

Summary of Review Comments & Revisions: Ka'ū Community Development Plan (CDP)

Appendix V4B: Community Building Analysis

July 2013 Draft

Note: This is an informal log of comments received and revisions planned. It is intended as a reference document only. Comments received are verbatim as received. Comments highlighted in **yellow** influenced CDP strategy identification. Though notes in the “Action Taken” column are in the past tense, those actions have not yet been taken – they are actions that will be taken when the appendix is revised.

Substantive Revisions

No.	Page / Line No.	Comment	Action Taken (by CDP Planning Team)
1.	10/ 5	New clinic in OV (KC blog Mar 8 & 22, 14)	Added.
2.	11/23	Ka'ū sole resort node, grandfathered in at Punalu'u is in limo having become condemned from tsunami damage. The likelihood of high end, high density development approval with what is known today is very remote. There is a major aquifer discharge creating a very shallow water table under this site among other prohibitive conditions that would be hard to mitigate.	Noted. See section on Punalu'u starting on p. 147.
3.	P 12 L 6	Architectural beauty and distinctiveness as if one exist.	No change.
4.	P 13 L 28	Is this a breakdown of sub-objectives or 9.315 gone missing as presented breakdown wise this whole section in inconsistent and ragged and read like cherry picking.	Yes, this is a selection of GP policies related to Ka'ū's objectives. No change.
5.	P 14 L 1	By stations are you referring to police and or fire?	Clarified.

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6.	14/33	GP 14.3.3(f): The development of commercial facilities should be designed to fit into the locale with minimal intrusion while providing the desired services. Appropriate infrastructure and design concerns shall be incorporated into the review of such developments.	Added.
7.	P 15 L 8-11	This is the problem with County wide Hilo Planning, Zoning and designating Ka'ū in the same blanketing blank terms just like everywhere else. We should have our own designations and definitions that won't be the cause of growth inducing development transforming Ka'ū. Terms like Country Center; Village; District Service Facility Zone; Mom and Pop convenience outlet; for non-served outlying populations beyond the edge of Village or at cross roads and undeveloped destinations. The failure here is not being able to address the necessary internal long term growth needs of existing resident populations as a naturally evolving process as opposed to planning for external induced growth, attracting new residents with greater infrastructure and service needs, that lead to growth inducing urbanization. We need realignment from County policy mindsets. Reconsider!	Noted.
8.	P 15 L 16&17	Why was this not followed when placing windmills over the promontory of South Point, a most major landmark seen for miles by thousands of people from the view of their homes as well as the general public daily traversing Kahuku with its sweeping coastal views. And now the massive solar panel "farm". Yea call them "farms" , Solar "Farms" and put them on agricultural zones lands without any public review or input from the people in surrounding areas, the Ahupua`a or public in general. Under courses of action you should have "fast track, screw review, whenever convenience serves special interest. If you can't fix this insulting conunorum a	Part of the reason for lifting up these policies is to be able to reinforce them in the CDP and ensure that they are followed. No change.

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		Judge gavel might have to crack the thick skull that is gudgeoning our citizens.	
9.	P 15 L 20	Not likely when it is cheaper to bus than build and run a school not deemed needed as yet with existing capacity.	See the discussion of schools starting on p. 116. No change.
10.	P 17 L 21	In the same instance, some General plan Policies etc.	Style preference. No change.
11.	P 17 L 34/35	This needs to be explained as to how this will operate and be achieved thru what means – provide the details.	That is the purpose of the strategy section of the CDP. No change.
12.	P 19 L 16	It is not worth introducing and introducing it is misguided; a state level zoning declaration is required as far as Ocean View is concerned it will never happen. This identifying ocean View as rural is a big politicized planning desideratum that has already had bad consequences and will cause nothing but grief speeding higher density growth in a high hazard area and adding destructive stress to this native forest.	These are simply observations of the alignment between existing legal definitions and conditions on the ground. No change.
13.	Section starting on p. 19	Add section on options for “home rule” (e.g., municipal incorporation outside the County).	Added.
14.	P 19 L 16-34	Hard to see how this zoning could serve any practical constructive purpose for positive long term sustainable planning for Ka’ū or Ocean View and surely lead down the wrong road towards undesirable urban growth.	Noted.
15.	P 20 Maps	Maps need update corrections for Kuhuku, etc. What’s with Ocean View blackout? By now, the National Park expansion should be reflected on these maps. Color tones not easily differentiated.	Maps are accurate. Part of the point is to demonstrate how they are not consistent with on-the-ground reality. Blackout caused by roads at this scale. Smaller-scale maps included in sections below focused on specific areas. No change.

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16.	21/21	Insert table on slide 27 of Land Use 101 presentation	Inserted.
17.	P 22 Map	Zoning color code doesn't work, has ocean View and Ranchos been changed to MG-1A? Color tones not working at all should list the zoning of Ka'ū shown on the map and not the 100 (one-hundred) zonings created for the whole country with their subtle variations of color tonal codes. How many zone classifications exist in Ka'ū?	Grey in OV caused by roads. Smaller-scale maps included in sections below focused on specific areas. Key is difficult to adjust because of source. No change.
18.	23-25	Add RD, RCX, CG	Added.
19.	28/34	Because of the County's concurrency requirements, development typically follows water improvements. Therefore, water improvements should be limited to those areas targeted for urban infill and expansion on the Land Use Policy Map.	Noted.
20.	P 29 L 20	Or in part, with or without modifications or render a rejection of any proposal.	Style preference. No change.
21.	31/31	Insert table on slide 31 of Land Use 101 presentation	Inserted.
22.	P 34 Map	What color tone is Ocean View and Ranchos representing?	Grey in OV caused by roads. Smaller-scale maps included in sections below focused on specific areas. No change.
23.	35	Add missing zones (eg, RCX) and add a table comparing key characteristics (height, density, etc.) \\COH33\planning\public\wpwin60\Bethany\GP Research\LUPAG.docx	Inserted.
24.	P 35 L 3-10	The rural designation doesn't mean anything in legal terms as it is not real rural zoning. A real zoning change for the subdivision of Ocean View would have to be at the owners request and effectuated at State level in that it embodies much more than 15 acres and the State Land Use Regulations would thank the County Planning Department had gone nuts if it were to petition a change	This is not zoning. It is a definition from the General Plan. Neither the General Plan nor a CDP land use policy map change the zoning. No change.

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		of zoning for such a long standing A-La Subdivision over resident protest. Blanketing a zoning designation over a subdivision that isn't actually its' actual zoning could lead to some real legal problems coming from speculators or AG Lot home owners.	
25.	P 35 L 21	Limited Countryside-fied Urban and Rural Centers: etc.	This is an excerpt from the source. No change.
26.	P 35 L 22	Light industrialized service centers serving agricultural and residential needs: etc.	This is an excerpt from the source. No change.
27.	P 35 L 23	Resort Areas: Limited to Eco-Tourism and Agro-Tourism small lodges or camping grounds.	This is an excerpt from the source. No change.
28.	P 35 L 30	...expected increase needs of internal generated growth reflecting the Fair Share tax contributions from property taxation in the district; analyzing the ratio of contribution to benefit allocations.	This is an excerpt from the source. No change.
29.	P 38 L 4	...FUND LOANS) or structured in increments in pay-as-you-go stages to lower tax payer cost for projects.	Not immediately relevant. No change.
30.	38	Need to update options for advancing CIP projects.	Updated.
31.	43/3	Insert Papaikou example from Christian's 12/11/13 email	Added.
32.	44/ 32	http://bigislandnow.com/2014/03/05/county-offering-low-interest-home-repair-loans/	Added.
33.	46	Habitat's yurt program (KC blog 3/7/14)	Added.
34.	48/ 2	http://www.rurdev.usda.gov/HAD-HPG_Grants.html	Added.
35.	55/14	There is very limited utility of form based codes in Ka`u. At the sector level, it doesn't add any value beyond what the LUPAG, SLU districts, and zoning already offer. In fact, in rural areas, it	Added.

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		encourages greenfield clustered development. And in existing villages/towns, the HLCC would allow form that is inconsistent with what's on the ground (eg, greater lot coverage, smaller yards, higher densities, inconsistent front setbacks). Most of what people value about the towns' character is associated with architecture, and the HLCC doesn't speak to that (and the architectural standards in the VDG are untested in rural Hawaii). Most of Ka`u's land-use-related objectives can be achieved through the application of existing code and rules and/or with other planning tools. The HLCC may be very useful for greenfield development in more urbanized areas, but Ka`u doesn't need any.	
36.	P 62 L 23	Most of which are most relevant for new construction and large populated urban application; for country-side sustainable agricultural communities and districts like Ka`u the check list needs refiguring and not the overlay application of costly cost saving urban solutions.	HRS Chapter 53 could be applied to Ocean View. No change.
37.	P 62 L 31	...Urban Redevelopment Act as explained below:	Style preference. No change.
38.	P 63 L 10	...Fire or other causes; and conditions where tax or etc.	Style preference. No change.
39.	Section starting on p. 64	Add useful references from "How to Design Our World for Happiness The commons guide to placemaking, public space, and enjoying a convivial life" (http://onthecommons.org/sites/default/files/how-to-design-our-world.pdf)	Added.
40.	P 65 L 5-7 thru P 68 L 32	Ka`u has such a strong cultural, historical, and environmental sense of Island-Country Place already in established existence that it doesn't need redefining in some new context and model drawn from other place urban contectulations. There is little use on this Island for such intellectual construed Public Relations (PR) concocted rationalized sycophantic type planning model	Noted. No change.

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		processes. When we already got the real thing and just need to proceed in ways that we don't lose it.	
41.	67/15	Add http://www.artplaceamerica.org/loi/ http://arts.gov/grants-organizations/our-town/introduction	Added.
42.	68/10	Add Place Governance, including Downtown Hilo guerrilla gardening arrangement: http://www.pps.org/reference/toward-place-governance-civic-infrastructure-placemaking	Added.
43.	P 68 L 23-32	Utilizing the SDAT Program of the AIA would have ben far more productive and revealing; guiding the CDP away from all the absurd preposterous superficial ridiculousness it has been trying to engage our Community in. Using their method we could have saved years of rigmarole	Noted. No change.
44.	P 68 L 23-32	The team of volunteer professional consultants should be heavily weighted with Agricultural Planning experts, and Biology versed sustainable environmental experts, conserving our highly unique diverse ecology under threat. An expert historian on Ka'ū and Hawai'i would be essential to provide contexts for value priorities and certainly a Hawaiian land Use law expert up to date on issues being resolved with the Hawaiian land titles and rights. And possessing insight into the jurisdictional rights of the Hawaiians on their alodial collectively owned crown lands. And a cataloging of lands with undisputed line of transfer of title from those clouded by questionable of suspect acquisition of Hawaiian holdings; this is a good juncture to address unresolved land issues in Ka'ū and base planning on firm facts and good science and mare the future PONO for this district that was the Kingdom of Ka'ū.	Noted. No change.
45.	69/3	Add Citizen's Institute on Rural Design: rural-design.org	Added.

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46.	Section starting on p. 71	Update with appropriations included in the 2013-2014 State and County CIP budgets.	Updated for County.
47.	73/19	Add content from 7/9/14 memo from CD From Lani Petrie: always open to use of alt route in emergency from Wood Valley to National Park boundary; Old Mamalahoa Hwy is gravel, parallel to Hwy, one-way; would need traffic flow control/escort	Added.
48.	73/38	Add Complete Streets info: http://www.kauai.gov/Government/Departments/PlanningDepartment/LongRangeDivision/MultimodalTransportationPlanning/tabid/372/Default.aspx ; Basic case/benefits http://www.smartgrowthamerica.org/complete-streets-2013-analysis ; http://www.smartgrowthamerica.org/documents/cs/factsheets/cs-rural.pdf ; http://blog.tstc.org/2010/11/04/the-challenges-of-completing-rural-roads/	
49.	76/33	Residents of Discovery Harbour and Mark Twain commonly complain about unsafe width and sight-lines along both South Point and Kamā'oa Roads.	Added.
50.	77/29	Wood Valley bridge repairs re-appropriated, lapse 6/30/16	Added.
51.	77/36	Add information from latest State Pedestrian Plan, including proposed action in Nā'ālehu: http://hidot.hawaii.gov/highways/files/2013/07/Pedest-Plan-PedMP.pdf . See Rec H-3 in http://hidot.hawaii.gov/highways/files/2013/07/Pedest-Plan-Appendices.pdf . Concern about trees, stone wall addressed.	Added.
52.	78/9	Add summary of County's Complete Streets project	Added.
53.	78/35	HCC 23-86(b): A street shall be constructed in accordance with the specifications in this section and those on file with the	Added.

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		<p>department of public works.</p> <p>HCC 23-86(c)(1): A street serving areas zoned for lots seventy-five hundred square feet to and including one acre... shall conform to the urban standard as set forth under section 23-41.</p> <p>(2) A street serving areas zoned for lots of over one acre and up to and including three acres... shall conform to the rural standard as set forth under section 23-41.</p> <p>HCC 23-91: The director shall have the authority to recommend and the council may, when in its judgment a necessity exists for such improvements, require the construction of curbs and gutters which shall be constructed in accordance with specifications of the department of public works.</p>	
54.	80/2	DPW: need to accommodate drainage, walkability, maintenance, and other site-specific needs when deciding whether to extend pavement for travel, shoulder, or swale	Added.
55.	84/1	Add content from 7/9/14 memo from CD	Added.
56.	84/15	DPW: improve safety to Kaalaiki Homestead Road by addressing poor geometrics and narrow width of pavement; the PEAR (Puna Emergency Access Road) in Puna is private and the County "secured" easements in order to designate/maintain the roads (8, F, and 9) as an emergency route.	Added.
57.	87/2	<p>Kapapala Ranch: State's done a good job of maintaining roads through ranch</p> <p>Recreation: played with the idea years ago; numbers don't work; already have eco-tourism permits in lease: equestrian, overnights All routes lead to water trough, and heavy traffic scares cattle away</p>	Added.

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		<p>Access: Have 400 people registered with the ranch to pass thru ranch to Forest Reserve: hikers, hunters, gatherers, horseriders At MM 44, can already drive right up to Forest Reserve Use Appletree answering service: pre-register, call when go, she gets text message (who, time of call) Becomes self-managed: all take care and watch others In place since 2009/2010</p>	
58.	88/5	Add content from 7/9/14 memo from CD	Added.
59.	89/14	CPR explanation in Policy 87 rationale	Added.
60.	92/19	It is fed by the Nā'ālehu Well, Mountain House Tunnel and Haao Spring sources.	Added.
61.	92/ 36	<p>KC blog 5/2/14: KA`U'S STATE SEN. JOSH GREEN has announced funding approved by the state Legislature for Ka`u projects. The Legislature also appropriated \$725,000 for plans and design for expansion of water resources at Ocean View, where one well went into operation in July 2012 after several decades of work by Ocean View residents.</p>	Added.
62.	94/22	However, the DWS is open to water system improvements financed through the County's capital improvements program. In addition, the DWS is willing to help support community efforts by providing....	Added.
63.	96/11-14	<p>• Ocean View Business District Water Infrastructure Improvements: \$5,760,000 were appropriated in Ordinance 12-152 and will lapse on June 30, 2015. The purpose of this project would is to create the redundant (backup) source required to dedicate a water system to the DWS, which might allow for the installation of service meters to nearby commercial areas.</p> <p>Importantly, according to the Department of Water Supply, the</p>	Added.

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		<p>existing well in HOVE is at maximum capacity, so adding another source at the same site would not increase availability. The State Commission on Water Resources Management (CWRM) has determined that 2.0 million gallons per month (or about 65,000 gallons per day (gpd)) is the maximum pumpage allowed from the well because of water quality parameters. A second source near the existing well will likely be restricted to the same pumping capacity, so any new wells would need to be located outside the existing well's hydrologic "area of influence." If that is possible, the HOVE system could supply up to four million gallons per month, which is likely enough to meet the needs of HOVE's commercial areas. However, that volume may require a third well that is also outside the existing well's area of influence.</p> <ul style="list-style-type: none"> • It should also be noted that, although the Water Board of the Department of Water Supply cannot accept dedication of any water system that does not meet county Water System Standards, meeting county Water System Standards does not necessarily mean that the Water Board will accept a system. 	
64.	96/18	According to the Department of Water Supply, these improvements would not be cost-effective, given the small number of beneficiaries relative to the expense.	Added,
65.	96/21	According to the Department of Water Supply, these improvements would not be cost-effective, given the small number of beneficiaries relative to the expense.	Added.
66.	96/23	In 2014, the Department of Water Supply began discussions with the Department of Hawaiian Home Lands regarding upgrades to existing systems to meet DWS standards. DWS's support is limited to plan review and construction inspection. Proposed improvements include new storage tanks and distributions	Added.

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		systems from those tanks to nearby lots. These improvements will not increase system capacity significantly.	
67.	98/29	Lapsing 6/30/16	Updated.
68.	99/5	<p>Pāhala sewage siting: http://kaunewsbriefs.blogspot.com/2013/08/kau-news-briefs-saturday-aug-3-2013.html?m=1</p> <p>Nā'ālehu Wastewater EA info and updated info from DEM re location options. FY14-15 CIP appropriation, too.</p>	Added.
69.	99/24	<p>Fire: The Pahala Fire Station provides Fire Emergency Response for Pahala and Naalehu with the next fire station located in Ocean View. The ambulance is physically stationed in Naalehu but is a part of the on duty crew that makes up the Pahala Fire Station. 2 personnel man the medic at Naalehu 24/7 and 4 personnel at the Pahala Station, per shift. It makes sense due to Pahala having the emergency room nearby at the Pahala Hospital. The engine company will respond with the medic to calls in Pahala and arrive on scene before the medic to start treatment. Medical calls in Naalehu would have the medic responding with back up (if required) from Pahala Station personnel.</p> <p>Both facilities (one County facility and one privately owned) are in need of upgrades and improvements.</p> <p>Upgraded trucks and equipment for all firefighting crews are needed. Both Volunteer and our Full time forces need to update and upgrade equipment and resources.</p>	Added.
70.	100/ 6	More police: KC Blog 3/21/14	Updated.

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71.	105/6	Fire: We are in support of new fire stations in HOVE and Pahala for the same reasons. Recognizing the need for CIP infrastructure development in other areas of the island in regards to Fire and Emergency Services. Priority = Nā'ālehu, Pāhala, and HOVE	Added.
72.	105/20	Updates from Fire and CD comments.	Updated.
73.	P 105 L 21	I would like to see solar energy panels installed on all new structures in Ka'ū. The disaster shelter planned for us in Pāhala, should there be a tsunami, hurricane, eruption, or whatever is lacking alternate energy sources from what I could tell. What if our power is out, as often is the case? How do we function without electricity there and what if it is for a protracted period of time?	Added.
74.	105/27	Nā'ālehu Police Station Repairs lapsed 6/30/14. Hawaiian Ocean View Estate Police Sub Station lapsing 6/30/17.	Updated.
75.	106/27	Update status of Health Center	Updated.
76.	106/32	Update status of clinic (KC blog Mar 8 & 22, 14)	Updated.
77.	118/18	Provide examples of Hawai'i Island and "virtual" charter schools.	Added.
78.	118/ 23	Ka'ū Learning Academy: 3/30/14 & 5/12/14 KC blog	Added.
79.	119/26	Update BGC information.	Updated.
80.	119/28	Be more precise in describing the location of the cemetery.	Language added.
81.	120/12	Add content from 7/9/14 memo from CD	Added.

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82.	121/8	Hawaiian Ocean View Community Center lapsing 6/30/16.	Updated.
83.	121/19	Nā'ālehu park playground equipment \$300K appropriation in FY14-15.	Added.
84.	P 124 L 1-14	These statements are NOT well-documented and can be repudiated; they only are the opinion of a planning using manipulating data for P.R. and bad science to promote urbanization.	Noted. No change.
85.	125-130	Add analysis of infill potential.	Added.
86.	126	9-6-021:032 is rd reserve; cane road on makai side; Huapalo also extends to cane rd)	Added.
87.	Map on p. 135	Show cemetery	Added.
88.	Map on p. 139	Correct location of transfer station: first rt coming down from OV	Corrected.
89.	P 148 L 18 & FI	Compact, walk able, mixed-use town/Village Centers, only allowing use on rural lands (not to be confused with rural zoning of residential density of one house per ½ acre intended as an intermediary buffer of transition from higher density urban to lower density agricultural zoning). For Agricultural utilization and not residential conversion rezoning for urbanization. [NOTE: This needs clarification in the use and definition of "Rural" as a land description classification and as zoning division for it is dangerous to use them loosely in an interchangeable manner for what rural means in common everyday Ranch Land or Orchard and open pastoral landscapes where rural zoning residential lots ½ in size.	This is language the Steering Committee adopted. "Rural" is defined in HRS and the General Plan. Its use in the Community Objectives is less precise. The CDP strategies will define establish land use policies using the existing regulatory framework. No change.
90.	P 148 L 21	Architectural beauty and distinctiveness, allowing the economic demographic need to be met that could afford for homesteading and housing that as yet has not been addressed.	This is language the Steering Committee adopted. No change.

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91.	P 148 L 30	Capable of supporting Ka'ū in its appropriate internal growth desired wellbeing.	This is language the Steering Committee adopted. No change.
92.	P 149 L 22	1975, another Tsunami destroyed shoreline homes and the resort tourist destination at Punalu'u for a third strike out in just more than one-hundred year for this community and might be one of the most frequently wave damaged location on this Island.	No change.
93.	P 150 L 16-27	No mention of the restaurant and Resort being hit by the 1975 Tsunami and subsequently condemned or the curse alleged place on C. Brewer and their minions at Punalu'u for all the destruction of archaeological and burial sites they caused.	Restaurant is referenced on p. 150, line22. No change.
94.	P 152 L 29	No significant increase in population in the vicinity or district should be increased until the Nīnole Gulch bridge is replaced, it is an EPA project bridge with Jerry Rigged damage repairs and showing signs progressive to failure and is essential to everyday travel on the only highway thru the district and any future evacuation route.	Status of bridge confirmed.
95.	P 153 Table 9	The whole zoning at Punalu'u need rational readdressing by today's insights and understood criteria and does not deserve being irrationally grandfathered-in; the condemned place needs cleaning-up and may well be a polluting brown field in a highly sensitive environment. The abandoned structure with it underground electrical and sewage systems corroding in the shallow water-table of a major aquifer discharge just subsurface into the ocean should be of great concern and cause the County to exercise its' enforcement capacity to do something about this discrepancy..	Noted.
96.	P 154 MAP	Hard to read map, printing should be minimal legal font size required for Government documents. And the Tsunami evacuation red-line is too faint to find. The coastline is unclear as to what is what with double vision overlapping. What is the	Some of challenges are a function of the data sets used and are unavoidable. Historic site labels are from the Register. No change.

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		rectangle white block in the lower-right-hand corner? Is the "Dfirm Zone" a Afima or a National insurance Flood Zone? The bottom of the map should be extended to include all of Koloa-Nīnole ocean front. Color tone key contrast cannot be distinguished. "Puna Lulu Harbor Complex (Arch site)" should be better identified as "Punalu`unui Heiau Complex" where is the old railroad line access and shipping wharf?	
97.	P 155 Map	Borders need to expand to eliminate cropping of areas. Many smog printing dots on this copy.	Extent was selected to maximize zoom and coverage of key areas. No change.
98.	P 156 map	How could such crazy zoning be proposed for such a hazardous area situated site without proper revision and re-figuration when considered along with its' near surface hydraulics. Only a nominal amount of footings and grading can safely be done on this site! A full report of sub-surface and near surface water table conditions and Aquifer discharge through this Punalu`u Basin needs to be done before allowing these zonings to be acted upon or any building being done; unless the County is trying to achieve new heights in irresponsible planning. Not even accounting for the already contaminated natural water hole wells that for generations provided the water needs of Punalu`u already having been fouled by existing development. Real planning is much more than abstracted economic opportunist game man ship! This seduction for the prize of developing and exploiting Punalu`u is providing to great for moral weakness to allow facing reality with intellectual honesty. But if the County cannot achieve better Land Use Zoning for Punalu`u, it will be because it failed to take into consideration all that should be considered. That is where it stands now!	Noted.
99.	P 186 L 1-3	Wait here just a minute, which steering committee adopted what, where, and when – to strengthening the Ocean View Community? Seems a bit pre-arranged, predestined or predetermine for such a	These are excerpts from the Community Objectives the Steering Committee adopted for Ka`ū in November 2009. A reference to

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		complex CDP on-going process that needs due process to evolve, consensus in planning concepts.	Appendix V2 is added.
100.	P 186 6 & 7	<p>Don't recall any 'extensive community input or clear decision being made by the CDP Steering Committee' Re: "Concentrating new commercial and residential development in compact, walk able, mixed-use town/ Village Centers, allowing rural development on rural lands., " [The Planning Department needs to stop this playing of their one favorite tune 'Oh-My God to be' on a one string bow. It is really beginning to hurt the ears. You must know some other tune. You got to fix your fiddle or get another instrument. A lot of people are not going to allow and stand for higher density rural zoning development in Ocean View or the concentrating of commercial and more compact residential mixed use development. Why create a bigger wipeout target for Mademoiselle Pele; I'm sure you have heard of the principle of not putting all your eggs in one basket. Well, Ocean View is the one place no rational planner would concentrate and centralize everything together in one place with summit eruptions averaging like clockwork one volcanic event every twenty approximate years, accompanied with flank rift zone activities that can produce flows into any of four directions only increase the odds that the next time it would head towards Ocean View and if it doesn't happen in this generation the odds become greater for the next. However, you analyze the known statistics there is a near certain probability that ocean View will see lava flows again in very short geological time. You should not want to be inducing population growth into this area! Planning should be analyzing agricultural-sustainability economics and mechanisms there needs to be recognition and planning consideration acknowledgement for the many people in HOVE and adjacent subdivisions that are engaged</p>	<p>See comment immediately above and Appendix V4D. It is understood that OV should remain a low-density, rural area. No change.</p> <p>See the section on hazards starting on p. 197.</p> <p>See Appendix V4C.</p>

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		<p>working at successful active small scale agricultural enterprises along with some other related sustainable practices compatible to nature at their location. The list speaks of diversity and greater potential. Notably there are the small but productive lettuce farmers growing salad greens leaf vegetables and edible flowers and herbs. They have had to develop their own marketing and distribution to hotels and restraints; supplying organic sections in major grocery stores or health food stores; and providing subscription with door deliveries to bed and breakfast establishments and private resident customers wanting the freshest and healthiest making. With their intensive methods and practices in certified organics, they are proving the high renewable productivity possibilities on what are classified as marginal agricultural lands given the lowest land utilization value of "E". Some of these garden farmers have started out very small ad have grown and expanded acquiring adjacent land. Some have been at this year's now taro many economic cycles and are proof of what can be made to work on land deemed very poor from an agricultural resource perspective by the land study bureau's detailed land classification system, along with the USDA Soil Conservation services soil survey report and the State's Department of Agriculture map of agriculture lands of importance to the State of Hawai'i. All are in need of new perspectives of island sustainability and self-sufficient interpretive redefining as opposed to mainland driven established land use criteria that may or may not apply best to how we should be planning the future use of our lands and zoning them in long term planning. It is certainly quite true that past, recent, and current language and economic conditions have had negative impacts along with all the regulatory hoops a small farmer must hurdle and add to all this the one going volcanic vog conditions of considerable time duration causing severe impacts on health, environmental, and</p>	

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		<p>agricultural circumstances add to all this the preceding artificial boom's speculative bubble now some six years back that drove housing land prices and taxes up by inducing growth in population and overbidding on HOVE. To get the full picture, don't forget to include the major seven year drought that comes during the conclusion of the last century and factor in the more than ten years of very costly wars this century beginning. And ask yourself, what have been the governmental responses on any of its' various levels and how is it addressed or reflected in Planning? What lessons have been learned? Now we face the overdue summit eruption of Mauna Loa that all the current activity at Kīlauea is precursor of. All of these impacts need indebt study, evaluation, and correlated discussion in order to have meaningful constructive sustainable planning appropriate for Kahuku and Ka'ū. We have to start by defining ourselves in the proper context and most appropriate terms. Kahuku is by far the largest ahupua'a in all of the islands and it is in by far the largest of all district which was the Kingdom of Ka'ū, which encompasses the sweeping environs of lava flow deserts, to the dry land forest tradition up into wet-land forest thus rising from above the ocean shores and ascending upwards to above the tree line to Moku`Aweoweo at the summit top of Mauna Loa. And this Ahupua`a division of land collectively possesses phenomenal amounts of biological diversity that transcended the established standard terms of scientific classification being applied and used for ecosystems typically found throughout all other parts of the world. We have here one of the most diversities in flora and fauna found within these Hawaiian Archipelago's which is a most rare and unique environment, that required the revised addition of scientific terminology with new classification terms giving us</p>	

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		<p>“diverse majestic forest’ to describe scientifically the most complex diversified ecosystem known to exist to be found upon earth. Ad we live in it here in Kahuku in not so appropriately responsible manners, under the cloud of ignominious denial. The mixes and the blends of understory and trees that make up this truly unique and rare valuable natural and scientific resource supports and constitutes a very long list of species, many that are rare endangered or threatened with extension. The list would be even greater if some much was not already in the extension column. Taken all together the Big Island remains notably one of nature’s most exuberant expressions of creation’s great work in progress, both primal and diverse to be found anywhere on this earth. There exist in these islands 48 different native forest and woodland classifications, all containing more than 175 species of trees native to Hawai’i that don’t exist anywhere else in the world. Botanist and Biologist are still discovering and cataloging what lives in all these island’s native forest. Collectively these woodland forest host over 10,000 native species of which 90% are not be found anywhere else, worldwide. Scientist call this natural occurring phenomenon “Endemism” for species establish in only one place and no other. Due to this high incidence of endemism within native Hawaiian Forest, they are becoming understood and prized for their biological wealth and richness and recognized globally for their importance. Increasingly these forests, their habitats and ecosystems are being studied. Hopefully, they will become valued enough o protect against more degradation, misuse and extinctions. HOVE and Kahuku Forest have the greatest diversity known to exist on this planet. Very fortuitously in 1804, over one-hundred years ago, the then Territory of Hawai’i took some decisive measures to preserve our forest as water sheds in order-to ensure the sustainable replenishment for these islands fresh water supply that was being threatened with</p>	<p>The forest is protected to the west, north, and east of HOVE (see Appendix V4A). An amendment in state land use and zoning boundaries or a conservation easement would be necessary to protect forest in HOVE, both of which require landowner consent.</p>

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		<p>depletion by the high water demands required in the sugar growing industry and increasing deforestation. Thus wisely setting policy to protect water shed forest; helping in great measure to protect and preserve the life and resources we know and enjoy and cherish as today's Hawai'i. Back to ocean View today, the list of individuals doing what they can and won't , that is appropriate and right, after the salad farmers, are people like a couple in Kula Kai Subdivision on three acres that built their own house and hand cleared and weeded all their own property of every invasive and non-native plant and with great sensitivity landscaped with native plants utilizing the features of natural lava flow rock garden outcrops creating a ZEN like garden park of trails and spaces of natural composition; their own Hawaiian EDEN. There is a Hawaiian organization group at almost 5,000 feet elevation in HOVE that Malama the forest growing medical herbs and healing plants as well as organic garden food. Needs where myself and others are able to go to receive natural healing and health advice. Then there are our protea farmers, some hit hard by vog and various varieties have different environmental condition requirements brought from microclimate selective and adaptation found in their native South Africa. So it is very possible some varieties may be better adapted in some locations than others and might partially explain why some growers were hit harder than others. One of the first experimental plantings for various types of protea from South Africa in Hawai'i was in cinder on Pahoehoe at the top of Pineapple Road about 5000 feet in elevation, of the many types planted a few old very well, some just OK and some not, and other varieties couldn't adapt at all. Much was learned from this first attempt in adaptive science. Consequently, there are successful grower-exporters generations</p>	

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		<p>on this and other islands raising their specific varieties at chosen specific microclimate locations. There are also orchid growers in Ocean View, hot house nursery men, hydroponic green house operations, tree farms, native plant growers, landscape plant nurseries, and a selected xeriscape plant stock growers and there has been trial attempts a mushroom growing as well as small apple, plum, pear at high elevations and citrus at lower elevations. Much that people have grown in their yards have found to do well. This is a place that a great many things definitely will grow well. Try to factor this into Planning. And related to the forest itself, there is a retired lady who is growing native tree starts that are sold at any Greenwell Ethnobotanical garden and incidentally, people in HOVE have bought some there, bringing them back and planting them in the native forest that they came from. There is also two on-going loggers operating business culling dead or dying trees out of the forest in best practice manners. One supplies logs and rough sawed lumber and the other native hard woods and valuated wood products. Both are successful business operations in HOVE. And another unique successful enterprise in Ocean View is Kula Kai Caverns and Eco Tourism and Scientific Cave exploration organization that attract cavers, scientist, and tourist from around the world.</p>	
101.	P 186 L 12	Ka'ū – appropriate growing needs to be well analyzed and actually established beyond a 'ketch phrase' to become a meaningful criteria for planning.	Noted.
102.	P 186 L 28	Bay area contains The Largest Known concentration, etc.	Difficult to objectively verify. No change.
103.	P 186-187 L 33-37	Just found the record document I was searching for that I have and couldn't find and wanted to include, faxing last time. It has the listing of awardees' for Ka'ū, Hawai'i,	Noted. Land title issues are resolved in courts, not by CDPs.

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		<p>published in the indices of awards made by the Board of Commissioners to quiet law titles in the Hawaiian island. Complied and Published by the Office of the Commissioner of public lands of the territory of Hawai'i.</p> <p style="text-align: center;">Taken from the Ka'ū tables:</p> <table border="0" style="width: 100%;"> <tr> <td>Awardee:</td> <td><u>KILA</u></td> <td><u>KEOPA</u></td> <td><u>KU</u></td> <td><u>NAOHE</u></td> <td><u>PAU</u></td> </tr> <tr> <td>LCA:</td> <td>8771</td> <td>8769</td> <td>9248</td> <td>10514</td> <td>10842</td> </tr> <tr> <td>Book:</td> <td>4</td> <td>4</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>Page:</td> <td>917</td> <td>918</td> <td>4</td> <td>2</td> <td>3</td> </tr> <tr> <td>R.P.:</td> <td>5925</td> <td>5922</td> <td>6366</td> <td>5335</td> <td>6083</td> </tr> <tr> <td>Book:</td> <td>23</td> <td>23</td> <td>24</td> <td>21</td> <td>23</td> </tr> <tr> <td>Page:</td> <td>15</td> <td>9</td> <td>103</td> <td>325</td> <td>331</td> </tr> <tr> <td>Location:</td> <td>Kahuku</td> <td>Kahuku</td> <td>Kahuku</td> <td>Kahuku</td> <td>Kahuku</td> </tr> <tr> <td>Area:</td> <td>9.25 AC</td> <td>15.20 AC</td> <td>9.40AC</td> <td>13-boAC</td> <td>7.95AC</td> </tr> <tr> <td>A.P.:</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td>Awardee:</td> <td><u>Kaaua</u></td> <td><u>Kamāmalu</u></td> <td><u>Lunalilo</u></td> </tr> <tr> <td>LCA:</td> <td>9229</td> <td>7713</td> <td>8559B</td> </tr> <tr> <td>Book:</td> <td>4</td> <td>10</td> <td>10</td> </tr> <tr> <td>Page:</td> <td>918</td> <td>436</td> <td>478</td> </tr> <tr> <td>R.P.:</td> <td>6375</td> <td>6887</td> <td>7374</td> </tr> <tr> <td>Book:</td> <td>24</td> <td>25</td> <td>25</td> </tr> <tr> <td>Page:</td> <td>121</td> <td>87</td> <td>181</td> </tr> <tr> <td>Location:</td> <td>Kahuku</td> <td>Pakini Nui</td> <td>Pakini Nui</td> </tr> <tr> <td>Area:</td> <td>7.4 AC</td> <td>9377.00AC</td> <td>AHP 2357.00AC</td> </tr> <tr> <td>A.P.:</td> <td>1</td> <td>1</td> <td>1</td> </tr> </table>	Awardee:	<u>KILA</u>	<u>KEOPA</u>	<u>KU</u>	<u>NAOHE</u>	<u>PAU</u>	LCA:	8771	8769	9248	10514	10842	Book:	4	4	7	7	7	Page:	917	918	4	2	3	R.P.:	5925	5922	6366	5335	6083	Book:	23	23	24	21	23	Page:	15	9	103	325	331	Location:	Kahuku	Kahuku	Kahuku	Kahuku	Kahuku	Area:	9.25 AC	15.20 AC	9.40AC	13-boAC	7.95AC	A.P.:	1	1	1	1	2	Awardee:	<u>Kaaua</u>	<u>Kamāmalu</u>	<u>Lunalilo</u>	LCA:	9229	7713	8559B	Book:	4	10	10	Page:	918	436	478	R.P.:	6375	6887	7374	Book:	24	25	25	Page:	121	87	181	Location:	Kahuku	Pakini Nui	Pakini Nui	Area:	7.4 AC	9377.00AC	AHP 2357.00AC	A.P.:	1	1	1	
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		This is to just help clarify and caution that misleading statements in official documents made and published at tax payer's expense can be problematic if they hurt or somehow prejudice some party; in that land issues are still legally and politically contentious with Hawaiian claims yet resolved in courts of law.	
104.	P 186 L 37	...PATENT 279. Although there were several Kuleana claims in Kahuku, few were actually awarded Ed (Silva 1987) subsequently the courts have ruled that Kuleana claim applications are primary Title proof of origin regardless if they were subsequently consummated in awards thru the Land Court;	See note immediately above.
105.	P 187 L 1 & 2	The court reasoned that there were few if any surveyors available on the Big island or throughout the islands at the time and the awarding of Titles on the condition of having been properly surveyed would have been patently unreasonable thus registering a Kuleana claim is valid to establish original ownership claims.	See note immediately above.
106.	P 187 L 8	...Ranch under court order to pay estate debts <u>owed</u> to the	Unnecessary. No change.
107.	P 187 L 9	Samuel Damon Estate, <u>which also was</u> the successful, etc. bidder in 1958 for the 158,000---acre ranch (Clark 1985) well they had to have spinoff HOVE lighting fast for a subdivision hailed as the world's largest to come into being two years later. The layout, surveying and State and County subdivision approvals, recordation normally would take far longer than that!	Unnecessary. No change.
108.	P 187 L 12	<u>For x Foot</u> distance is in the State Conservation District. Unfortunately none of the maps provided in this section on ocean View include the whole Ahupua`a or the coastline with indications for coastal conservation district.	See Appendix V4A.

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109.	P 187 L 15	You had better be careful who you are calling “Working Class.” We have a lot of wanta be snobs and lazy blokes that are easily offended. Actually, if you did a proper demographic analysis of all the residents living in Ocean View the percentage of daily commuters are fewer than you seem to be assuming and might tell you what you should know.	Corrected.
110.	P 187 L 14	Experience slow growth over the years which has accelerated during boom times and with each false big white elephant building scheme scam development hype.	Noted.
111.	P 187 L 15 & 16	Increase traffic and demand for services. This problem would be best addressed by providing truly affordable housing and low-income rent controlled units for our ‘working class’ that in all rights should be available in South Kona and Kohala Coast, by doing so you would kill two birds with one stone, drastically reducing the problem posed by bedroom community commuters having to live 1 ½ to 2 ½ hours driving time away from work; forced by affordability to live in Ocean View. Past bad planning policies and actions are responsible, causing this problem; and bringing urbanization to Ocean View to take the jobs there, will be way more difficult and costly and impractical, than to do the logical thing of insuring the needed places to live in close proximity to the existing jobs in West Hawai’i. Don’t turn Ka’ū into the fallout shelter for bad inadequate unbalanced planning of the other districts. It was very strange to observe in the last building boom before the bubble popped and Ocean Views population was nearly doubled, how the commute flow was developed into a counter flow of workers and contractors coming from Kona to build in Ocean View. This should give one some thing to pause and think upon. There was a great increase in to and fro traffic and lots of accidents. Both cause and effect	Noted.

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		understanding is essential in order to achieve good planning in growth patterns.	
112.	P 187 L 17	Typifying these dazzle binding big white glistening growth inducing speculation driving projects, has been the largest privately-owned, unsubdivided parcel remaining in Kahuku (TMK 3-9-001:072), etc.	No change.
113.	187/20	Isn't the Ocean View fire station staffed with County firefighters, not just volunteers?	Confirmed and corrected.
114.	187/26-31	As the representative for Nani Kahuku Aina, LLC, we would like to request a change to Appendix V4B: Community Building. On page 187 for the paragraph on lines 26-31 we request that the paragraph be revised as follows: "That parcel's current owner, Nani Kahuku Aina, filed a petition with the County Planning Department in 2009 for an interim amendment to the General Plan to allow the development of a cultural center, resort, and mixed-use town hear the shoreline. Before finishing the Final Environmental Impact Statement required to complete the petition, As of September 2013 Nani Kahuku 'Āina abandoned the project and initiated talks with The Trust for Public Land, the National Park, and the County about the acquisition of the parcel or a portion thereof has not advanced the petition."	Updated.
115.	P 188 L 1	This commonly called but misnomered unincorporated area identified as Ocean View is made up of a number of huge subdivisions almost, etc.	No change.
116.	P 188 L 7	...1976, when restrictions were added to the zoning code to limit <u>non</u> -farm dwellings.	Incorrect. No change.
117.	P 188 L 11	...no public facilities, nor home owner association with restrictive covenants. The roads have remained private with each lot owner having 1/11,000 of an interest through provision was made they could become dedicated to the county if they were brought up to county standards, etc.	HOA added.

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118.	P 188 L 14	Septic systems mauka of the highway and permits the use of cesspools makai if they are not servicing more than one residential unit per/each 3-acre site, otherwise with a mother-in-law unit or more than 5-bedrooms or more than one kitchen septic systems are also required.	Added.
119.	P 188 L 19	Community Association (OVCA) built and manages a community center and related activities, but is not a homeowners or property owners association as H.O.V.E. has none.	Added above.
120.	P 188 L 21	ROADS: The private roads in Hawaiian ocean View Estates are maintained by court order through a non-profit road maintenance corporation after the failure to execute the subdivision's conditional approval agreement that a party of three made-up of the developer, a property owners representative and the County Planning Director would join together and ensure the continuing maintenance for all the miles and miles of road in H.O.V.E. and of course, this never happened nor has there been a comprehensible accounting of what happened to the one million dollar bond that was to guarantee that the roads would be maintained. The property owners had to take matters into their own hands and sue having received no relief help from the county. The courts sided with the property owners allowing them to establish their own road department and self assess annual tax fees to do it!	No change.
121.	188/21	Ranchos Road Corp only serves Ranchos (not Kona Kai, Kona Gardens, etc.). Kula Kai View Estates Community Association has same powers for roads (\$100/yr assessment). www.kulakai.net , Ric Elhard (937-3083, ricelhard@gmail.com)	Added.
122.	P 188 L 22	All lot owners are members of their respective subdivisions road corporation.	Corrected.

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123.	P 188 L 25	...members. Each of the Ocean View Corporation's by laws, etc.	Corrected.
124.	P 188 L 31	...requests it. HELCO's "SSPP" program is the outcome of their successful blocking of the rural electrification program coming to the Big Island in the 1950s. Then as a monopoly they were only servicing selected profitable areas. HELCO claimed they would seriously be hurt by the loss of trained workmen if this governmental program that enabled every small town and farm in America to be electrified where to come here. So a deal was struck that HELCO would setup the "SSPP" Program and the Government would not establish rural electrification cooperatives as needed. HELCO has not tried to make the "SSPP" east	Noted.
125.	190 & related text	Add HOVE Road Corp truck routes: Marlin Blvd, Kaulua Blvd, King Kamehameha Blvd, and Aloha Blvd	Added.
126.	192/17	Add section about lack of access to 3 columns of parcels in OV. See 12/18-19/13 emails in V4B folder. Tozier needs access. Road Corps said no. CDP rec that dirt road access OK? Kula Kai has considered and voted on issue several times – doesn't want to open up that Pandora's box.	Added.
127.	193/17	<p>DWS water constraints: 9/26/13 email (run language by DWS first)</p> <p>Thin basal lense; function of weather, land form</p> <p>CWRM limiting them to 2.0 mg/month = 46 gpd</p> <p>If exceed, can designate "water management area"</p> <p>Steps when supply limited</p> <ol style="list-style-type: none"> 1) Conservation notice 2) Restriction notice 3) Ration = go thru Civil Defense, use National Guard <p>More wells would require spacing</p> <p>But likely to encounter same problem</p> <p>Brenda wants to use Ord 12-152 to put in water for</p>	Added.

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		<p>Community Center Context</p> <p>Water unit = 400-600 gpd 100 gpm = ~288 households = ~2400 people 2003 plan calls for 1.0 Mgal in 2020</p> <p>HCC 25-2-46: Conditions have to require supply consistent with public health and safety</p>	
128.	P 193 L 18	...limited rainfall in catchment systems that is either adequate for their needs or if not supplemented from time to time, mostly during droughts with hauled water.	No change.
129.	P 193 L 19	Ocean View on average receives from 20" in dryer elevation areas to 50" in higher wetter areas.	Conditional language added.
130.	P 193 L 23	Calculated in the 2004 water plan. Yet in a much more sustainable manner and model, residents are proving with catchment and composting toilets the adequacy of water utilization at 5-gallons per-person per-day in 2003, the 24-acres of commercial land in the HOVE Town Center required 72,000 gallons per day.	No change.
131.	P 193 L 24	(GPd); all of it having to be hauled. If commercial/urban areas are expanded, as so far envisioned in	No change.
132.	P 193 L 25	The Hawai'i County General Plan, water demand from piped well water or hauled water would soon rise to exceed 10,000 gpd.	No change.
133.	P 193 L 29	...signatures needed to form a CFD as the great majority of residents are happy with catchment systems they have and think it makes more sense.	No change.
134.	P 193 L 31	...requests it. HELCO's "SSPP" program is the outcome of their successful blocking of the rural electrification program coming to the Big Island in the 1950s. Then as a monopoly they were only servicing selected profitable areas. HELCO claimed they would seriously be hurt by the loss of trained workmen if this	Noted.

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		governmental program that enabled every small town and farm in America to be electrified where to come here. So a deal was struck that HELCO would setup the "SSPP" program and the government would not establish rural electrification cooperatives as need. HELCO has not tried to make the "SSPP" easy to work well in rural area like HOVE. And it is now time	
135.	P 193 L 30-35	To reconsider the benefits of breaking HELCOs outrageous monopoly with solar energy power coming on line and wind generation potential existing with other new technologies. Regional cooperatives patterned on the governments subsidized rural electrification program should be researched and then pursued or we won't be headed towards viable long-term sustainability, only sustaining HELCOs strangle hold monopoly for lighting the shortest fuse on the path of extinction. That is all they can offer in their meter box.	See Appendix V4C.
136.	194/9	Insert tables of approved and denied special permits along with brief analysis.	Added.
137.	P 196 L 12	(3) 9-2-085:024, 029, 030 & 031. Consolidated into lots 5-A And 7-A of two acres each for mixed use community based project, etc.	No change.
138.	P 197 L 6	Land Use Permits. Of course, issuing permits without due course review or public input or other considered consideration is grossly dysfunctional bureaucratic incompetency highlighting the loophole politicize factors driving planning. If the county is not willing to protect the rape and endangered species that likely exist on some of these proposed (or permitted) parcels then it may have to fall into the courts lap. There is low land dry forest or what is left of them with old clumps or stands of 'Ōhi'a, metrosideros, and dispersals of lama Trees, diospyrosterrea, which is endangered and sacred to Hawaiians. The native scrub tree A'a`Li`l, Dodonaea, along with some native olive. In this	A change in state land use law is required.

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		<p>greater vicinity there still exist in rare dispersions `liahi, Santalum (spp). The small shrub tree sandalwood that grew at lower elevations, in what was a forest, once dominated by lama trees. The endangered species halapepe, Dracaena Aurea is also found in this area, a fine example of halapepe can be seen down in a collapsed lava tube gorge behind the road departments test well drilling site in Ranchos. And without comprehensive survey of existing plants and all the trees to be removed we would never know how much destruction this project is going to cause. There are laws on the books that would protect these trees and plants being removed for any purpose but the county government thru its agencies are ignoring them. Such a solar farm could be better located on barren lava where trees would not have to be destroyed and where it would be more appropriately practical. The county has no idea of what might be growing in these lower dry-land forest areas in the cracks and crevices of lava besides some ferns, moss, and moa psilotum nudum. It is quite amazing what is surviving in this seeming lava desert. And to destroy them without any consideration is criminal, arrogant, short sighted stupidity, and an example of the worst disconnected planning attempts being thrust on nature and a community.</p>	
139.	P 197 L 10	You need to be more forthcoming with info on this.	Only relevant if efforts are initiated to redevelop brownfields. No change.
140.	197/11	<p>Need to be explicit about density potential in OV relative to LUPAG (Rural) Not subject to limit on 2nd dwelling (as farm dwell or ohana)? Rural implies subdivision OK?</p>	Added.
141.	P 197 L 25-27	According to the 2010 dwelling and lot occupancy survey, the greatest ratio of growth was occurring in the farther up elevations	Stylistic preference. No change.

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		of HOVE, which has been and remains the more sparsely populated portion of the subdivision even though lots are generally less costly the higher up they go.	
142.	197 / 27	Add aerial of HPP build-out (see 2011 PPT)	Added.
143.	197/ 28	Assessing lava flow risk: hvo.wr.usgs.gov/volcanowatch (May 2014) and http://bigislandnow.com/2014/05/30/volcano-watch-assessing-lava-flow-risk-for-populated-areas/#.U4nhGa-Cfol.mailto	Added.
144.	P 197 L 29-30	All of Ocean View is prone to the exposure of three significant hazardous, the most frequent are earthquakes and transient tropical hurricanes that tend to pass south along the Ka'ū coast when they visit Hawai'i and the threat of lava flows from Mauna Loa, the largest and most active Volcano in the World.	Based on NOAA analysis. No change.
145.	P 197 L 32	Communities. The areas at highest risk from lava flows in Ka'ū are located down slope, etc.	Corrected.
146.	P 197 L 33	...rift zones of Mauna Loa and Kīlauea. The steep slopes of Mauna Loa cause lava flows to move, etc.	No change.
147.	P 197 L 38	Steep slopes, and its larger volume and faster moving flows can reach the miles to the ocean in a matter of a few hours.	No change.
148.	198/3	Cite http://pubs.usgs.gov/fs/2012/3104/ . CD has more refined lava flow maps	Added.
149.	198/10	Add content from 7/9/14 memo from CD	Added.
150.	P 198 L 12	Some schools of planning professionals consider the subdivisions known as ocean View in their revisionist terminology are now definitely them as "premature, obsolete" subdivisions. Locally, planning has designated them as being "non-conforming", being that they became approved and permitted before the current	No change.

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		zoning regulations were established and our current subdivision codes and regulations were put in place, and subsequently don't conform to the now required standards.	
151.	P 198 L 15-16	Premature land subdivisions occur when a subdivider land developer breaks up a parcel into lots for sale far in advance of the market for those lots. In this case, Hawaiian Ocean View Estates was created and marketed to Honolulu and the mainland, mostly in California as cheap-investment-big return on turn-over as prices sky rocketed and/or for future retirement; and people nabbed-them-up at 500 and 1,000 dollars apiece – cheap retirement investments were in Vogue, there was a lot of competing options, you could cab-up site unseen glorious Florida swamp for your ideal retirement or the mirage oasis in the shifting sands desert that if you decide to go and see what you bought for your retirement proved to be impossible to find, where is the oasis, the roads, the palm trees, what blankity blank sand dune is our lot? And in our case, lave on the slopes of the world's most active volcano. The promos all sounded great – buy the cheap land now – retire on valuable land later – well the Real Estate agents made some money selling the bargain cheap land over and over again and they were able to retire well.	No change.
152.	202-205	Move sections that were deleted in Feb 14 to another section	Moved.
153.	202/13	http://www.hilt.org/?s=kipuka+mosaic has potential application in OV	Added.
154.	206	Add section about Hawai'i Constitution Article VIII, Section 1: The legislature shall create counties, and may create other political subdivisions within the State, and provide for the government thereof. Each political subdivision shall have and exercise such powers as shall be conferred under general laws.	Added.

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155.	215/1	Add detail based on ""DH board re South Point Investment" section in "Todo" doc and related emails	Added.
156.	215/26	<p>Under "Cultural Sites", there is a statement that residents report that there are burial sites and heiau on privately-owned lots in the Discovery Harbour area. I feel that this may lead other people to believe that there is truth to this long-standing rumor. At the time that the golf course was built, there were several fake "heiau" built as amenities. Over the years a group of people have come to believe that these structures are real. They tried to keep us from building on our lot and we hired Bob Reichman to do an archeological assessment. Bob came to Discovery Harbour and determined that the heiau and rock walls were actually recently built. Additionally, I reviewed the original application for the Discovery Harbour subdivision in the County Planning Office. At the time that the subdivision was going through Planning review, a representative from the Bishop Estate visited the site. She determined that there was nothing of historic or cultural significance in the subdivision.</p> <p>Some of the people in the subdivision still believe that we built our house on top of a heiau, even after we presented them with Mr. Reichman's report stating that no heiau exist. Last year we were accused of damaging a "Queen's burial site", but such a site has never been identified in Discovery Harbour.</p>	This statement was included in the Appendix to acknowledge the claims yet not confirm or deny their validity. Such claims need to be addressed on a parcel-by-parcel basis, and it's infeasible to either confirm or deny them for an entire subdivision. Moreover, it's outside the County's jurisdiction to confirm the validity of such claims, and SHPD has protocols in place to address them (those are introduced in Appendix V4A).

Formatting Revisions

No.	Page / Line No.	Comment	Action Taken (by CDP Planning Team)
157.	29/28	Typo	Corrected.
158.	45/14	Colon	Removed.
159.	63/10	Missing carriage return & bullet	Corrected.
160.	75/4	Need carriage return	Corrected.
161.	90/5	Extra "that"	Deleted.
162.	99/23	Comma missing	Corrected.
163.	100/36	Unnecessary)	Deleted.
164.	101/10	Period needed.	Added.
165.	104-105	Fix numbering spacing	Corrected.
166.	P 186 L 31	Stepping Stones on pāhoehoe, the trail, etc.	Corrected.
167.	188/13	"described"	Typo corrected.
168.	193/2	"are" should be "is"	Corrected.
169.	197/12	"build-out"	Typo corrected.

No.	Page / Line No.	Comment	Action Taken (by CDP Planning Team)
170.	198/4	Mis-placed bullet	Corrected.
171.	203/22-23	Missing commas	Corrected.
172.	Throughout	Correct positioning of footnote superscripts.	Corrected.