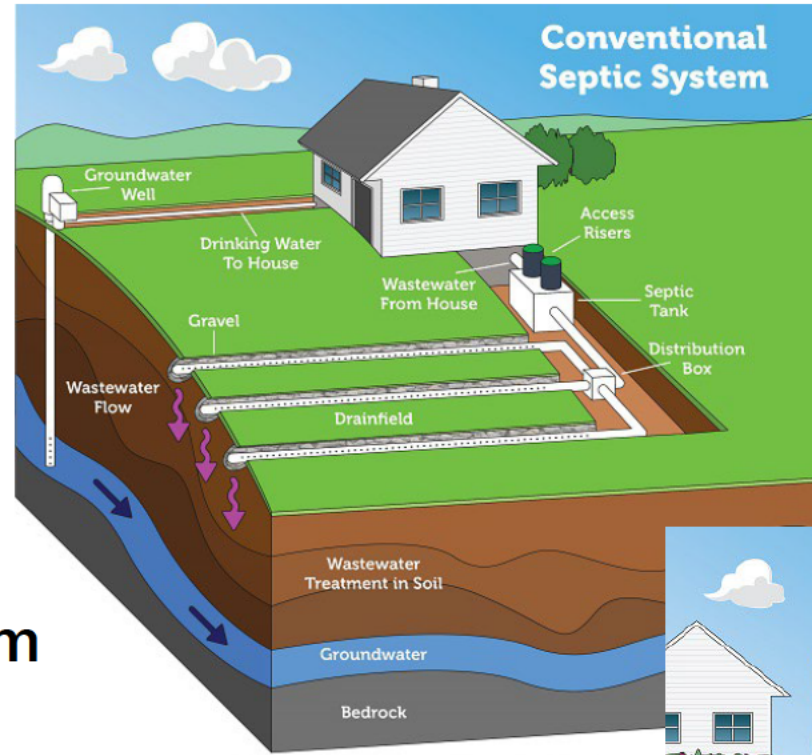
-  Potential to reduce potable water use and increase recycled water use
-  Excellent environmental protection
-  Potential for rapid conversions
-  Homeowners will not have to operate and maintain an individual system
-  Potential to reduce the burden of conversions by limiting scope to sewer lateral only
-  Broadens range of funding opportunities

Challenges

-  Neighborhood coordination needed (e.g., Sewer Improvement District)
-  Costs for up-front planning, design, and construction
-  Need for licensed, skilled operators
-  Land/space requirements

Conversion option #3: Convert to a DOH-Approved Onsite System

- Site evaluation by licensed engineer to determine possible system options
- Regulation (HAR 11-62): systems approved for use by DOH
- Submit application for each system to be reviewed/approved by DOH
- Typically, minimum lot size of 10,000 square feet



Convert to an Approved Onsite System

Benefits



Potentially lower construction costs



Better than cesspools



Additional land would not need to be acquired



Relatively fewer permitting requirements



Homeowner demonstrates environmental stewardship

Challenges



Homeowners are responsible for operating and maintaining system



Cost must be borne by homeowner and financial support is needed by many



Owners must hire licensed engineer and contractor



Environmental risk because effluent is directly discharged into ground

How much does a cesspool conversion **cost**?

It depends on the conversion method...

- **IWS:** Homeowners' costs for IWS conversions range from \$30K to \$70K (site-specific +/-)
- **Sewering:** Cost estimates from Puna Facility Plan
 - Estimated \$4B to \$11B capital cost for different sewerage alternatives (County sewers)

Future plans for financial support



Hawaii County is exploring grant and low interest loan options for County projects.

- Federal funding opportunities.
- Prioritize high priority cesspools and financially burdened.



State financial support programs:

- Waitlist is filled for the current \$20K DOH grant program.
- Other programs are to be determined.

<https://health.hawaii.gov/wastewater/home/ccpgp/>

– ***Why***

- To protect human health
- To manage precious groundwater sources, shorelines, beaches, reefs, and ocean activities
- To comply with Federal and State laws
- To provide a road map for future development planning
- To address solutions to current conditions
- To identify and forecast capital improvements and work on financial plans in advance
- To create a preventative maintenance program
- To tackle the top priorities and identify necessary resources

– ***How***

- Close and ongoing collaboration with the County Council over the last three years to tackle our wastewater challenges head-on
- DEM has been working on multiple fronts to solve the wastewater problem by:
 - » Finalizing the Puna and Pāhoa wastewater master plans
 - » Undertaking a wastewater rate study to address the fiscal shortfalls
 - » Securing the services of Carollo Engineers to address the Integrated Wastewater Management Plan, the Cesspool Master Conversion Plan, the Facility Plan, the Hilo WWTP, and a revision of Operations and Maintenance manuals

Two rounds of public engagement



February 2024

First Round: Basis of Cesspool Conversion Plan

- Water stewardship
- Importance of eliminating cesspools
- Overview of options to convert cesspools

Second Round: Cesspool Conversion Plan Findings

- Conversion options by region
- Financing & funding concepts



Summer 2024

Ongoing Public Engagement

First Round: February 2024

Second Round: Summer 2024

- **Maps showing conversion options:**
 - **Connect to an existing wastewater treatment plant**
 - **Connect to a new cluster or decentralized wastewater treatment plant**
 - **Replace cesspool with an approved system**
- **What will it cost and how to pay?**
 - **Financing & funding concepts**

For more information, please see DEM's website or email
cohdem@hawaiicounty.gov

❖ <https://www.dem.hawaiicounty.gov/projects/integrated-wastewater-management-plan>



Scan me

A screenshot of the Hawaii County Environmental Management website. The header is dark teal with the county logo, name, and 'ENVIRONMENTAL MANAGEMENT' text. Navigation links include 'Contact Us', 'Sign Up for Service Notifications', and a search bar. A menu bar below the header has options: 'SERVICES', 'FACILITIES', 'FAQ', 'PROJECTS' (highlighted with a yellow underline), 'ABOUT', and 'I WANT TO...'. The main content area shows a breadcrumb 'Projects »' followed by the title 'Integrated Wastewater Management Plan'. Below the title are links for 'Font Size', 'Share & Bookmark', 'Feedback', and 'Print'. The project title is repeated in a larger font, followed by 'Cesspool Conversions Public Engagement'. A sidebar on the left lists other projects: 'INTEGRATED WASTEWATER MANAGEMENT PLAN', 'PĀHALA & NĀ'ĀLEHU LARGE CAPACITY CESSPOOL CLOSURES', 'WASTEWATER PLAN FOR PUNA & FEASIBILITY STUDY FOR PĀHOA', and 'PUAKŌ AND SOUTH KOHALA REGIONAL WASTEWATER MASTER PLAN'.

How to participate in the legislative process.



❖ Tips on testimony:

<https://lrb.hawaii.gov/par/engagement-101/tips-on-testimony/>

Scan me

- ✓ Include the bill number, bill's title, your name
- ✓ Address the committee chair and members
- ✓ Clearly state whether you support or oppose the bill
- ✓ Introduce yourself and your organization (if any) that you represent
- ✓ Summarize the reason for your position; provide facts and/or tell a personal story
- ✓ Thank the committee for the opportunity to testify
- ✓ Keep it short

How to participate in the legislative process...



Scan me

❖ Use your voice at the Legislature:

<https://lrb.hawaii.gov/par/use-your-voice-at-the-legislature/>

- ✓ Communicate with your Legislators
- ✓ Share an idea for a new law
- ✓ Ask for a public hearing
- ✓ Testify
- ✓ Repeat as necessary
- ✓ Contact the Governor

Questions?



2045 General Plan Draft, proposed amendments

by Nancy Pisicchio

General Plan Land Use Maps and Designations

Table 6: Urban Land Use GP Pg. 32

GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
High-Density Urban	General commercial, multiple-family residential, and related services. Confined to Urban Growth Areas.	36-60	RM, RCX, V, CG, CDH, MCX, ML
Medium-Density Urban	Village and neighborhood commercial and single-family and multiple-family residential and related functions. Confined to Urban Growth Areas.	13-35	RM, RD, RCX, V, CN, CV, CG, MCX, ML
Low-Density Urban	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.	3-12	RS, RM, RCX, ML, V, CV, CN
Urban Expansion Reserve	Allows for a mix of high density, medium density, low density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined.		RS, RM, RCX, CV, CN, CG, MCX, ML, UNV, V
Light/Service Industrial	Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses.		MCX, ML
Heavy Industrial	Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts).		MG
University	Public university, including ancillary public uses, residential, and support commercial uses.		UNV, CG, CN, RM
Resort	Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services.		V, PD, RS, RM, CV, CN, MCX
<u>Transit-Oriented Development (TOD)</u>	<u>Transit-Oriented Development Floating Zone (TOD) – Mixed-use developments located at strategic points along a regional transit system. TODs consist of moderate and high-density housing, along with complementing public uses, jobs, retail, and services.</u>	<u>Minimum land area. The minimum land area for a new community shall be consistent with the zoning code's requirements for project districts, which corresponds to the urban and secondary core.</u> KCDP Pg. 4-41	<u>High-Density Village Design Guidelines</u>
<u>Traditional Neighborhood Development (TND)</u>			<u>Medium-Density Village Design Guidelines</u>

#1 Proposed amendment to Table 6: Urban Land Use by adding TOD and TND to the list of “GP Designation” in column 1 (see above) since it is the stated intent of the General Plan (see page 46) to adopt policies to Include both TODs and TNDs.

Sustainable Development and Resilient Communities

Draft GP Pg. 37

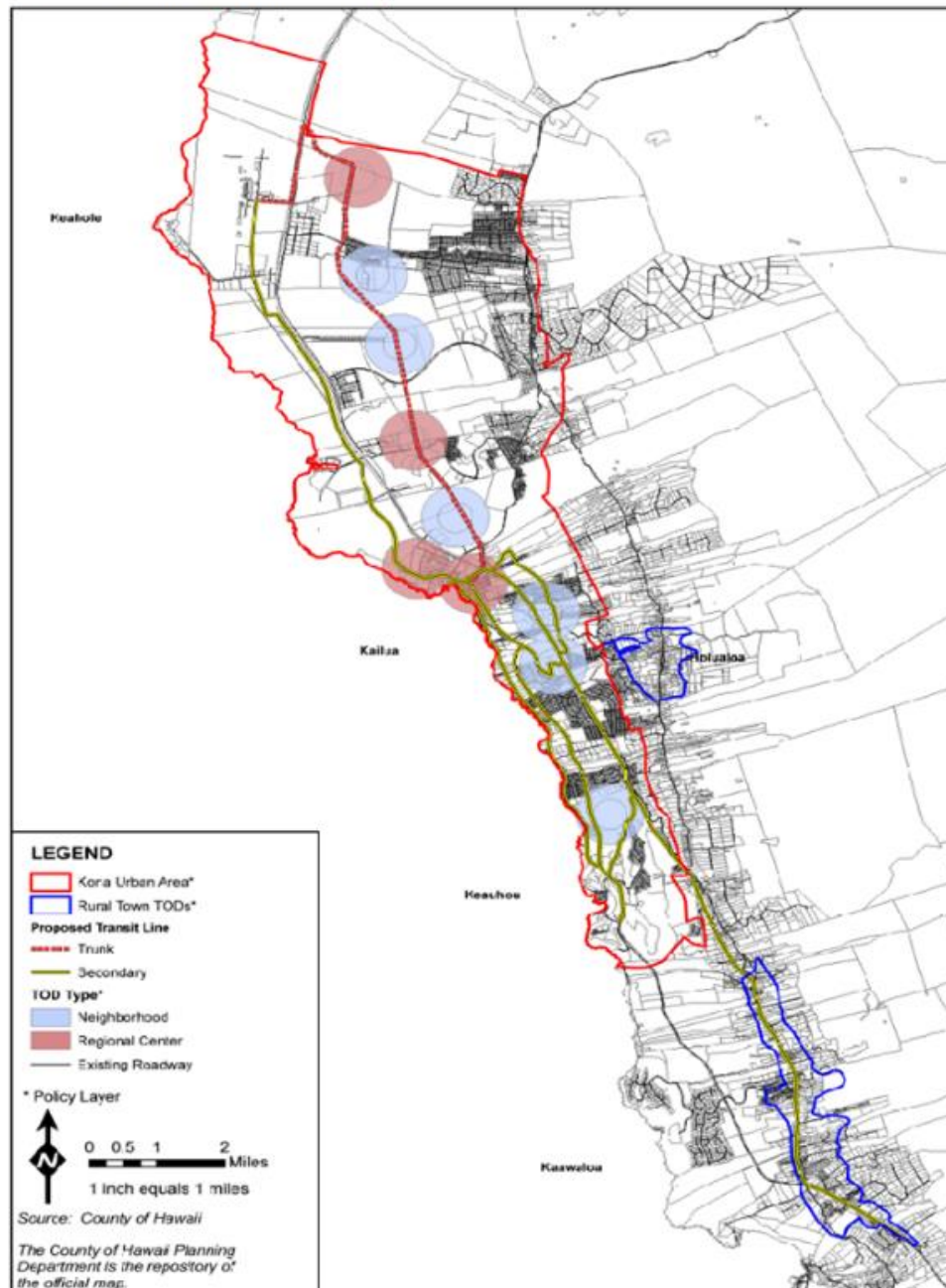
Land Use Map 3



#2 Proposed amendment to Land Use Map 3

Land Use Map 3 should indicate the TOD's that have been identified on Kona CDP Figure 4-7, Pg. 4-36. See map below.

Figure 4-7 Official Kona Land Use Map



#3 Proposed Map 3 Amendment:

Regarding Draft GP Map 3, it is suggested that the property that now appears as the newly proposed High-Density Urban and Medium Density boundaries located mauka of the Old Airport and makai of Queen Ka'ahumanu Hwy be instead designated as a Regional Center and Neighborhood TODs as designated in the Kona CDP Official Land Use Map, Figure 4.7.

This is important to ensure that **proper mixed-use master planning** is carried out for the area. See the recommendation from KCDP below:

“Makaeo Village (Regional Center) A major retail center is planned near the Old Airport Park. As a mixed-use village, the plan is to introduce residential uses into the mix, design a complementary relationship to the Old Airport Park, and integrate a transit hub or major park and ride facility for commuters”. Source KCDP Pg. 4-40

Land Use Goal

1.2: Urban Growth Areas

The Urban Growth Areas include high-density Transit Oriented Development (TOD), medium-density Traditional Neighborhood Development (TND), and low-density Urban Neighborhood Centers. These centers provide physical, social, governmental, and economic concentrations and easier access to services, recreation, and employment activities. Draft GP Pg. 46

#4 Proposed amendment to Pg 46: Following the above language, amend the text to include these general definitions:

Transit-Oriented Development (TOD). The development of compact, mixed-use villages which would integrate housing, employment, shopping, and recreation opportunities. Villages would be designed around transit stations/stops which would reduce the need for daily trips and financially support the expanded transit system. Source KCDP Pg. 4.6

Village Types Defined—Transit-Oriented Developments (TODs) vs. Traditional Neighborhood Developments (TNDs). Both TODs and TNDs are compact mixed-use villages, characterized by a village center within a higher-density urban core, roughly equivalent to a 5-minute walking radius (1/4 mile), surrounded by a secondary mixed-use, mixed-density area with an outer boundary roughly equivalent to a 10-minute walking radius from the village center (1/2 mile). The distinction between a TOD and TND is that the approximate location of a TOD is currently designated on the Official Kona Land Use Map (Figure 4-7) along the trunk or secondary transit route and contains a transit station, while TND locations have not been designated and may be located off of the trunk or secondary transit route at a location approved by a rezoning action. Source KCDP Pg. 4-28

DRAFT Kona General Development Plan- written testimony

- 1) Restrict building residential units to 2-3 stories in areas NOT classified/zoned industrial, high density urban “clusters”. Especially important along shoreline.

This leaves open areas, residential areas that are low density for pedestrian access, opens view planes, limits traffic issues for density and evacuation purposes, protects shorelines, limits run off contamination of ocean water.

- 2) More corridor makai-mauka roads up to highways- decreases the long jams of traffic along shoreline to areas and enhances effectiveness of evacuations. Limit traffic to NO passing along the entire length of Alii Drive from Kailua-Kona to Keauhou.

- 3) Limit short term rentals (STR) to medium/high density resort/commercial/residential areas only. No STRs in residential subdivisions which are created to be neighborhoods for long term rentals or home owners/residents. No STR should be allowed if the owner or manager is NOT on the property.

STRs are designed to increase income for the owners who most likely are not full time residents, destroys the “community” feeling in which they are located, restricts access to residents of Hawaii for home ownership or rental. STRs hurt resorts/condominiums that are designed for visitors, but the visitors choose homes in neighborhoods instead. Most of the visitors are not here long enough during a visit to respect the culture, community atmosphere and lifestyle we wish to perpetuate. They benefit from being close to commercial high density areas where there are restaurants, shops, access to healthcare facilities and tourist destinations.

Some highly desirable visitor destinations limit STRs to a minimum of 60-90 days which controls the visitors who are only here 1-2 weeks. Close the loopholes that allow owners/managers to get around the minimum stay restrictions.

Thank you for considering my concerns/suggestions,

Jean Thompson/[REDACTED] / resident for 44 years

[REDACTED]

AGENDA ITEM: IV-1 INTEGRATED WASTEWATER MANAGEMENT PLAN PRESENTATION

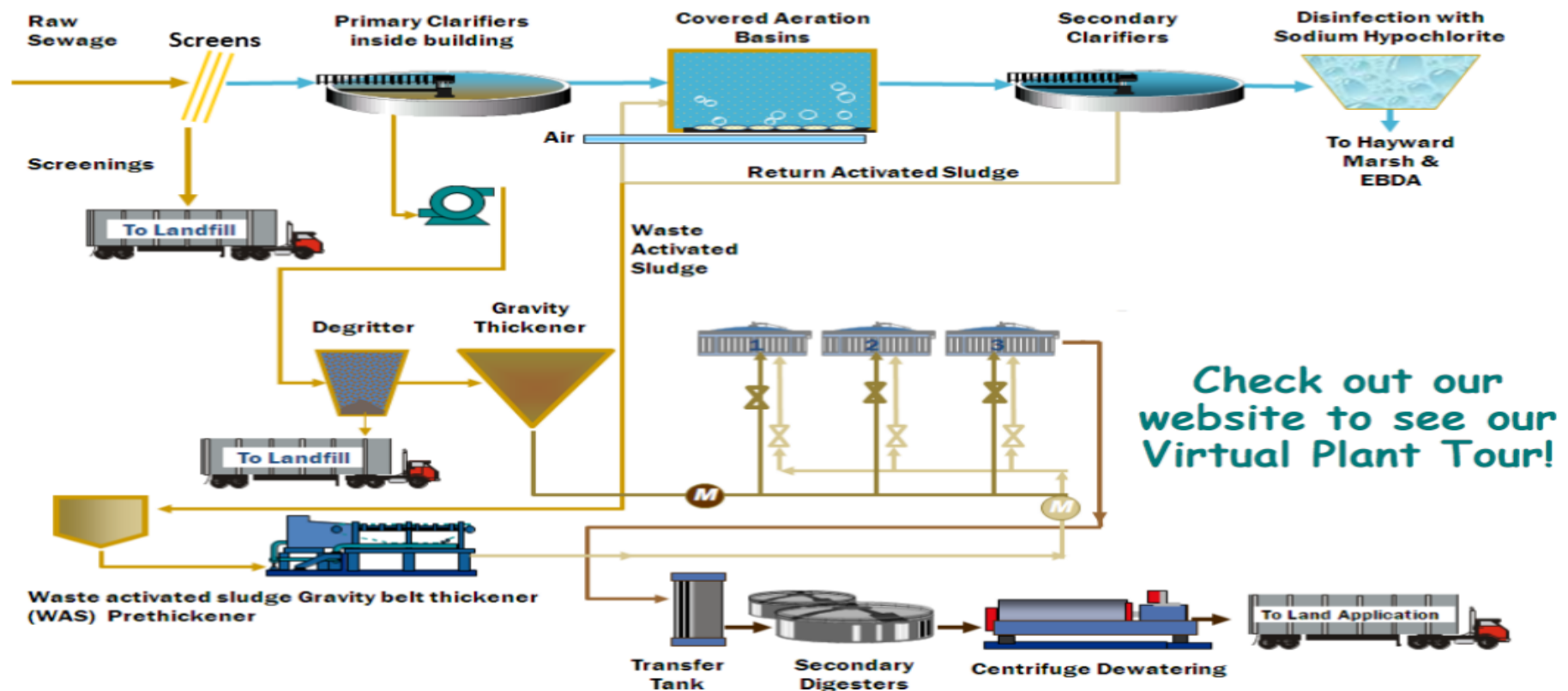
SUBJECT: APPROACH & LOGIC FOR BETTER UNDERSTANDING OF BEST PRACTICES WWTP FLOW CHART TO CLARIFY SCOPE, PROBLEMS AT HAND WITH EPA INFO GUIDE/POSSIBLE FUNDING & FLOW CHARTS OF NA'ALEHU SOLUTIONS/CHOICES & PRO'S/CON'S SITUATION NOW AT HAND AS TEMPLATE TO FOLLOW. PLEASE SEE SCREENS BELOW.

SUBMITTED BY: PAULETTE KA'ALA ROBERSON, RETIRED END OF 2019 AFTER 20 YEARS WITH CALIFORNIA PUBLIC UTILITY WASTEWATER TREATMENT/COLLECTIONS PLANT (CURRENT RESIDENT IN KEAUHOU, KONA)

Protecting Human Health and the Environment for Fremont, Newark, and Union City.



Union Sanitary District's Wastewater Treatment Process



Confirmation ID: fB0LpODyxgb3PctdmVZk



United States
Environmental Protection
Agency

Office of Enforcement and
Compliance Assurance (2224A)

EPA 305-B-05-002

www.epa.gov

January 2005

GUIDE FOR EVALUATING CAPACITY, MANAGEMENT, OPERATION, AND MAINTENANCE (CMOM) PROGRAMS AT SANITARY SEWER COLLECTION SYSTEMS

Success! Confirmation ID: fB0LpODyxgb3PctdmVZk

Thank you for your submission.

You will receive an e-mail including the Confirmation ID to the e-mail address you provided. Please keep the confirmation e-mail for your records. If you do not see this e-mail within 30 minutes, please also check your spam or junk folder.

Confirmation ID: fB0LpODyxgb3PctdmVZk

File Uploads: 2

File Names: USD-Union Sanitary District Flow Logic Chart.pdf, EPA SEWER WWTP CMOM Program.pdf

Capacity, Management, Operations and Maintenance

CHAPTER 1. INTRODUCTION

1.1 Purpose of this Guide

This guide identifies some of the criteria used by EPA to evaluate a collection system's management, operation, and maintenance (CMOM) program activities. The guide is intended for use by EPA and state inspectors as well as the regulated community – owners or operators of sewer systems collecting domestic sewage as well as consultants or other third-party evaluators or compliance assistance providers. Collection system owners or operators can review their own systems by following the checklist in Chapter 3 to reduce the occurrence of sewer overflows and improve or maintain compliance. The guidance herein may also be taken a step further. If a federal or state reviewer observes a practice that does not effectively meet the elements of a CMOM program, he or she may make recommendations to educate the operator, inspector, case developer, or those involved in a settlement agreement. Additionally, having key board members (policy makers) read this guide will also allow them to better understand the benefits of investing in good CMOM programs.

The guide is applicable to small, medium, and large systems; both publicly and privately owned systems; and both regional and satellite collection systems. Regardless of size, each owner or operator will have an organization and practices unique to its collection system. While these specific characteristics will vary among systems, the CMOM concepts and best management practices are likely to apply to all types of systems. Where appropriate, this document provides guidance on the differences.

Capacity, Management, Operations and Maintenance programs are a best practice for collections system owners and operators. Both comprehensive and holistic, a CMOM program is an information-based program to effectively run a collections system and help lower the risk of National Pollutant Discharge Elimination System permit violations and discharge violations. As the EPA notes in their Asset Management for Sewer Collection System fact sheet: "Lacking adequate focus on operations and maintenance, many collections system utilities have slipped into a reactive mode, with most of the operational resources allocated to emergency response and rehabilitation or replacement of failed components." Instead, a proactive and even predictive approach is encouraged by following a CMOM program.

In 2005, the EPA published a guide to evaluating and structuring a Capacity, Management, Operation and Maintenance program. The CMOM approach is not enforced by regulatory authorities, nor is it legally binding, but can be mandated as a response to consent decrees. CMOM program documentation and subsequent audits may also be required when submitting applications for an NPDES permit. The ultimate goal of the CMOM process is to assure that discharges from treatment facilities are free from pollutants. Therefore, preventing sanitary sewer overflows, which are illegal under the Clean Water Act, is also a priority.

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Nā'ālehu Large Capacity Cesspool Closure

Environmental
Information Document
and Preliminary
Engineering Report
Follow up

County of Hawai'i

November 16, 2023

Nā'ālehu Community Center

TONIGHT'S AGENDA

- Purpose of this meeting
- Cesspool closure milestones for Nā'ālehu
- Recapping Treatment Alternative Options
- Feedback the different treatment alternative options described with Preliminary Engineering Report (PER).
- Overview of Environmental Information Document
- Next Steps
- Questions & Answers
- Closing and Survey

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NĀ'ĀLEHU CESSPOOL CLOSURE MILESTONES

2022 AOC revision

- ✓ Feasibility Evaluation Report (FER) – 60 days after AOC execution date of August 22, 2022
- ✓ Preliminary Engineering Report – 300 days after FER approval
- **(We are here)** Environmental Information Document – 365 days after PER approval. Clock started October 23, 2023
 - Due October 22, 2024
- Implementation Plan – Due 30 days after approval of EID
- **Large Capacity Cesspool closure – No later than December 31, 2027**

OPTION 1: CENTRALIZE PACKAGE PLANT WITH NEW SEWER COLLECTION SYSTEM

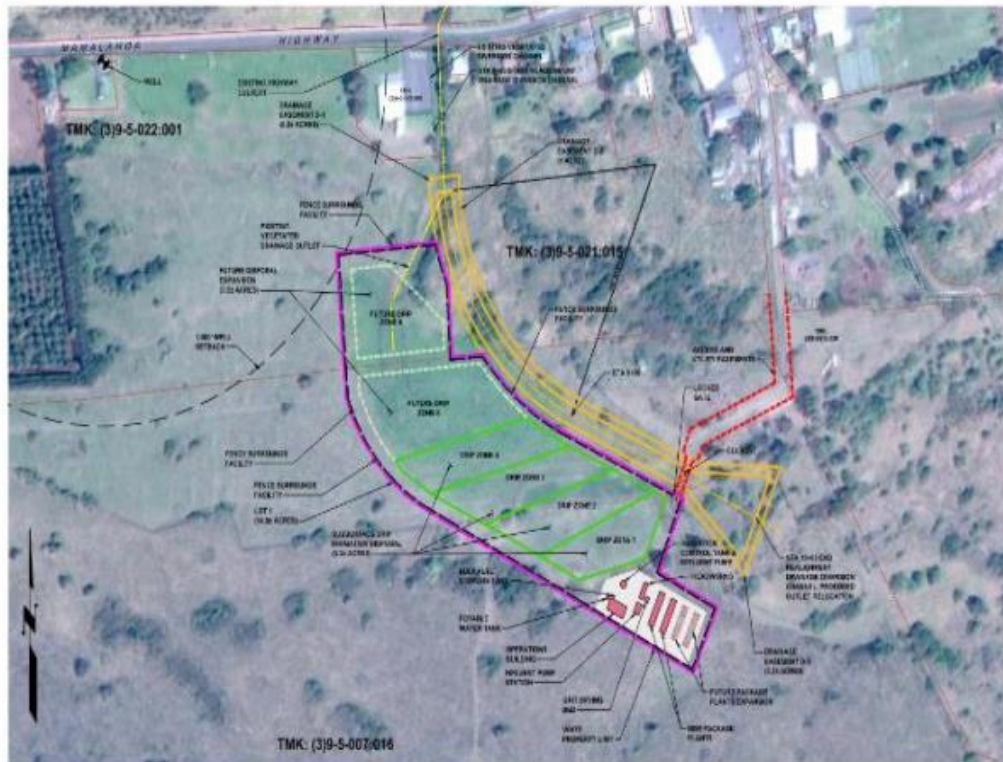


CONCEPTUAL WWTP SITE PLAN LAYOUT



CONCEPTUAL NEW COLLECTION SYSTEM LAYOUT

OPTION 2: CENTRALIZE PACKAGE PLANT WTH EXISTING SEWER COLLECTION SYSTEM

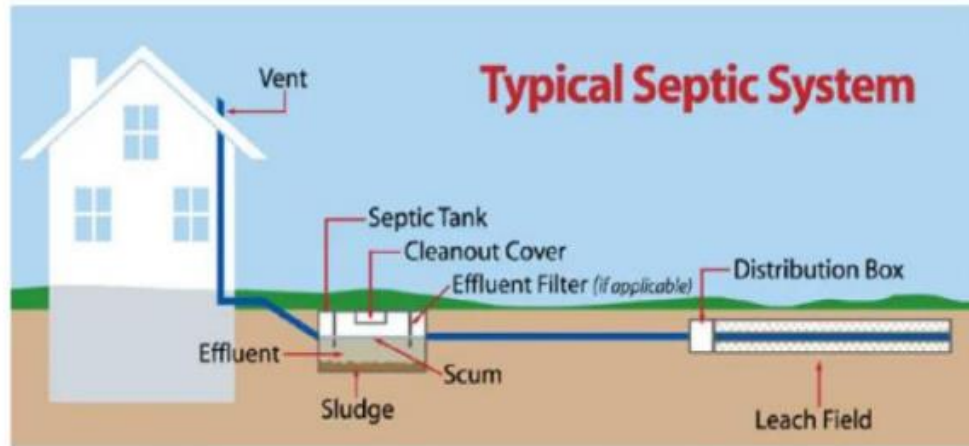


CONCEPTUAL WWTP SITE PLAN LAYOUT



EXISTING COLLECTION SYSTEM

OPTION 3: INDIVIDUAL WASTEWATER SYSTEM - COUNTY MAINTENANCE PROGRAM



- County funds and manages project of the construction of IWS. IWS typically consist of a septic tank, disposal systems (leach field or seepage pit), and interconnecting piping between IWS and existing dwelling.
- County will administer and manage a maintenance program for IWS. Maintenance program will establish rules and regulations, for monthly fees/ penalties, County monitoring and reporting, and IWS educational information for homeowners.



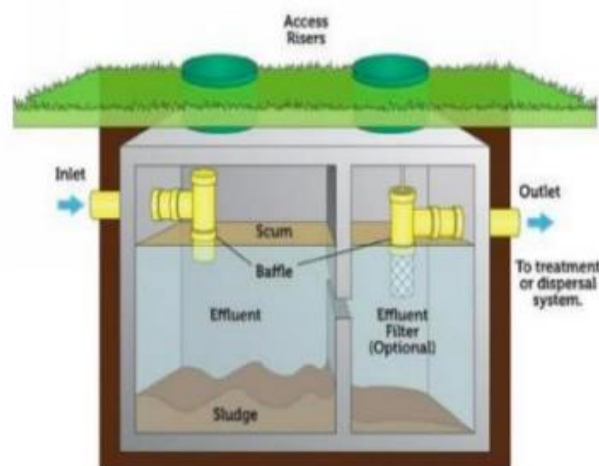
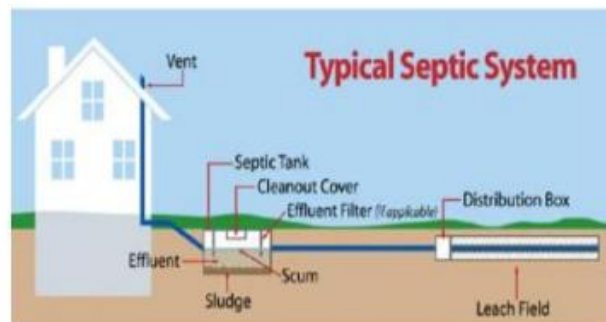
OPTION 4a: INDIVIDUAL WASTEWATER
SYSTEM - OPERATING PERMIT
(COUNTY PROJECT)

OPTION 4b: INDIVIDUAL WASTEWATER
SYSTEM - OPERATING PERMIT
(VOUCHER PROGRAM)

OPTION 4a: INDIVIDUAL WASTEWATER SYSTEM - OPERATING PERMIT (COUNTY PROJECT)

OPTION 4b: INDIVIDUAL WASTEWATER SYSTEM - OPERATING PERMIT (VOUCHER PROGRAM)

- County funds and manages project for the construction of IWS. IWS typically consist of a septic tank, disposal systems (leach field or seepage pit), and interconnecting piping between IWS and existing dwelling.
- County will administer an operating permit program to IWS homeowners, which homeowners will be responsible for the operating and maintenance, monitoring and record keeping of their own IWS. This would include homeowners being responsible for hiring service providers for trouble calls, conducting repairs, and periodic pumping of septic tank.



- County will administer a voucher program which will grant homeowners with funding to hire Professional Engineer to design new IWS and hire Contractor to construct IWS.
- Homeowner will be responsible to hire and coordinate with Professional engineer for placement of IWS and overall design of IWS.
- Homeowner will be responsible for hiring contractor to construct IWS.
- County will administer an operating permit program to IWS homeowners, which homeowners will be responsible for the operating and maintenance, monitoring and record keeping of their own IWS. This would include homeowners being responsible for hiring service providers for trouble calls, conducting repairs, and periodic pumping of septic tank

1-CENTRAL WWTP 2- WWTP w/Existing Sys 3-IND w/County 4a-IND w/Permit 4b-IND w/Voucher

ADVANTAGES OF NAALEHU TREATMENT OPTIONS

	Option 1	Option 2	Option 3	Option 4a	Option 4b
Meets the requirement to close the large capacity cesspools	✓	✓	✓	✓	✓
Meets the requirement to be protective of human health and the environment	✓	✓	✓	✓	✓
Lower Capital Cost			✓	✓	✓
Least disruption to existing homes connected to LCC		✓			
Probability of meeting Implementation Deadline			✓	✓	✓
Reliability for years to come	✓		✓	✓	✓
County responsible for Operation and Maintenance	✓	✓	✓		
County will restore disturbed areas due to construction activities	✓	✓	✓	✓	
No monthly sewer fees to County				✓	✓

BENEFITS

DISADVANTAGES OF NAALEHU TREATMENT OPTIONS

	Option 1	Option 2	Option 3	Option 4a	Option 4b
Existing system surpasses life expectancy, requiring continuous repairs and rehabilitation		✓			
High Capital Cost	✓	✓			
High Operational and Maintenance	✓	✓			
Lack of Capacity for system expansion		✓			
Probability of not meeting Implementation Deadline	✓	✓			
Continuous access for County maintenance personnel onto private properties		✓	✓		
Disruption to residents' roads and properties due to construction activities	✓	✓	✓	✓	✓
Legal and Compliance issues	✓	✓			
Homeowner to maintain IWS setbacks from roots and structures			✓	✓	✓
Homeowner responsible for system maintenance, routine monitoring, and reporting to County				✓	✓
Increased maintenance activities (vehicle traffic, pumping, operational noises, maintenance personnel presence, etc.)	✓	✓	✓	✓	✓

DRAWBACKS

Lahip, Jessica

From: Rebecca Melendez [REDACTED]
Sent: Tuesday, March 19, 2024 11:10 AM
To: Planning CDP
Subject: KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE Meeting 19th 12pm
Business 3) Draft General Plan Comments Discussion

Follow Up Flag: Follow up
Flag Status: Completed

Dear Action Plan Committee Members,

I am Rebecca Melendez and I was scheduled to zoom with you but I am coughing too much today. I have a small cold.

Please, consider my views for your draft of the 2045 General Plan.

1) The bus system used to be \$2 a person and it seemed to not be so late and not break down so much. Please, look into how the bus system has been doing since it changed from charging to ride, to riding for free, because many locals and visitors use the bus and making it free, seems to have caused the buses to not be as well maintained as they were when they were able to charge a small fee of \$2 each way.

I hear Oahu buses charge and are very well maintained and on time.

Please, look into if the buses were breaking down as often when there was a fee, and if the buses were as late as they are now that it is free to ride.

Please, look and see if keeping the buses free is causing them not to be able to stay well maintained because they seem to break down all the time and are usually late.

2) My letter is my petition that 335 people are agreeing with <https://www.change.org/p/help-prioritize-big-island-development-to-keep-island-s-resources-safe-for-all>

We stand to keep The Big Island in a place where the Island's resources are safe for the entire population and visitors.

We ask that you look at all these articles about Big Island resources and learn that the island's resources are limited and are already being affected negatively.

Please, read these articles and learn through other sources as well, how all the development that has already been built, and the many years of new development that has already been approved for the future, will affect the island's resources.

We stand and ask that you stop before approving more and more developments and learn what is happening to the island's resources and what will happen to the island's resources after the years of development that is already scheduled for the future. Because a lot of development is having negative impacts on the island's resources as of today.

What will future development do to the island's resources if there are already resource issues happening today?

Please, learn how to take island resources seriously because you have approved many more years of development to come and today the island's resources are having issues. What will the future look like if you don't start taking island resources seriously?

What is happening to Big Island Resources

1) Hawaii Deals with Burgeoning Waste Management Problem

As landfills face closure and waste-to-energy projects stall, various counties in Hawaii are dealing with waste management issues. Waste360 Staff January 10, 2020

"Hawaii Island is in the enviable position of having a landfill with anywhere from 20 to 100 years of capacity left to take in trash. But the island still wrestles with significant issues like plastic products that are no longer being recycled." <https://www.waste360.com/landfill/hawaii-deals-with-burgeoning-waste-management-problem>

2) "Big Island Now readers seem to agree that there's likely no single solution for slowing down the timeline of the West Hawai'i Sanitary Landfill reaching capacity.

The West Hawai'i Sanitary Landfill, the only remaining landfill on the Big Island, is forecast to reach capacity within the next 20 to 25 years." <https://bigislandnow.com/2023/09/17/big-island-now-poll-no-27-results-more-than-one-solution-needed-to-help-extend-life-of-west-hawaii-landfill/>

3) Hawaii Island Has Decades of Landfill Space But Still Faces Challenges In Dealing With Its Waste Hawai'i Public Radio Published January 9, 2020 at 5:00 AM HST

"Hawaii Island is in the enviable position of having a landfill with anywhere from 20 to 100 years of capacity left to take in trash. But the island still wrestles with significant issues like plastic products that are no longer being recycled.

For the past four decades, trash from the east side of Hawaii Island has been dumped in a landfill outside of Hilo. But now trash from all parts of the island is being trucked to a facility north of Kona." <https://www.hawaiipublicradio.org/local-news/2020-01-09/hawaii-island-has-decades-of-landfill-space-but-still-faces-challenges-in-dealing-with-its-waste>

4) "What happens to Hawaii Island's trash and recyclables? BY MICHELLE BRODER VANDYKE HAWAII ISLAND PUBLISHED 11:30 AM ET DEC. 17, 2022 By Michelle Broder Vandyke Hawaii Island PUBLISHED 11:30 AM ET Dec. 17, 2022 The future of the landfill

The West Hawaii Landfill will be full in about 20 years. Finding a location for the next landfill is a concern, according to the DEM officials. They said it will be challenging to find a location for a future landfill because of stringent regulations and costs related to planning, environmental regulations, design and construction that will take many years to complete. It will also require community support." <https://spectrumlocalnews.com/hi/hawaii/news/2022/12/15/what-happens-to-hawaii-island-s-trash-and-recyclables>

5) "The overwhelming plastic waste Hawaii visitors leave behind

By Natasha Bourlin Aug 24, 2023

Hawaii saw more than 9 million visitors last year. Those tourists' first stops are often big-box and convenience stores, where they buy bottled water, plastic sand toys, single-use bodyboards, noodles, floaties and inner tubes for their trips." <https://www.sfgate.com/hawaii/article/plastic-waste-hawaii-visitors-leave-behind-18286076.php>

6) "A county commission drafts ordinance aiming to ban recyclables at West Hawai'i landfill By Megan Moseley September 6, 2023 · 1:00 AM HST

* Updated September 6, 2023 · 2:02 PM

Hawai'i County's Environmental Management Commission is developing an ordinance that aims to prohibit the amount of recyclable materials ending up in the island's only working landfill." <https://bigislandnow.com/2023/09/06/new-draft-ordinance-aims-to-ban-recyclables-at-west-hawaii-landfill/>

7) "Hawai'i County issues mandatory 25% water restriction for North Kona August 7, 2023 · 5:21 PM HST

A mandatory 25% water restriction has been issued for various communities in North Kona due to the failure of the Honokōhau Deepwell over the weekend." <https://bigislandnow.com/2023/08/07/hawaii-county-issues-mandatory-25-water-restriction-for-north-kona/>

8) "Hawai'i Water Supply Closely Monitored As Severe Drought Continues by Big Island Video Newson Nov 6, 2023 at 3:28 pm STORY SUMMARY

HAWAII COUNTY - Officials say a special focus will be placed on the South Kohala Water System, which is more susceptible to drought conditions." <https://www.bigislandvideonews.com/2023/11/06/water-supply-closely-monitored-as-hawai%CA%BBi-under-severe-drought/>

9) "Big Island Concerns About Water Quality Prompt A Lawsuit Over A Kona Sewage Plant
Kealahou sewage plant discharges more than 1 million gallons of wastewater into a lava pit
near the ocean. By Paula Dobbyn / February 6, 2024

Settlement talks are scheduled in an environmental lawsuit involving a county-operated Big
Island sewage plant in Kona." <https://www.civilbeat.org/2024/02/concerns-about-water-quality-prompt-a-lawsuit-over-a-kona-sewage-plant/>

10) "Researchers find sewage from an oceanfront Big Island community reaches nearshore
waters Hawai'i Public Radio | By Russell Subiono, Sophia McCullough Published December 20,
2021 at 5:56 PM HST

There are nearly 50,000 cesspools on the Big Island, with tens of thousands posing a risk to
water resources, according to the Hawai'i Department of
Health." <https://www.hawaiipublicradio.org/the-conversation/2021-12-20/researchers-find-sewage-from-an-oceanfront-big-island-community-reaches-nearshore-waters>

11) Has this issue been fixed? It's going on 3 years since this article was written.

"Kona coast faces stark wastewater tradeoffs Current situation

There are approximately 88,000 cesspools across the state, releasing more than 200,000 cubic
meters of wastewater per day to the

environment. <https://www.hawaii.edu/news/2021/09/10/kona-stark-wastewater-tradeoffs/>

12) "BIG ISLAND NEWS HECO restores power after initiating emergency outages on Big Island
by: Elizabeth 'Ufi Posted: Jan 30, 2024 / 09:43 AM HST Updated: Jan 30, 2024 / 04:15 PM HST
An unexpected loss of several large Hawaii Electric generators left some residents on Big Island
without power for parts of the morning on Tuesday, Jan. 30." <https://www.khon2.com/big-island-news/heco-initiates-30-min-rolling-outages-after-loss-of-generators/>

13) Hawai'i State News Update: Hawaiian Electric initiates rolling outages throughout Big Island
February 13, 2024 · 5:23 PM HST

* Updated February 14, 2024 · 4:21 PM

The emergency outages are being initiated in various areas around the entire island to prevent
loss of power to an even greater number of customers. The timing and extent of the outages
will depend on the amount of demand on the system and the availability of
generators." <https://bigislandnow.com/2024/02/13/hawaii-island-customers-asked-to-reduce-electricity-use/>

14) "LOCAL NEWS

HECO issues rolling power outages around Big Island by: Emily Cervantes Posted: Feb 13, 2024 /
05:11 PM HST Updated: Feb 13, 2024 / 09:12 PM HST Hawaiian Electric initiated rolling outages

for Big Island after several large generators became unavailable and reduced output Tuesday night."

<https://www.khon2.com/local-news/heco-releases-conservation-alert-for-big-island/>

15) "Here's how power outages can have repercussions for Hawai'i's water supply Hawai'i Public Radio | By Savannah Harriman-Pote
Published February 13, 2024 at 10:59 AM HST

Water departments on O'ahu and Hawai'i Island have advised customers to conserve water ahead of possible storm-related power outages this month.

But what does the power grid have to do with the water supply?

It is impossible to separate Hawai'i's power system from its water system, said Kawika Uyehara, deputy director of Hawai'i County's Department of Water

Supply." <https://www.hawaiipublicradio.org/local-news/2024-02-13/residents-on-hawaii-island-and-oahu-are-asked-to-conserve-water-amid-power-outages>

These articles show that Big Island resources are currently being affected negatively from the development on island, there are years of new development that has already been approved, and even more development is still being approved before learning if the island's resources can handle more development.

We stand to say LEARN WHAT IS HAPPENING TO THE ISLAND'S RESOURCES before approving more development because this is an island, it's not the mainland.

We stand and say that Big Island resources needs to be FULLY considered before any more new development is approved for the safety of ALL who live here and visit.

There are many, many developments that have been approved for years to come and we stand and say we need to learn how the island's resources will be affected when these developments are finished before you keep approving more and more developments!

We stand and say NO DEVELOPING ON BURIAL GROUND. The history of the island needs to be preserved and the burial grounds need to be respected at all costs.

We stand and say NO more approving of future developments because there are hundreds of acres that have been approved for future development and the Big Island needs to address these resource issues before more land is approved for development.

We stand and ask to make it mandatory for vacation rentals and ALL resorts and hotels to provide drinking water machines to their guests to help stop all the empty water bottle waste on the island.

We stand and ask to make it mandatory for vacation rentals and ALL resorts and hotels to provide shampoo, conditioner, body wash in bulk containers rather than continuously using different containers for every new guest, to help stop all the empty bottles waste in the limited landfill.

Can Hawaii Planning Department put in a stipulation in all development applications that to build on The Big Island they must sell a high percentage of their homes to locals at an affordable rate first before selling to newcomers because this is an island, and the island's resources need to be seriously considered?

A stipulation put in to be able to build could help the local homes shortage as well as slow the increase in population and help with the island's resources.

An example, of a stipulation could be, to build on the Big Island they must sell 50% of their homes to native Hawaiian locals who have lived on the island for 10 years or more, 25% to regular locals who have lived on the island for 10 years or more and all at an affordable rate and sell 25% to newcomers at whatever rate they want.

A Big Island building stipulation that would offer 75% of homes that developers build, sold to locals in order for the developer to be approved to build on the island would help the island's resources because it would slow the population growth to help keep the island's resources safe for all who live here.

The articles above prove that island resources are already have serious issue and this needs to be taken seriously, ASAP.

To have a building stipulation, this would help the locals who have lived here for years be able to purchase a home before big investors, as well as help, slow down homes from becoming vacation rentals instead of family homes, and will help decrease the fast increase in population until the Planning Department can know for sure that the island's resources can handle a serious increase in population.

We ask for a Population Environmental Impact Report to be done on what would be a safe population for the Big Island resource landfill, water, sewer, power... as shown in the articles above, resources are already being affected and it's 2024.

Also, there are mostly only 2 lanes throughout the entire Big Island and some places where cars cannot pull over if an ambulance needs to get by.

The traffic has seriously increased and if the island's population keeps increasing there will be hours and hours of constant serious traffic in the near future, how will ambulances get by in emergencies?

What if there is a tsunami and people need to get to higher ground? Will they be able to get to higher ground in time with such an increased in population causing a serious traffic?

The island's small road infrastructure isn't made for a high population and that needs to be taken seriously.

What is a safe population for the Big Island? A Population Environment Impact Report can tell us. We ask this to be done.

We ask for another hospital to be built, as well as a trauma center and dive chamber to be put on the island to accommodate all types of injuries because of all the years of new future development that you have already approved.

Alii Drive is only two lanes and right now there are three big developments in progress, and over 10 more acres of land on this street has just been approved for even more development on this street.

Did you research to see how this one road can handle more development before your approval?

Did you research and check on the island's resources before you approved this and many other developments all over the Big Island?

We stand to slow down development to learn how roads will handle all the new homes that Hawai'i has already approved for years to come before more development is approved because right now there is serious traffic issues all over Big Island?

We stand to say what are you doing about the growth in homeless on the island? We stand and ask that this be taken seriously.

What about parking?

All of the Big Island towns have parking issues, especially during high tourist seasons and especially Ironman.

With more subdivisions comes more cars and the island towns are already overcrowded with parking issues. How will parking Improve with more houses? Is the Hawaii Planning Department considering the parking issues?

We stand for you to find a way to improve the parking issues before approving more development.

There are over 50,000 cesspools on The Big Island. Have these all been upgraded to ensure they will not pollute the land and ocean? This needs to be addressed ASAP before more development is approved.

We stand that all cesspools be upgraded ASAP to ensure safety for the land and ocean around the island.

If you agree with this info, please sign this petition.

There are possibly thousands of new homes that have been approved for future development and are currently being built right now.

This petition states that we strongly OPPOSE approving any and all new development applications because the island's resources are currently having serious issues, as you can see from the articles above, and many more homes have already been approved for future years developments.

We oppose these applicates below, and all new development applications because it is known that the Big Island's resources can't handle more development as you can see the island's resource issues from the articles above.

Tax Map Key 7-8-004: 059 & 060 size of property 1.3 Acres

Tax Map Key: (3) 7-3-065:044 approx. 3.418 Acres

Tax Map Key 7-8-010:077 size of property 74 Acers Keauhou area

Tax Map Key 7-5-003:023 size of property 129 Acers Queen K Hwy area

Tax Map Key 7-7-008:121 size of property 11 Acers Alii Drive area

Tax Map Key 7-7-004:063 size of property 8 Acers Alii Drive area

Tax Map Key 8-1-007:013 size 1.74 Acres

Tax Map Key 8-1-008: 004 size 6.875 Acres

Tax Map Key 7-9-007: 055 size 2 Acers

Tax Map Key 7-5-017:040

Tax Map Key 7-5-019:049, 050,054 size 47.389 Acres

Tax Map Key (3) 8-1-036: 001 & 002 size 54 Acres

Tax Map Key 3-709-5-79 size 94 Acres

Tax Map Key (3) 7-5-020:066 9.9 sq. ft

Tax Map Key (3) 7-5-018:071 size 3 Acres

Tax Map Key 7-6-021:016 & 017 size 68 Acres

Tax Map Key 7-6-008: 012 size 10 Acres

Tax Map Key (3) 7-5-018: 095

Lahip, Jessica

From: Rebecca Melendez [REDACTED]
Sent: Tuesday, March 19, 2024 11:19 AM
To: Planning CDP
Subject: KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE Meeting 19th 12pm
Business 3) Draft General Plan Comments Discussion

Follow Up Flag: Follow up
Flag Status: Completed

Aloha again Action Plan Committee Members,

I am Rebecca Melendez and I forgot to mention in my last email a thought that I presented a while back.

There is a serious parking issue in Kona town and everyone who owns these parking lands seems to be charging a huge fee to park. There is land for sale at the bottom of Henry Street as commercial land, the town needs parking. Is there any way to purchase this land before someone else does and make a big, needed parking lot that you can charge a reasonable fee for?

There is a lot of money to be made in parking because once you build a lot you don't really have to do much maintenance, and even charging \$4 an hour will make you a huge profit because everyone will want to park in your lot rather than other lots. It will always be a full parking lot and very much appreciated by the people.

If you do this, it would help the other lots come down in price as well and make for a more better, courteous place to live.

I'm just trying to bring options to help the parking issue and that land has been for sale for years now.

Thank you for your time.
Sincerely,
Rebecca Melendez