

JOHN WAIHEE
GOVERNOR



RUSSEL S. NAGATA
COMPTROLLER

Robert P. Takushi
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS

RECEIVED

LETTER NO. PM-3022.1

P. O. BOX 118, HONOLULU, HAWAII 96810 '91 JAN 31 A9:07

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

JAN 30 1991

Office of Environmental Quality
Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Gentlemen:

Subject: Day Care and Multi-Purpose Community
Center, Puueo, Hilo, Hawaii
D.A.G.S. Job No. 11-22-3850

Attached for your appropriate action are four copies
of the Environmental Assessment/Negative Declaration
document for the subject project.

Should you have any questions, please call Norman
Hayashida at 548-7528.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Jerry E. Nishida".

JERRY E. NISHIDA
Chief, Project Management Branch

NH/lc
Attach.

71

1991-02-08 HI-FBA

FILE COPY

ENVIRONMENTAL ASSESSMENT

*** DAY CARE AND COMMUNITY CENTER, PUUEO ***

Hilo, Hawaii, Hawaii

Prepared for

**Department of Accounting and General Services
State of Hawaii**

and

**Office of Housing and Community Development
County of Hawaii**

by

J. BLAISE CALDEIRA, AIA ARCHITECTS

Revised November.21, 1990

ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

I. HUD/STATE DATA

1. NAME OF PROJECT: Day Care and Community Center, Puueo, S. Hilo, Hawaii

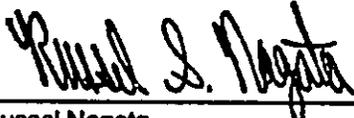
H.U.D. I.D. No: B-89-D-H-15-0002

STATE I.D. No: D.A.G.S. Job No. 11-22-3850

2. TYPE OF ACTION:

Implementing Agencies Authorized Signature:

Department of Accounting
and General Services
STATE OF HAWAII
P.O. Box 119
Honolulu, Hawaii 96810

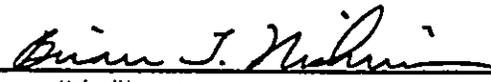


Russel Nagata
Comptroller, State of Hawaii

11/21/90

Date

Office of Housing and
Community Development
COUNTY OF HAWAII
50 Waiuku Drive
Hilo, Hawaii 96720



Brian T. Nishimura
Housing Administrator

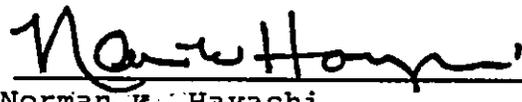
11/7/90

Date

Head of Agency: Brian T. Nishimura

Approving Agencies: Authorized Signatures:

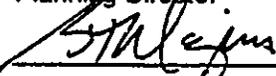
Planning Department
COUNTY OF HAWAII
25 Aupuni Street
Hilo, Hawaii 96720



Norman R. Hayashi
Planning Director

11/11/91

Date



Barry T. Mizuno
Acting Mayor, County of Hawaii

1/14/91

Date

Department of Accounting
and General Services
STATE OF HAWAII
P.O. Box 119
Honolulu, Hawaii 96810



Russel Nagata
Comptroller, State of Hawaii

11/21/90

Date

3. ENVIRONMENTAL ASSESSMENT PREPARED BY: J. Blaise Caldeira, AIA Architects

II. DESCRIPTION OF PROPOSED ACTION(S)

1. PROPOSED ACTIVITY:

- Single Activity
 Aggregation of Activities
 Multi-Year Activities

2. PROPOSED ACTION:

The Department of Labor and Industrial Relations, State of Hawaii proposes to construct a Day Care and Community Center facility on 2.39 acres of land at Clem Akina Park on Wainaku Street (TMK: 2-6-7:27) in Puueo, South Hilo. The site (now used as Clem Akina Park) will be improved to accommodate a 5000 s.f. facility and an adjoining parking area all under the operation of the Department of Parks and Recreation, County of Hawaii.

The facility will contain: (1) a day care center of approximately 2000 s.f. (to accommodate 40 children); (2) a multi-purpose community center area containing approximately 1800 s.f.; (3) an administrative area of approximately 700 s.f.; (4) service areas of approximately 300 s.f.; and all connected with adjoining Lanai's and walkways. Parking for approximately 40 cars will be provided.

Funding for the construction on the project will come from the State of Hawaii, Capital Improvement Projects funds (\$1.2 million) and the County of Hawaii Community Development Block Grant Funds (\$100,000.00).

3. BASIC DATA:

Geographic Area: Hilo, Hawaii
Tax Map Key: 2-6-7:27
Land Area: 2.39 ares (Clem Akina Park)
Landowner: State of Hawaii (park maintained by the County of Hawaii)

State Land Use: Agricultural (A)
General Plan: Medium Density
Zoning: Open (O)

Existing Land Use: Park Facility
Surrounding Land Use: Residential, Apartment, Agriculture

4. DESCRIPTION OF THE AFFECTED ENVIRONMENT:

Located on the west (mauka) side of Wainaku Street, the 2.39 acre lot is: bounded on the north by an open field (used as part of Clem Akina park), and further north, Dodo Mortuary Complex, bounded on the East by single family detached dwellings fronting Wainaku Street; bounded on the southeast by a single family detached dwelling; bounded on the south by vacant properties (cliff embankment with extensive plant materials; and bounded on the west by agricultural lands planted with sugar cane. (See appendix A & B).

Site improvements include a thirty six year old wood and masonry framed park pavilion with an

adjoining enclosed restroom (total area approximately 864 sf). The pavilion is located in the southeastern portion of the property. Playground equipment and an open field playground (with soccer goal erected) are located on the remaining portion of the site with community garden plots paralleling Wainaku Street. The open field continues across the adjoining northern property. Two underground 36" diameter drainage culverts transverse the property in a west to east direction.

The site is generally level with a three to four foot grade level (street fronting embankment) change from Wainaku Street up to the site. An approximately 20 ft high cliff embankment area borders the southern boundary. Sugarcane lands gradually sloping uphill border the western boundary. No signs of excessive erosion owing to overland flow was observed. Similarly, there is no evidence of surface or subsurface archeological features. Flora around the Southern boundary consist of ornamental plant materials common to Hilo and the State of Hawaii.

Access to the property is from Wainaku Street, a County standard roadway accommodating two lanes of traffic with on street parking, curbs, gutter, and sidewalks on both sides.

Water is provided along Wainaku Street and existing waste water (from the pavilion) is discharged into an on site cesspool. Waste water for the Community Center will be discharged into an on site septic tank/leaching field system. Electricity, telephone and CATV are available by overhead lines along Wainaku Street. Service to the Community Center will be underground.

Currently the site together with the northern property is used as a park (Clem Akina) for both active (youth soccer), and passive recreation needs with community garden plots located along Wainaku Street.

To accommodate new parking and driveway improvements, the existing pavilion will be demolished. Neighbors have expressed their dismay in the present nighttime use of the pavilion. The type of persons attracted to the pavilion, causes constant and willful vandalism to the facility.

The surrounding area consist primarily of moderate to low income housing with moderate to heavily trafficked streets.

The proposed Day Care and Community Center facility will be used year round with programs through out the day and evening. The Day Care Center licensed by the State of Hawaii will accommodate 40 children (ages 2 1/2 thru 6). Operating hours are from 7:30 a.m. to 4:30 p.m. with future plans to operate during the evening hours.

The Community Center will be administered by the County of Hawaii, Department of Parks and Recreation. County programs, community functions, and senior citizens program are all proposed activities for the facility. Operating hours are throughout the day and evening.

To accommodate population growth and future needs, both the Day Care and Community Center areas are projected to expand by 1000 sf each. Projected expansion are planned for the facility.

III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

1. State of Hawaii, Supplemental Form EA-S-SOH
2. Guam, Supplemental Form EA-S-Guam
3. Northern Mariana Islands Supplemental Forms EA-S-NMI
4. Trust Territories of the Pacific Islands Form EA-S-TTPI
5. American Samoa, Supplemental Form EA-S-ASG

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

1. ENVIRONMENTAL FINDING:

Finding of No Significant Impact on the Environment (FONSI)

2. AGENCIES/INTERESTED PARTIES CONSULTED:
(See Appendix C)

3. ALTERNATIVES CONSIDERED:

No Action: A no action alternative precludes all environmental impacts short and long-term, beneficial and adverse, described herein. A no action option in effect maintains the status quo.

4. SPECIAL CONDITIONS IMPOSED OR ACTION TAKEN TO ACHIEVE COMPLIANCE WITH HUD OR LOCAL POLICIES AND STANDARDS:

a. In order to comply with the State Land Use Regulations a Special Permit must be applied to and approved by the Hawaii County Planning Commission.

5. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST RELEASE OF FUNDS (COMBINED NOTICE):

- a. Date FONSI/RROF published in newspaper: _____
- b. Last day for recipient to receive comments: _____
- c. Last day for HUD to receive comments: _____
- d. Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals: _____
- e. Date HUD released grant conditions: _____

6. NEGATIVE DECLARATION (HAWAII ONLY):

- a. Date Negative Declaration published in OEQC Bulletin: _____
- b. Date on which 60-day waiting period expires: _____
- c. Documentation attached: Yes No

V. IMPACT CATEGORIES

RATING OF ENVIRONMENTAL FACTORS:

- Rating 1 - Potentially Beneficial Impact.
- Rating 2 - No Impact Anticipated.
- Rating 3 - Minor Adverse Impacts Anticipated.
 - 3a. Short Term
 - 3b. Long Term
- Rating 4 - Adverse Impact Requires Mitigation.
- Rating 5 - Adverse Impact Requires Modification to Project/Activity.

1. LAND DEVELOPMENT:

a. Conformance with Comprehensive Plans and Zoning:

The property is zoned Open (O) by the County of Hawaii. Parks are a permitted use in the district; however, both the Community Center and Day Care operations are not permitted uses in the Open district. Community Centers (neighborhood recreational areas and uses) are permitted in the surrounding residential zoned districts.

The General Plan designated the area as Medium Density Urban. Both the Community Center (park) and Day Care uses are consistent with the medium Density Urban designation.

The property is not situated within the County delineated Special Management Area hence a Special Management Area Use Permit is not required. The property is zoned state Agricultural and requires an individual consistency review under the Hawaii Coastal Zone Management Program be submitted to the Office of State Planning.

Rating: 2 - No impact anticipated.
References: County of Hawaii, Planning Department letter dated, March 16, 1989.

b. Compatibility and Urban Impact:

The proposed action will neither intensify development of the site nor adjoining properties. Developing the site for other than the existing use is not contemplated. The project is compatible with the surrounding area with respect to land use (residential or multi-residential which is a permitted use), scale (one story detached dwellings), massing, and appearance.

Rating: 2 - No impact anticipated.
References: County of Hawaii, Planning Department letter dated, March 16, 1989.
Project Plans.

c. Slope:

The property is relatively flat with an estimated 2% slope running from west to east. An embankment (and cliff) approximately 20 feet in height borders the southern boundary.

Rating: 2 - No impact anticipated.
References: Field observations by Blaise Caldeira, 6/90.

d. Erosion:

The property is predominately covered with a lawn and plant materials and no signs of erosion were observed. The grounds have been modified to channel two intermittent streams which ran in a west-east direction across the parcel into two, three (3) ft. diameter culverts buried beneath the park.

Rating: 2 - No impact anticipated.

References: Field observations by Blaise Caldeira, 6/90.
State of Hawaii, Dept of Land Utilization memorandum dated, Feb. 26, 1990.
Topographic Survey dated, February 2, 1990.

e. Soil Suitability:

The surface soil consist of mottled yellowish brown clayey silt. The clayey silt is derived from volcanic ash, and is in a soft to firm condition down to approximately ten (10) feet. Laboratory testing indicates that the clayey silt is moderately to highly compressible. All footings and slabs on grade should be underlain by at least three (3) feet of non-expansive granular material such as crusher waste or select fill. Over excavations will be required for placement of the granular fill section. Overexcavation should extend at least three (3) feet beyond the edge of perimeter footing.

Rating: 2 - No impact anticipated.

References: Ernest K. Hirata & Associates, Inc. memorandum dated, Sep. 12, 1990.

f. Hazards and Nuisances, Including Site Safety:

The property is free of natural hazards such as geologic faults, flooding, tsunami inundation, and physiographic features.

All Hilo is subject to possible inundation by lavas issued from Mauna Loa and Kilauea volcanoes to the south of town. The US Geological Survey places Hilo in volcanic Hazard Zone E where the risk of inundation is quite high. Alternately, the Department of Housing and Urban Development does not ascribe this volcanic hazard condition to Hilo.

The site is also free of man-made hazards such as fuel storage facilities, dams, electrical transmission lines, landfills and hazardous waste disposal sites, and industrial activity.

Rating: 2 - No impact anticipated.

References: Field Observations by Blaise Caldeira, 6/90.
US Geological Survey
Dept. of Housing and Urban Development, Non-Participation Map.

g. Energy Consumption:

An moderate increased use in energy consumption over the present pavilion structure is anticipated for the Day and Community Center project.

Rating: 2 - No impact anticipated.

References: Project Plans

2. ENVIRONMENTAL DESIGN AND HISTORIC VALUES

a. Visual Quality -Coherence, Diversity, Compatible Use, and Scale:

The project is compatible with surrounding areas in terms of land use (residential or multi-residential), scale (one story structure), mass (one structure of 5,000 sf. floor area on 2.39 acres), and building appearance (masonry, wood frame construction & metal roof). The site is grassed and landscaped.

Rating: 2 - No impact anticipated.
References: Field observations by Blaise Caldeira, 6/90.
Project Plans

3. SOCIOECONOMIC

a. Demographic/Character Changes:

Population per se does not appear to be a significant demographic issue. Rather than increasing population, individuals from the surrounding community will use the facility. The Day Care will draw children for its program from the Puueo community. The area surrounding the project consist primarily of moderate to low income housing.

The Puueo Community Association working with County and State sought development of a community center to promote and encourage active participation in County and State programs and neighborhood functions. The Association envisions a volunteer work force to promote, plan and encourage community participation in the available programs.

Under the present conditions, the existing park pavillion is frequented by transients, homeless and persons causing constant and willful vandalism to the facility. Neighbors have expressed their dismay in the present nighttime use of the pavillion.

The Day Care and Community Center facility will be used year round with programs through out the day and evening. The Day Care Center licensed by the State of Hawaii will accommodate 40 children (ages 2 1/2 thru 6). It is anticipated that by providing a day care facility, the parents of those children attending the facility will have the time and thus greater opportunities to obtain work and supplement their income.

The Community Center will be administered by the County of Hawaii, Department of Parks and Recreation P & R programs, community functions, and senior citizens program are all proposed activities for the facility. Operating hours are throughout the day and evening.

Rating: 2 - No impact anticipated.
References: Field observations by Blaise Caldeira, 1/ 90, 6/90.
Puueo Community Association Monthly Meetings 12/89 thru 8/89

b. Displacement:

The project will not displace individuals, families, business enterprises, or existing uses from the premises. Active recreation uses (youth soccer practice field) will be displaced. Parks & Recreation has made other fields and accommodations available for youth soccer practice.

Rating: 2 - No impact anticipated.
References: Puueo Community Association Monthly Meetings 12/89 thru 8/89

c. Employment and Income Patterns:

No significant affects on employment and income in the neighborhood are anticipated. For those parents with their children in the Day Care program, there is a greater opportunity to seek employment and/or supplement their income.

Employment opportunities for the facility is limited. The Day Care operations will employ 4-6 persons and Parks & Recreation will establish a program director at the facility as resources become available.

Rating: 2 - No impact anticipated.

References: Puueo Community Association Monthly Meetings 12/89 thru 8/89

4. COMMUNITY FACILITIES AND SERVICES

a. Educational Facilities:

Several public, private and parochial schools (pre-school and elementary) are found in the vicinity of the project. The Day Care operations will provide the opportunity for the parents of eligible children to leave their children in a licensed facility.

Rating: 2 - No impact anticipated.

References: Field observations by Blaise Caldeira, 6/90.

b. Commercial Facilities:

No significant impact to the adjacent Dodo Mortuary facility is anticipated.

Rating: 2 - No impact anticipated.

References: None

c. Health Care:

Health care facilities hospitals, clinics and dental offices are available in Hilo.

Rating: 2 - No impact anticipated.

References: Field observations by Blaise Caldeira, 6/90.

d. Social Services:

The property is located within walking distance to State, County, medical, religious and social service providers in Hilo.

Rating: 2 - No impact anticipated.

References: Field observations by Blaise Caldeira, 6/90.

e. Solid Waste:

Domestic solid waste is collected by the County of Hawaii. The proposed use does not generate any hazard waste.

Rating: 2 - No impact anticipated.

References: County of Hawaii, Fire Department letter dated, July 19, 1990.
Project Plans

f. Waste water:

Presently domestic waste water is discharged into existing cesspools located on-site. The proposed Day Care and Community Center facility will use a septic tank and leaching trench system for waste water treatment and disposal system. No adverse impacts to the groundwater are projected from these systems.

Rating: 2 - No impact anticipated.

References: State of Hawaii, Department of Health letter dated, July 31, 1990.
Project Plans

g. Storm Water:

The existing County's storm drainage system for the site and adjoining properties appears to be inadequate. Residents along Wainaku and Iliahi Streets have experienced flooding during heavy rainstorms due to surface runoff from Clem Akina Park (project site) and upslope areas along Wainaku Street. An existing subsurface drainage system consisting of two 36" diameter culverts transverse the property in a west-east direction and discharge into the County system under Wainaku Street. The system was installed to channel two existing *intermittent streams which crossed the property*. Information on the age of the system and its design capacity are not available from the County.

A drainage study for the property as requested by the County of Hawaii Department of Public Works, to determine "generated" runoff is being prepared by the project's Civil Engineer. On-site disposal into drywells of the generated runoff are proposed for the project. In addition, the existing subsurface 36" diameter culvert along the southern boundary will be modified by lengthening it and creating a new headwall. The surrounding area will be graded to channel surface drainage towards the new headwall. No additional waters are projected to enter the existing County system than the present current amounts.

During the period of construction runoff waters may be increased as the soils and grades are altered. A minimal impact to the surrounding areas due to runoff might be expected.

The property is within Zone 'X' on the Flood Insurance Rate Map (FIRM), Community Panel Number 155166-0880-C. Zone 'X' is a rating given to lands determined to be outside the 500-year flood plain.

Rating: 3a - Short term minor adverse impact anticipated.

References: County of Hawaii, Department of Public Works letter dated, August 28, 1990.
Project Plans
Field observations by Blaise Caldeira, 6/90.

h. Water Supply:

Water is brought to the site via connection to the existing ten inch cast iron water main running under Wainaku Street.

The site will not impact a sole source aquifer designated by the US Environmental Protection Agency.

Rating: 2 - No impact anticipated.

References: Project Plans
County of Hawaii, Department of Water Supply

I. Public Safety:

1) Police:

Despite its proximity to downtown Hilo, the Puueo area does not presently receive adequate level of police service because Puueo is part of a large police beat extending from Waituku river north to Honomu. The Police Department anticipates conducting intensive patrols of the facility to reduce or eliminate nuisance complaints and property offenses.

Rating: 3a - Short term minor adverse impact anticipated.

References: County of Hawaii, Police Department letter dated, July 25, 1990

2) Fire:

Fire service originates from Central Fire Station and is adequate to serve the facility. Response time is estimated to be within three (3) minutes.

Rating: 2 - No impact anticipated.

References: County of Hawaii, Fire Department letter dated, July 19, 1990

3) Emergency Medical:

Emergency medical service originates from Central Fire Station and is adequate to serve the facility. Response time is estimated to be within three (3) minutes.

Rating: 2 - No impact anticipated.

References: County of Hawaii, Fire Department letter dated, July 19, 1990

J. Open Space and Recreation:

1) Open Space:

Not Applicable

2) Recreation:

The project presently located on the site of Clem Akina Park will displace the active recreational use (soccer practice field) and reduced the available lands for passive recreation al use. The County of Hawaii, Department of Parks & Recreation has made other fields and accommodations available for youth soccer practice.

Rating: 2 - No impact anticipated.

References: Puueo Community Association Monthly Meetings 12/89 thru 8/89

3) Cultural Facilities:

The lot and structures thereon are not identified as significant historical properties or structures and the existing use does not impact any historical facilities in the area.

Rating: 2 - No impact anticipated.

References: State of Hawaii, Dept. of Land & Natural Resources memorandum dated, February 26, 1990.

k. **Transportation:**

Vehicle access and off-street parking is adequate for the proposed use. On street parking is available on Wainaku Street.

Rating: 2 - No impact anticipated
References: County of Hawaii, Planning Department letter dated, March 6, 1990.
Field observations by Blaise Caldeira, 6/90.
Project Plans

5. NATURAL FEATURES

a. **Water Resources:**

No new water resource needs to be developed to accommodate the project.

Rating: 2 - No impact anticipated
References: Project Plans
County of Hawaii, Department of Water Supply plans.

b. **Surface Water:**

There are no lakes, marshes, or estuarine environments in the immediate vicinity of the project site. Existing streams (drybeds under normal weather conditions) to the west of the project site are channeled into two subsurface 36" diameter culverts.

The project site and adjoining northern property are not well drained due in part to its clay type soils. During heavy rainstorms, surface flooding occurs and is localized along the southwest boundary of the property. It is anticipated the project will control generated surface runoff from the project area into new drywells. Existing runoff from the western boundary will remain in its present capacity and channeled into the existing subsurface system.

Rating: 3a - Short term minor adverse impact anticipated.
References: County of Hawaii, Department of Public Works letter dated, August 28, 1990.
Project Plans
Field observations by Blaise Caldeira, 6/90.

6. OTHER COMMENTARY/DISCUSSION:

None of the observed terrestrial flora and fauna are rare, threatened, or endangered species.

Rating: 2 - No impact anticipated
References: Field observations by Blaise Caldeira, 6/90.

HISTORIC PRES. ACTS: The National Historic Preservation Act of (P.L. 89-665; 16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593, Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 F.R. 1/30/79.

The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on: consultation with the SHPO; information checks with the Federal Register; local authorities and interest groups; field observation. See letter dated 2/26/90

— Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on _____ (date), documentation attached.

FLOODPLAIN MANAGEMENT: Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number _____ and not subject to compliance with E.O. 11988. 155166-088 C

— The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on _____ (date) and is attached.

— Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.

— Flood insurance required. Policy issued to: _____

WETLANDS PROTECTION: Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: Field observation; consultation with the U.S. Corps of Engineers; Other County of Hawaii.

— The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on _____ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.

— Flood insurance required. Policy issued to: _____

COASTAL ZONE MANAGEMENT: Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

— Not applicable to _____ (TT only)

The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached. OFP Ltr 12-17-90 Ref. P-1554

— The proposed action will have an impact on the coastal area which required a permit from the _____ agency/department. The permit was issued on _____ (date) and a copy is attached.

ENDANGERED SPECIES: The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: consultation with U.S. Fish and Wildlife Service (FWS); consultation with local authority _____ (Dept./Agency); Field Observation.

— Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on _____ (date) documentation attached.

FARMLANDS PROTECTION: Farmland Protection Policy Act of 1981 7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: review of local land use plans; consultation with the District Conservationist, SCS, USDA; Field Observation.

— The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on _____ (date). Documentation attached.

AIR QUALITY: Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thullier, May 1978 and HUD Format AP #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m³ at project site.

— Project/activity is located in a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for _____ (pollutant). Analysis and recommendations for clearance is attached.

HO-EA86

WATER QUALITY: Federal Water Pollution Control Act (P.L. 92-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (42 U.S.C. 300f-300j-10); particularly section 1424(e)(42 U.S.C. 300h-303(e)).

- Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.
- Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between MUD, U.S. EPA, Guam EPA and GURA. Their recommendation for clearance is attached. (Activities on Guam only)

NOISE: Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; MUD Noise Assessment Guidelines March 1984.

- Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by: a site inspection; an evaluation using MUD Noise Assessment Guidelines; or other acoustical data (_____)
- Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by _____, consultant, outlines mitigative measures for compliance with MUD standards. Copy attached.

THERMAL/EXPLOSIVE HAZARDS: 24 CFR Part 51 Subpart C - Environmental Criteria and Standards; Siting of MUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

- Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.
- Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: included in attached study; mitigative measures will be incorporated into project design.

CLEARZONES AT AIRPORTS: 24 CFR Part 51 Subpart D - Siting of MUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

- Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.
- Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b). Documentation attached.

SOLID WASTE DISPOSAL: Resources Conservation and Recovery Act (42 U.S.C. 6901-6907); 40 CFR Part 250.43-1.

- Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.
- Project/activity is subject to provisions of EPA Guidelines; _____ Documentation of evaluation and coordination with EPA attached.

TOXIC CHEMICALS & RADIOACTIVE WASTES: MUD Notice 79-33, September 10, 1979 Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials

- Project/activity is not affected by toxic chemicals or radioactive material based on: site inspection; information check with local Health Dept.; other source _____
- Project/activity's site was suspected of containing toxic chemicals or radioactive materials. MUD and local responsible agency contacted. _____ Evaluation of hazard was made in accordance with notice 79-33 and found acceptable. Documentation attached. Yes, No.

Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis

Cumulative Impacts: _____

SCREENING CRITERIA FOR COBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HZMP

DESCRIPTION OF PROPOSED ACTION: _____

CRITERIA: This review is based on HZD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
- If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

DETERMINATION

CZM POLICIES

Consistent Ind. Review

- | | |
|----------------------|--|
| <u>X</u> _____ | <u>1. SMA PERMIT</u>
The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: _____ attached, _____ in ERR file.

Proposed action is not subject to an individual consistency review. (References 1, 2) |
| _____ <u>X</u> _____ | <u>2. LAND USE DISTRICTS</u>
Proposed action is located in a developed, altered and urban district. It is not in a State Ag, Rural or Conservation Land Use District. (References 1, 3) |
| <u>X</u> _____ | <u>3. THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u>
Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6) |
| <u>X</u> _____ | <u>4. STREAMS</u>
Proposed action will not alter the flow or use of streams.

Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7) |
| <u>X</u> _____ | <u>5. HISTORIC/ARCHEOLOGIC RESOURCES</u>
The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9) |
| <u>X</u> _____ | <u>6. WETLANDS</u>
The proposed action does not impact or affect a wetland. (References 4, 7) |

REFERENCES

- | | |
|--|--|
| 1. County Planning Department | 6. The Nature Conservancy of Hawaii |
| 2. Section 205A-22, Chapter 205A HRS | 7. U.S. Corps of Engineers |
| 3. State Land Use Commission | 8. State Historic Preservation Officer |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service | |

DETERMINATION

Based on the above review it is determined that:

- _____ The proposed action meets the criteria of the general consistency certification and is consistent with the HZMP.
- X _____ The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED for their review and concurrence.

Prepared by: _____ TITLE _____ Date 9 Oct 90

HO-CZM87



OFFICE OF STATE PLANNING

Office of the Governor

STATE CAPITOL, HONOLULU, HAWAII 96813 TELEPHONE (808) 548-5893

JOHN WAIHELE, Governor

Ref. No. P-1554

December 17, 1990

Mr. J. Blaise Caldeira, AIA
P.O. Box 5203
Hilo, Hawaii 96720-8203

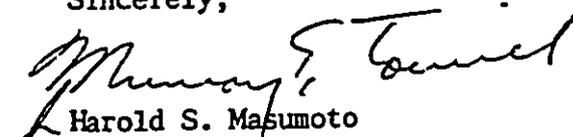
Dear Mr. Caldeira:

Subject: Hawaii Coastal Zone Management (CZM) Program Federal
Consistency for the Day Care and Community Center, Puueo,
Hilo, Hawaii (FC/90-045)

This is to inform you that we have reviewed your assessment of the subject activity's consistency with Hawaii's CZM Program and concur with your finding that the activity is consistent. By copy of this letter, we are informing the U.S. Department of Housing and Urban Development, Honolulu Office, that CZM consistency review requirements have been met.

This approval does not exempt your compliance with any other regulations or permit requirements which may apply.

Sincerely,


Harold S. Masumoto
Director

cc: U.S. Department of Housing and Urban Development, Honolulu Office
Department of Accounting and General Services
Office of Housing and Community Development, County of Hawaii
Planning Department, County of Hawaii

OTHER ENVIRONMENTAL REVIEW REQUIREMENTS
STATE OF HAWAII

Review each of the rules or standards listed below and check and/or complete the statement that applies. The completion of the form and signature at the bottom will provide evidence that the proposed action is consistent with Hawaii's environmental regulations and standards.

1. Chapter 343 HRS Environmental Impact Statements
2. Act 282, Private Waste Water Treatment Plants, Session Laws of Hawaii, 1985
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
 - a. Chapter 42, Vehicular Noise Control for Oahu
 - b. Chapter 43, Community Noise Control for Oahu
 - c. Chapter 54, Water Quality Standards
 - d. Chapter 55, Water Pollution Control
 - e. Chapter 59, Ambient Air Quality Standards
 - f. Chapter 60, Air Pollution Control

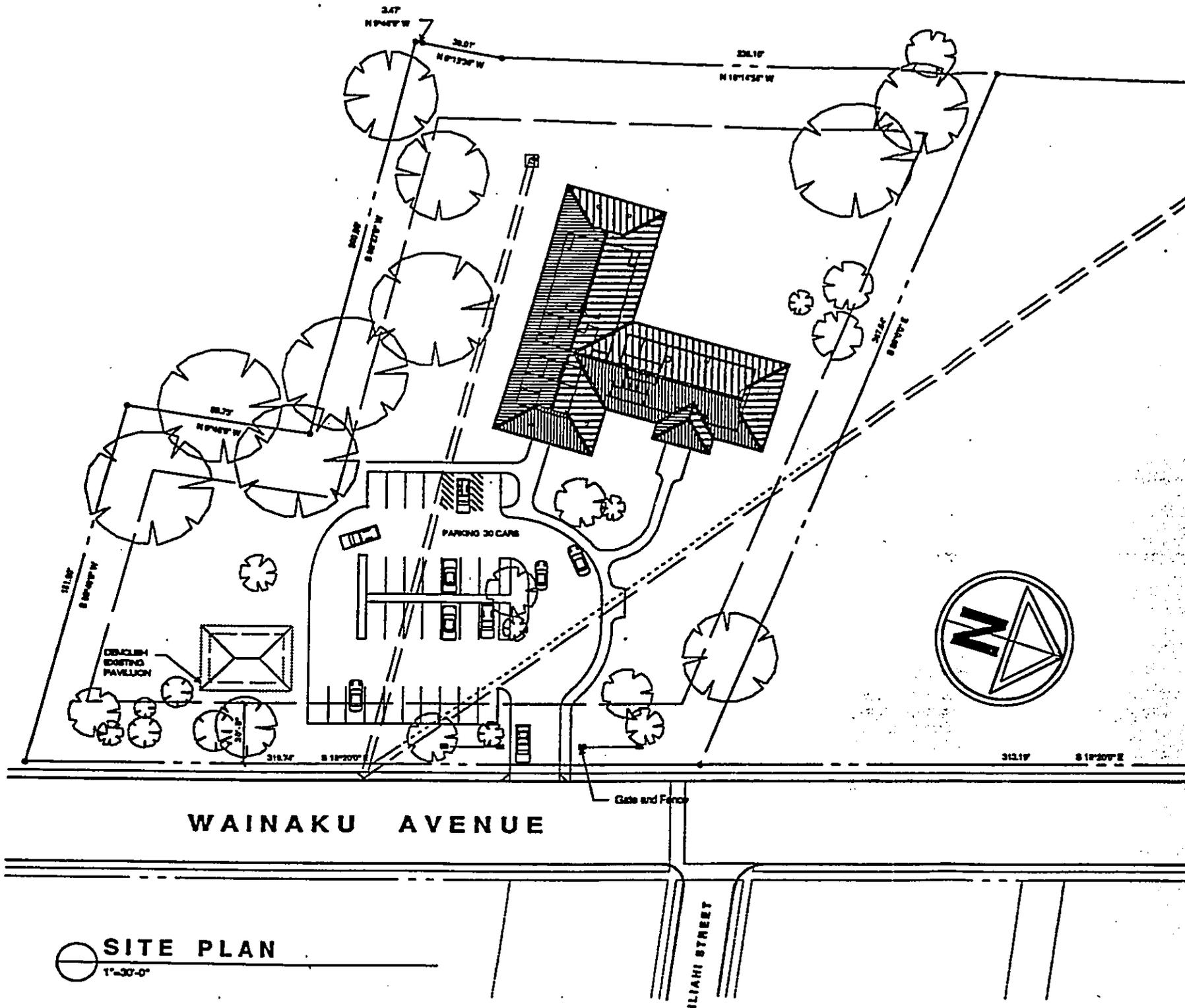
It has been determined that the proposed action requires compliance with one or more of the above regulations which include _____
Appropriate permits for clearance on the above regulations were obtained on _____ (Date).

The proposed action is consistent with the regulations listed above and no permits are required.

Certified By: _____

Name/Title

Date



WAINAKU AVENUE

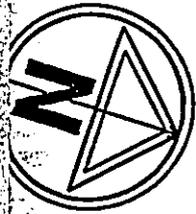
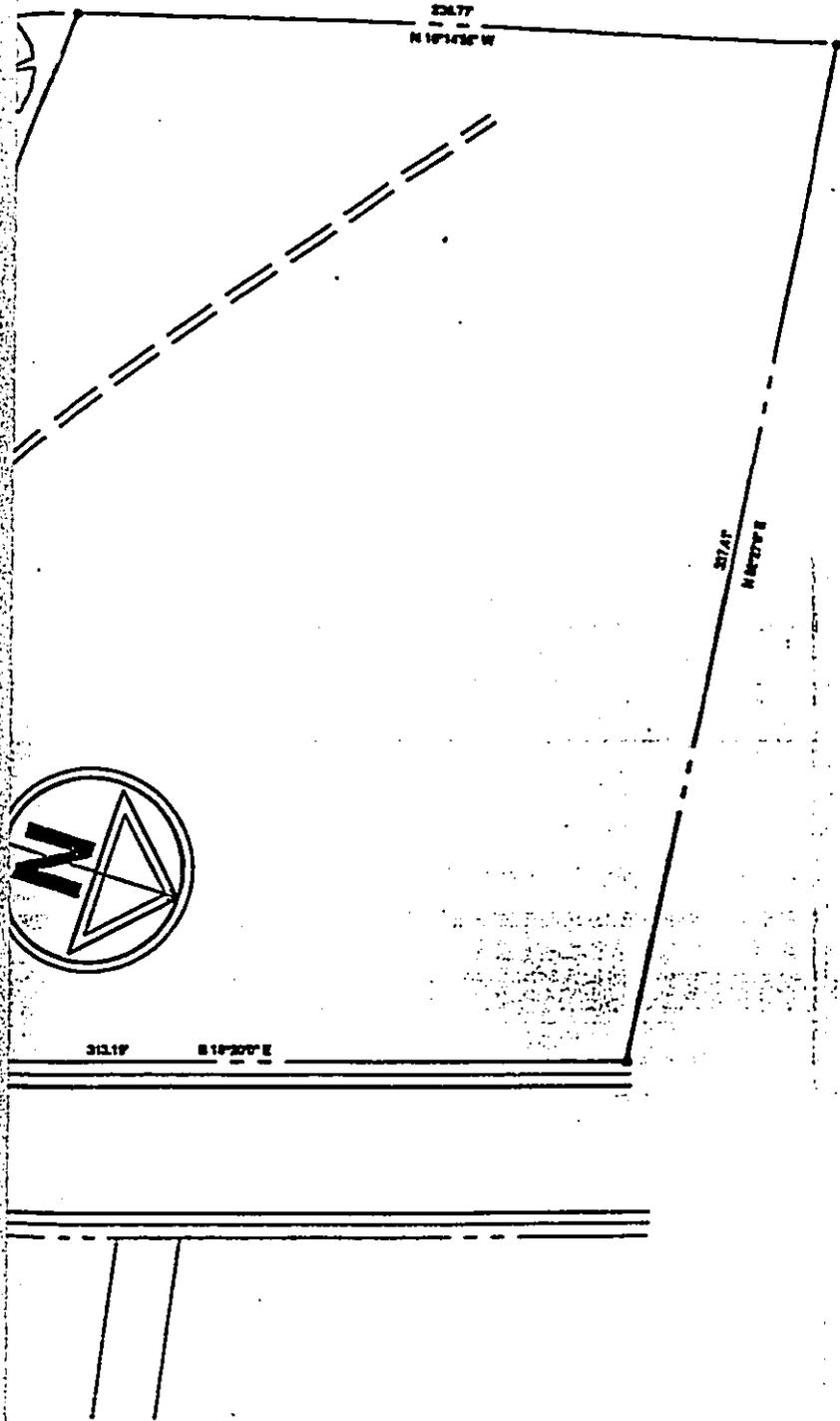
ILIAHI STREET

○ SITE PLAN
1"=30'-0"

J. Blaise Caldeira, AIA
ARCHITECTS

POST OFFICE BOX 5200 HILO, HI 96720 PHONE (808) 961-3111

APPENDIX B



This work was prepared by me or under my supervision and construction of this project will be under my supervision. Supervision as defined in Title 16-82, Chapter 464, Hawaii Revised Statutes.

Blaise Caldeira, AIA
ARCHITECTS

1ST OFFICE BOX 5203 HILO, HI 96720 PHONE (808) 961-3286

Day Care and Multi-Purpose Community Center, Puuoa Puuoa, South Hilo, Hawaii DAGS Job No. 11-22-3850		1
	9 Oct 1990	

A. CORRESPONDENCE

County Council

Russell S. Kokubun, Chairman
Merle K. Lai, Chairperson

State Legislature

Senator Malama Solomon
Representative Dwight Y. Takamine

State of Hawaii

Mario Ramil, Director, Department of Labor and Industrial Relations
Harold Matsuura, Chief Sanitarian
Glen Taguchi, Hawaii District Land Agency, Department of Land and Natural Resources
Richard Fujita, Project Coordinator, Department of Accounting & General Services

County of Hawaii

George Yoshida, Director, Department of Parks and Recreation
Bruce C. McClure, Chief Engineer, Department of Public Works
Duane Kanuha, Director, Planning Department
Victor Vierra, Chief of Police
Thomas Bellow, Fire Chief
Scott Leithead, Director Office of Housing and Community Development

Puueo Community Association

Ellen Herrera, President

B. MEETINGS

February 15, 1990

September 07, 1990

C. SUPPORTING DOCUMENTATION

Ernest K. Hirata & Associates, Inc. Soils and Foundation Engineering

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-3266

July 12, 1990

Honorable Russell S. Kokubun, Chairperson
HAWAII COUNTY COUNCIL
25 Aupuni Street
Hilo, Hawaii 96720

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Chairperson Kokubun:

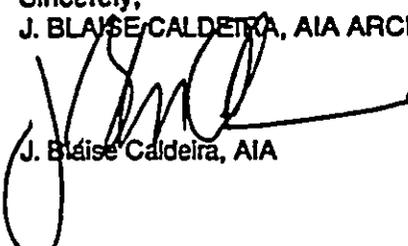
The Department of Labor and Industrial Relations, State of Hawaii proposes to construct a Day Care and Community Center facility on 2.39 acres of land at Clem Akina Park on Wainaku street (TMK: 2-6-7:27) in Puueo, South Hilo. A location map is attached. The site now used as Clem Akina Park will be improved to accommodate a 5,000 square foot structure containing a day care facility operated by HCEOC and a neighborhood community center and an adjoining parking facilities operated by the Department of Parks and Recreation. A portion of the land will be reestablished into a smaller passive park.

Funding for the project will come from the State of Hawaii, Capital Improvement Projects funds (\$1.2 million) and the County of Hawaii, Community Development Block Grant Funds (\$100,000.00).

Our office is preparing an Environmental Assessment and believe the project may be of interest to you. Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA

RUSSELL S. KOKUBUN
Chairman & Presiding Officer



COUNTY COUNCIL
COUNTY OF HAWAII
HAWAII COUNTY BUILDING
25 AUPUNI STREET
HILO, HAWAII 96720

August 3, 1990

Comm. # 1869

Mr. J. Blaise Caldeira, AIA
AIA Architects
P. O. Box 5203
Hilo, Hawaii 96720

Dear Mr. Caldeira:

I have received your communication dated July 12, 1990 regarding the construction of a Day Care and Community Center in Puueo. Your communication has been referred to the Council's Human Services and Recreation Committee for review. The Human Services and Recreation Committee will convene on August 8, 1990 to consider this matter. The meeting will begin at 1:30 p.m. in the Councilroom.

Should you need any further clarification, please feel free to contact my aide, Diane, at 961-8263 and refer to communication number 1869.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell S. Kokubun".

Russell S. Kokubun, Chairman
Hawaii County Council

RSK/d11

J. Blaise Caldeira, AIA
ARCHITECTS

PO BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-3266

July 12, 1990

Honorable Merle K. Lai, Chairperson
COMMITTEE ON HUMAN SERVICES
25 Aupuni Street
Hilo, Hawaii 96720

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Chairperson Lai:

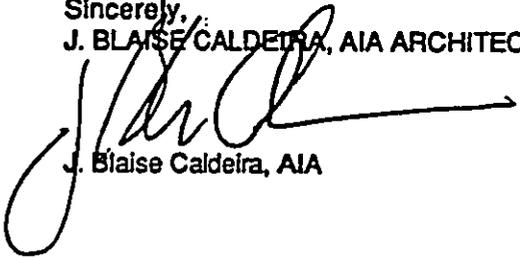
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We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-37

July 12, 1990

Representative Dwight Y. Takamine
99 Aupuni Street, Suite 202
Hilo, Hawaii 96720

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Representative Takamine:

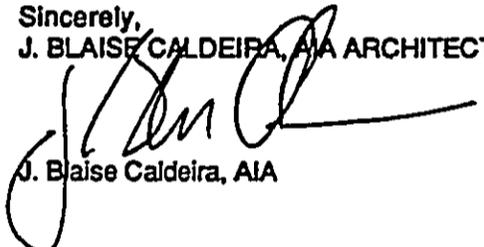
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We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-6203 PHONE (808) 961-2

July 12, 1990

Mr. Mario Ramil, Director
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
830 Punchbowl Street, Room 329
Honolulu, Hawaii 96813

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Mr. Ramil:

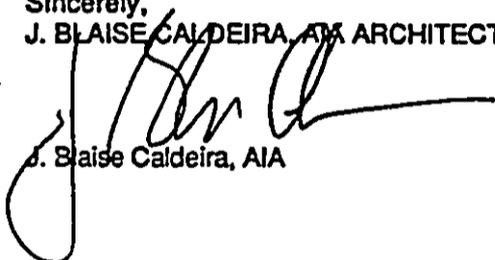
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We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961 31

July 12, 1990

Harold Matsuura, Chief Sanitarian
Hawaii District Office
Department of Health
75 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Matsuura:

We are preparing an Environmental Assessment for the following project:

Project Title: Day Care and Community Center, Puueo
Purpose: Construct a 5,000 square foot facility to provide a day care center operated by H.C.E.O.C. and a neighborhood Community Center operated by the Department of Parks and Recreation on 2.39 acres of land at Clem Akina Park.
Location: Wainaku Street, Hilo, Hawaii
Tax Map Key: 2-6-7:27.
Estimated Construction Cost: \$1,300,000.00

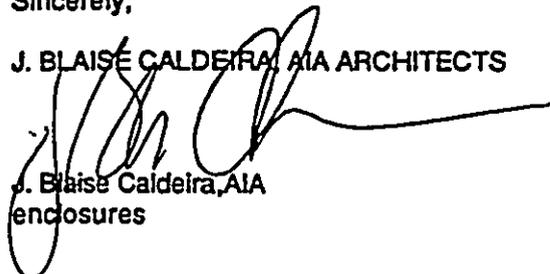
We would appreciate information you can provide us to help ascertain whether:

1. The project is subject to current or projected noise levels that exceed 65 LDN;
2. The project is located within an attainment area in accordance with the State Implementation area or is adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10.mgm3 at the project site;
3. The project site is affected by toxic chemicals or radioactive materials;
4. The project does not impact a sole source aquifer designated by the EPA.

Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

Sincerely,

J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA
enclosures

JOHN WAINEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 816
HILO, HAWAII 96721-0916

July 31, 1990

J. Blaise Caldeira, AIA
P.O. Box 5203
Hilo, Hawaii 96720-8203

SUBJECT: Day Care and Community Center, Puueo

Dear Mr. Caldeira:

Our Environmental Health Programs have no noise, air pollution, toxic chemical nor radioactive materials data for the environment surrounding the subject project site. The use of septic tank and leaching trench systems are acceptable wastewater treatment and disposal systems for the subject property. We do not project adverse impacts to the groundwater from these systems.

A handwritten signature in cursive script, appearing to read "Harold Matsuura".

HAROLD MATSUURA
Chief Sanitarian, Hawaii District

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-32

July 12, 1990

Mr. Glen Taguchi, Hawaii District Land Agent
DEPARTMENT OF LAND AND NATURAL RESOURCES
75 Aupuni Street
Hilo, Hawaii 96720

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Mr. Taguchi:

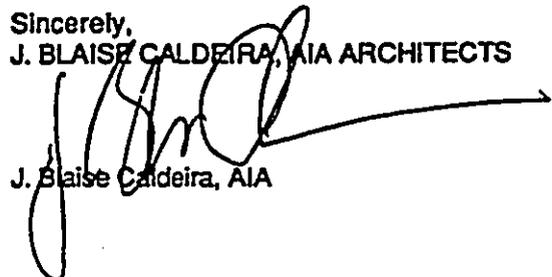
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We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

February 26, 1990

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTES
Keith W. Ahue
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
LAND MANAGEMENT
STATE HISTORIC PRESERVATION
STATE PARKS
WATER AND LAND DEVELOPMENT

MEMORANDUM

TO: Richard Fujita, Project Manager, DAGS
FROM: Don Hibbard, Director, Historic Preservation Program
SUBJECT: Preparation of Negative Declaration for Day Care and
Multi-Purpose Community Center (DAGS Job No: 11-22-3850)
Puueo, South Hilo, Hawaii
TMK: 2-6-08:2

HISTORIC PRESERVATION PROGRAM CONCERNS:

This is in response to your telephone request for information on any known or suspected historical properties at the location of the proposed Day Care and Multi-Purpose Community Center, Puueo. This information was requested for the preparation of a Negative Declaration for the project.

Our staff visited the parcel on February 7, 1990, to assess the possible presence of significant historic sites in what is now Clem Akina Park. The park is currently used as a playing field and contains a picnic pavillion and community gardens. It was clear during the inspection that the ground surface has been severely modified and that any subsurface remains would have been destroyed by the substantial cut and fill needed to create the level surface of the park. This level ground is in marked contrast to the surrounding, hilly terrain. Further evidence of major alteration is that two streams which ran in a west-east direction across the parcel are now channeled in a culvert buried beneath the park.

We therefore believe that the project will have "no effect" on significant historic sites.


DON HIBBARD

November 5, 1990

Honorable Larry S. Tanimoto
Mayor, County of Hawaii
25 Aupuni Street
Hilo, HI 96720

Dear Mayor Tanimoto:

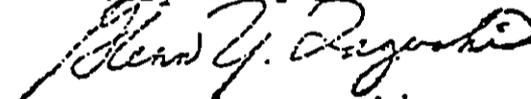
Subject: Set-Aside of Land to the County of Hawaii for Park
and Recreation and Allied Purposes at Puueo, South
Hilo, Hawaii Tax Map Key:3rd/2-6-07:27 (Portion of
Clem Akina Park)

I am pleased to inform you that at its meeting of October 12, 1990, under Agenda Item F-2, the Board of Land and Natural Resources approved of and shall recommend to the Governor, the issuance of an executive order setting aside the subject site to be under the control and management of the County of Hawaii for park and recreation and allied community purposes subject to the terms and conditions as listed in the enclosed copy of the Board's submittal.

We shall be requesting the assistance of the Survey Division, Department of Accounting and General Services and the Department of the Attorney General in completing the set-aside of the subject area.

If you have any concerns on this matter, please feel free to contact me at 933-4245.

Very truly yours,



Glenn Y. Taguchi
Hawaii District Land Agent

GYT:ra

cc: Hawaii Land Board Member
Land Management Administrator
Representative Dwight Takamine ✓
George Yoshida, Director
County of Hawaii Parks & Recreation

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-3266

July 12, 1990

Mr. George Yoshida, Director
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street
Room 210
Hilo, Hawaii 96721

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Mr. Yoshida:

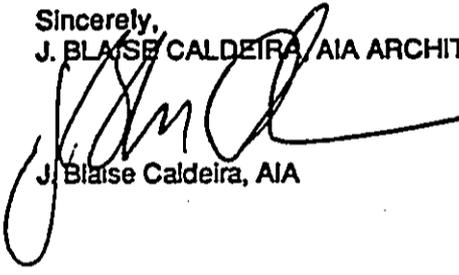
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Funding for the project will come from the State of Hawaii, Capital Improvement Projects funds (\$1.2 million) and the County of Hawaii, Community Development Block Grant Funds (\$100,000.00).

Our office is preparing an Environmental Assessment and believe the project may be of interest to you. Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA



Department of Parks and Recreation

25 Aupuni Street, Rm. 210 • Hilo, Hawaii 96720 • (808) 961-8311

FEB 20 1990

George Yoshida
Director

Juliette M. Tulang
Deputy Director

February 15, 1990

J. Blaise Caldeira, AIA
Architects
P. O. Box 5203
Hilo, Hawaii 96720

Subject: Proposed Day Care and Multi-Purpose Community Center
Pueo, South Hilo

The following comments on the preliminary plans are submitted for your review and consideration:

- 1) Elimination of existing restroom/pavilion was initially considered and use of community center restrooms by park users was proposed. The restroom/pavilion is frequented by "undesirables" and removal of this building would have eliminated this problem, as well as provide additional space for expansion, playground equipment, or other desired facilities.
- 2) Property boundaries must be determined before layout is finalized. Encroachment of ballfield, parking, and basketball court must be resolved.
- 3) It was our understanding that C. Brewer, Ltd. would retain parcel situated to the north of proposed roadway. If so, community gardens must be relocated to within park site.
- 4) It is our understanding that Parks and Recreation would staff the facility after daycare center operation ceases at the end of the day. If this is so, then staff office should be provided.
- 5) If facility is to be operated without Parks and Recreation involvement, then perhaps the site should revert to the State.
- 6) Plans should be submitted to other affected agencies, e.g. Planning, Police, etc. for their input.

If any questions should arise on any of the above, please do not hesitate to contact us.

Thank you,

George Yoshida
Director

cc: Department of Public Works (Attn: Bruce McClure)
Planning Department (Attn: Bill Moore)



Department of Parks and Recreation

25 Aupuni Street, Rm. 210 • Hilo, Hawaii 96720 • (808) 961-8311

Mayor

George Yoshida
Director

Juliette M. Tulang
Deputy Director

September 6, 1990

J. Blaise Caldeira, AIA
P. O. Box 5203
Hilo, Hawaii 96720-8203

Subject: Puueo Childcare and Community Center
Clem Akina Park, South Hilo

Dear Mr. Caldeira:

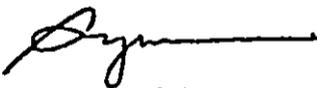
In response to your request for comments in preparation of the project's environmental impact assessment, we offer the following:

- 1) The 2.39 acre site (TMK: 2-6-07:27) is owned by the State of Hawaii and maintained by the County of Hawaii.
- 2) The adjoining 2.40 acre area (TMK: 2-6-08:por. 26) is owned by Mauna Kea Sugar Co., Inc. and is maintained by the County of Hawaii on an informal agreement.
- 3) A pavilion/restroom facility is located on the south end of the park site and is subjected to numerous incidences of vandalism. Also situated on the site is an open field used mainly for soccer, and community garden plots paralleling Wainaku Street.

Relocation of community garden plots must be considered when building location finalized.
- 4) Security features, e.g. window screening, security lighting, perimeter fencing, etc., are important design considerations.
- 5) Recreational program staffing will be provided by County as resources become available. At present, the site is not staffed by recreation personnel.

We would appreciate the opportunity to continue to be included in the review process of the environmental impact assessment.

Thank you.


George Yoshida
Director

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-3264

July 12, 1990

Bruce G. McClure, Chief Engineer
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. McClure:

We are preparing an Environmental Assessment for the following project:

Project Title: Day Care and Community Center, Puueo

Purpose: Construct a 5,000 square foot facility to provide a day care center operated by H.C.E.O.C. and a neighborhood Community Center operated by the Department of Parks and Recreation on 2.39 acres of land at Clem Akina Park.

Location: Wainaku Street, Hilo, Hawaii

Tax Map Key: 2-6-7:27

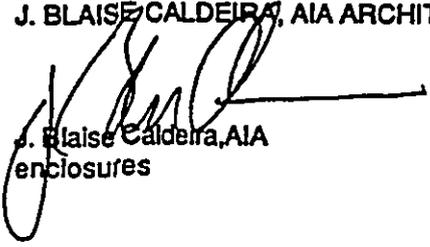
Estimated Construction Cost: \$1,300,000.00

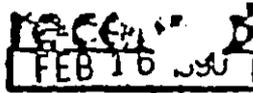
We would appreciate information you can provide to help us ascertain whether the project is located outside of the 100 year flood hazard area identified by the FIRM map, the flood zone in which the property is located, and FIRM map panel number(s) for the project area.

Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

Sincerely,

J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA
enclosures



Bernard K. Akana
Mayor

Hugh Y. Ono
Chief Engineer

Bruce C. McClure
Deputy Chief Engineer



Department of Public Works

25 Aupuni Street, Rm. 202 • Hilo, Hawaii 96720 • (808) 961-8321 • Fax (808) 969-7138

February 15, 1990

J. BLAISE CALDERIA AIA
PO BOX 5203
HILO HI 96720

SUBJECT: PROPOSED PU'UEO DAY CARE AND MULTI-PURPOSE COMMUNITY CENTER
TMK: 2-6-7:27 AND 2-6-8:26

The staff and I were pleased that you took the initiative to come and discuss this project with us on February 12, 1990. This department supports this project; however, we have two concerns that you need to know.

The first is the proposed configuration of the non-state parcel, TMK: 2-6-8:26. Our records show no subdivision of this parcel into smaller parcels. We would like to see major access to this parcel from Amau'ulu Road. If a road through this parcel was proposed, it should be directly opposite Iliahi Street. Any road through this parcel should have a 50-foot right of way. All of these issues will surface when the owner of TMK: 2-6-8:26 comes to the County to obtain a change of zone, subdivision, or a special use permit.

The second concern is that there are some three-foot culverts which we believe run under TMK: 2-6-7:27. Its alignment need to be determined and a drainage easement for the culverts needs to be defined so that a building is not inadvertently built over the culverts. A copy of our preliminary field work was given to you during our February 12 discussions.

Siting of any buildings may be premature at this time.

It seems that the owner of TMK: 2-6-8:26 should submit plans to the County so that land configurations can be determined.

Should you have any questions, please contact Robert Yanabu or Ronald Matsumura at 961-8327 or myself at 961-8321.

Bruce C. McClure
BRUCE C. MCCLURE, P.E.
DEPUTY CHIEF ENGINEER

BCM:ctc
cc: ENG (w/plans)
Planning
Parks & Recreation
O/C/D



Department of Public Works

25 Aupuni Street, Rm. 202 • Hilo, Hawaii 96720 • (808) 961-8321 • Fax (808) 969-7138

LARRY S. IMAIMU
Mayor
Bruce C. McClure
Chief Engineer
Richard H. Nishimura
Deputy Chief Engineer

August 28, 1990

MR J BLAISE CALDEIRA AIA
P O BOX 5203
HILO HI 96720-8203

SUBJECT: DAY CARE AND COMMUNITY CENTER
Puueo, S. Hilo, Hawaii
TMK: 2-6-7: 27

In reference to your July 12, 1990 letter to the Chief Engineer, we offer the following:

1. The subject parcel is within Zone 'X' on the Flood Insurance Rate Map (FIRM), Community Panel Number 155166-0880-C. Zone 'X' is a rating given to lands determined to be outside the 500-year flood plain.
2. Any subdivision of parcel 27 would be subject to the requirements of Chapter 23, of the Hawaii County Code.
3. Parcel development will require a drainage study to determine "generated" runoff subject to disposal on-site.
4. Access onto a County roadway will be subject to adequate sight distance determination, a traffic circulation plan, and a determination of the impact of generated traffic on turning movements and the level of service on Wainaku Avenue.


ROBERT K. YANABU, Division Chief
Engineering Division

LEC:1b

July 12, 1990

Duane Kanuha, Director
Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Kanuha:

We are preparing an Environmental Assessment for the following project:

Project Title: Day Care and Community Center, Puueo

Purpose: Construct a 5,000 square foot facility to provide a day care center operated by H.C.E.O.C. and a neighborhood Community Center operated by the Department of Parks and Recreation on 2.39 acres of land at Clem Akina Park.

Location: Wainaku Street, Hilo, Hawaii

Tax Map Key: 2-6-7:27

Estimated Construction Cost: \$1,300,000.00

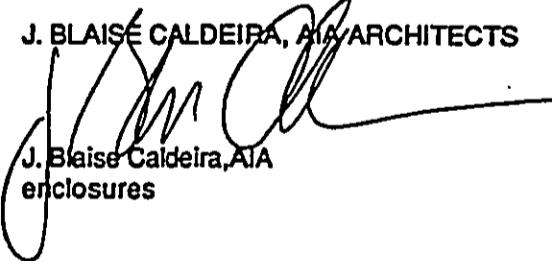
We would appreciate information you can provide us to help ascertain whether:

1. The project is within a wetland area or will have an adverse impact on an adjacent wetland area;
2. The project will affect any endangered species of plants or animals or any critical habitat;
3. The project will adversely impact prime or unique farmland or farmlands designated as important by the state or local government that have been approved by the Secretary of Agriculture;
4. The project is situated within the County's Special Management Area (SMA) and requires an SMA permit;
5. The project conforms with applicable Land Use controls for the area.

Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

Sincerely,

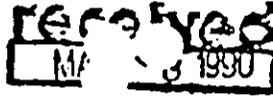
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA
enclosures



Planning Department

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8286



Bernard K. Akana
Mayor
Duane Kanuha
Director
William L. Moore
Deputy Director

March 6, 1990

Mr. J. Blaise Caldeira, AIA
P.O. Box 5203
Hilo, HI 96720-8203

Dear Mr. Caldeira:

Day Care & Multi-purpose Community Center, Puueo
DAGS Job No. 11-22-3850
TMR: 2-6-07:27 & 2-6-08:por. 26; PA 2575

In response to your letter dated February 21, 1990, we have the following to offer:

1. Setbacks:
 - a. Front & rear yard - 30'-0"
 - b. Side yard - 20'-0"
2. Parking - One stall per each 100 square feet of gross floor area of all assembly area and 1 stall per each 400 square feet of gross floor of the office area shall be provided for. It is our understanding that the Assembly/Classroom portion of the building would be devoted for Day Care purposes. Should this be the case, parking for this area would be based on the number of employees within this area. However, should this space be utilized for assembly activity after hours, the parking will be assessed at 1 stall per 100 square feet. Parking stall size is 9'x18' with 24 feet back up aisle space with 33% compact stalls (8'x16') allowed. Handicap parking shall be provided as follows:

21- 50 stalls	- 1	handicap stall (13'x18')
51- 75 stalls	- 2	"
76-100 stalls	- 3	"

The parking shall be provided on the same parcel as the proposed development. Should the development occur as proposed, a consolidation/resubdivision of the parcels

Mr. J. Blaise Caldeira, AIA
Page 2
March 6, 1990

involved must be applied for and approved by this department.

3. As noted in the memorandum, a special permit will be required.
4. The maximum height limit is 45 feet.

Should you have any further questions, please feel free to contact this office.

Sincerely,


DUANE KANUHA
Planning Director

MO:etn



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720
(808) 961-4248

BERNARD K. AKANA
Mayor

DUANE KANUHA
Director

WILLIAM L. MOORE
Deputy Director

March 16, 1989

Mr. George Yokoyama
Hawaii County Economic Opportunity
Council
34 Rainbow Drive
Hilo, HI 96720-2098

Dear Mr. Yokoyama:

Zoning/General Plan/State Land Use Inquiries
TMK: 2-6-7:27 & 2-6-8:26

This is in response to your letter dated March 7, 1989,
regarding the above-mentioned parcels.

The subject parcels and their respective land use designations
are as follows:

1. TMK: 2-6-7:27
 - a. County Zoning - Open (O)
 - b. General Plan designation - Medium Density Urban
 - c. State Land Use Classification - Agricultural (A)

2. TMK: 2-6-8:26
 - a. County Zoning - Open (along Wainaku Street)/Agricultural - 20 acres (back portion of property)
 - b. General Plan designation - Medium Density Urban/Intensive Agriculture
 - c. State Land Use Classification - Agricultural (A)

As requested in your telephone conversation with Norman Hayashi of my staff on March 16, 1989, please be informed that both properties are not on the State or Federal Historic Register. They also are not within the Special Management Area (SMA).

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-3266

July 12, 1990

Victor Vierra, Chief of Police
Police Department
349 Kapiolani Street
Hilo, Hawaii 96720

Dear Chief Vierra:

We are preparing an Environmental Assessment for the following project:

Project Title: Day Care and Community Center, Puueo

Purpose: Construct a 5,000 square foot facility to provide a day care center operated by H.C.E.O.C. and a neighborhood Community Center operated by the Department of Parks and Recreation on 2.39 acres of land at Clem Akina Park.

Location: Wainaku Street, Hilo, Hawaii

Tax Map Key: 2-6-7:27

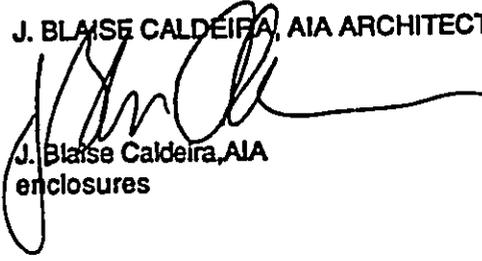
Estimated
Construction Cost: \$1,300,000.00

We would appreciate any information you can provide about existing police service in the area and any foreseeable effects the project may have on police services.

Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

Sincerely,

J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA
enclosures



Police Department

349 Kapiolani Street • Hilo, Hawaii 96720-3998 • (808) 961-2244 • FAX (808) 961-2702

Larry S. Tanimoto
Mayor

Victor V. Vierra
Chief of Police

Francis C. DeMorales
Deputy Chief of Police

July 25, 1990

Mr. J. Blaise Caldeira, AIA
P. O. Box 5203
Hilo, Hawaii 96720

Dear Mr. Caldeira:

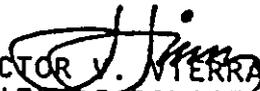
RE: DAY CARE AND COMMUNITY CENTER, PUUEO

Despite its proximity to downtown Hilo, the Puueo area does not presently receive what we would consider an adequate level of police service. Puueo is a small part of one large police beat which extends from the Wailuku River to Honomu. The area consists primarily of moderate to low income housing with narrow and heavily trafficked streets.

The park pavillion your project will displace is frequented by transients and the homeless. I would anticipate the police being required to conduct intensive patrols of the facility to reduce or eliminate nuisance complaints and property offenses.

Should you require further information, please feel free to contact Assistant Chief John R. De Sa of our Field Operations Bureau at 961-2346.

Sincerely,


VICTOR V. VIERRA
CHIEF OF POLICE

EO:va

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-326

July 12, 1990

Thomas Bellow, Fire Chief
Fire Department
466 Kinole Street
Hilo, Hawaii 96720

Dear Chief Bellow:

We are preparing an Environmental Assessment for the following project:

Project Title: Day Care and Community Center, Puueo

Purpose: Construct a 5,000 square foot facility to provide a day care center operated by H.C.E.O.C. and a neighborhood Community Center operated by the Department of Parks and Recreation on 2.39 acres of land at Clem Akina Park.

Location: Wainaku Street, Hilo, Hawaii

Tax Map Key: 2-6-7:27

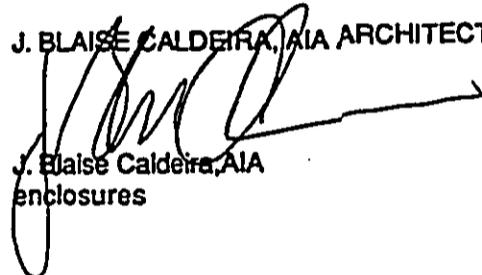
Estimated
Construction Cost: \$1,300,000.00

We would appreciate information you can provide us about existing fire protection services in the area, effects the project may have on fire service, and whether the project is subject to hazards from explosive or flammable fuels or other hazardous chemicals.

Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

Sincerely,

J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA
enclosures



Fire Department

466 Kinoole Street • Hilo, Hawaii 96720 • (808) 961-3297

Larry S. IAHIMOLO
Mayor
Thomas J. Bello
Fire Chief
Edward Bumalay
Deputy Fire Chief

July 19, 1990

Mr. J. Blaise Caldeira
P. O. Box 5203
Hilo, Hawaii 96720-8203

Dear Mr. Caldeira:

Subject: Day Care & Community Center, Puueo

We would like to offer the following comments on your proposed Day Care and Community Center in Puueo:

- (1) Facility would be in a 3-minute fire and medical response from Central Fire Station located at Kinoole and Ponahawai Streets.
- (2) No hazardous material threat in the area of concern.
- (3) Ideally, the entire complex should be protected by a sprinkler system.

Should you require any further assistance, please contact Captain Ward Taira of our Fire Prevention Bureau at 961-8350.

Sincerely,


THOMAS J. BELLO
FIRE CHIEF

TJB/mo



J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-11

July 12, 1990

A. Scott Leithead, Director
OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
50 Wailuku Drive
Hilo, Hawaii 96720

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Mr. Leithead:

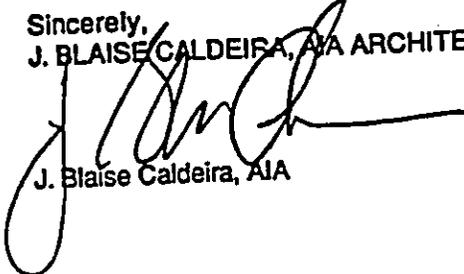
The Department of Labor and Industrial Relations, State of Hawaii proposes to construct a Day Care and Community Center facility on 2.39 acres of land at Clem Akina Park on Wainaku street (TMK: 2-6-7:27) in Puueo, South Hilo. A location map is attached. The site now used as Clem Akina Park will be improved to accommodate a 5,000 square foot structure containing a day care facility operated by HCEOC and a neighborhood community center and an adjoining parking facilities operated by the Department of Parks and Recreation. A portion of the land will be reestablished into a smaller passive park.

Funding for the project will come from the State of Hawaii, Capital Improvement Projects funds (\$1.2 million) and the County of Hawaii, Community Development Block Grant Funds (\$100,000.00).

Our office is preparing an Environmental Assessment and believe the project may be of interest to you. Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA



Office of Housing and Community Development

50 Wailuku Drive • Hilo, Hawaii 96720 • (808) 961-8379 • Fax (808) 935-4725

Larry S. Teimoto

Mayor

A. Scott Leithead
Housing Administrator

November 26, 1990

J. Blaise Caldeira, AIA, Architects
P.O. Box 5203
Hilo, HI 96720-8203

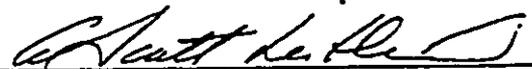
**SUBJECT: Request for Comments in Compiling Environmental
Assessment for: Day Care and Community Center
Facility, Puueo**

The Office of Housing and Community Development (OHCD) supports the need for a Day Care and Community Center Facility in Puueo.

The 1989 Community Development Block Grant (CDBG) funding in the amount of \$100,000 has been approved for the construction of the day care facility.

Any project funded in part with CDBG monies, requires the entire project's compliance with all federal regulations governing the use of CDBG funds. The OHCD staff will assist in providing technical guidance in this area.

If you should have any further questions or need further assistance, please contact me or Leah H. Yanagi at 961-8379.


A. Scott Leithead
Administrator



EQUAL HOUSING OPPORTUNITY

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-3266

July 12, 1990

Mr. George Yokoyama, Director
HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL
34 Rainbow Drive
Hilo, Hawaii 96720

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Mr. Yokoyama:

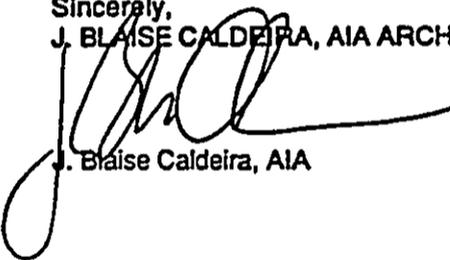
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Funding for the project will come from the State of Hawaii, Capital Improvement Projects funds (\$1.2 million) and the County of Hawaii, Community Development Block Grant Funds (\$100,000.00).

Our office is preparing an Environmental Assessment and believe the project may be of interest to you. Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA

J. Blaise Caldeira, AIA
ARCHITECTS

P.O. BOX 5203 HILO, HI 96720-8203 PHONE (808) 961-32

July 12, 1990

Ms. Ellen Herrera, President
PUUEO COMMUNITY ASSOCIATION
120 Puueo #B210
Hilo, Hawaii 96720

DAY CARE AND COMMUNITY CENTER, PUUEO
Hilo, Hawaii D.A.G.S. Job No. 11-22-3850

Dear Ms. Herrera:

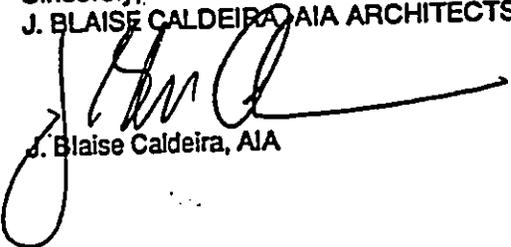
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Funding for the project will come from the State of Hawaii, Capital Improvement Projects funds (\$1.2 million) and the County of Hawaii, Community Development Block Grant Funds (\$100,000.00).

Our office is preparing an Environmental Assessment and believe the project may be of interest to you. Any comments you may have would aid us in compiling a comprehensive environmental document. A response by July 27, 1990 would be appreciated.

We thank you for your assistance. If you have any questions, please contact our office at 961-3266.

Sincerely,
J. BLAISE CALDEIRA, AIA ARCHITECTS


J. Blaise Caldeira, AIA



ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

ERNEST K. HIRATA P.E.
PAUL S. MORIMOTO P.E.
JUNG K. KIM P.E.
DAVID M. KITAMURA P.E.

Mailing Address: P.O. Box 1028, Aiea, Hawaii 96701-1028
99-1433 Koaha Place, Aiea, Hawaii 96701 Phone (808) 486-0787 Fax (808) 486-0870

September 12, 1990
W.O. 90-1964

State of Hawaii
Dept. of Accounting & General Services
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Attention: Mr. Richard Fujita

MEMORANDUM

Project: Clem Akina Park Expansion
Day Care & Multi-Purpose Community Center
Hilo, Hawaii
D.A.G.S. Job No. 11-22-3850

Our field work for the subject project was completed on August 22, 1990. The surface soil consisted of mottled yellowish brown clayey silt. The clayey silt is derived from volcanic ash, and is generally in a soft to firm condition, down to the maximum depths drilled. Laboratory testing indicated that the clayey silt is moderately to highly compressible. The soils in boring B2, graded with cobbles and boulders from 10.5 feet. Groundwater was encountered in borings B1 and B2 at depths of 10.8 and 9.5 feet, respectively.

The following parameters may be used in designing foundations for the proposed structure.

1. All footings and slabs on grade should be underlain by at least 3 feet of non-expansive granular material, such as crusher waste or select fill. Overexcavation will be required for placement of the granular fill section. Overexcavation should extend at least 3 feet beyond the edge of perimeter footings.
2. Allowable bearing value = 1000 PSF
3. Active pressure = 40 PCF for level conditions.
4. Passive pressure = 200 PCF
5. Coefficient of friction = 0.4
6. Pavement section for parking area = 2" AC, 6" Base Course, 6" Select Borrow, 12" Borrow.