

March 1994 DEIS  
Ice House

**DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**ADDITIONS TO THE  
ICE HOUSE AND RELATED IMPROVEMENTS**

Waiakea, South Hilo, Hawaii  
Tax Map Key: 3rd Div. 2-1-03:24 and por. 23

**Applicant:**  
Mauna Kea Holding Company, Inc.  
P. O. Box 1210  
Hilo, Hawaii 96721

**Prepared By:**  
Brian T. Nishimura, Planning Consultant  
101 Aupuni St. Suite 217  
Hilo, Hawaii 96720

**For Submittal to:**  
County of Hawaii  
Planning Department

March, 1994

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## DRAFT EIS SUMMARY SHEET

### 1. Description of the Action

The applicant proposes to renovate an existing building known as the "Ice House" to add a second story to the building, to make exterior improvements to the existing first story, and to construct a three story addition. Construction of the second-story addition would provide space for a restaurant with banquet facilities and a museum commemorating the Waiakea peninsula prior to the 1960 tsunami. The three-story addition, attached to the north side of the existing structure, would provide covered parking spaces on the ground level, commercial office space on the second level, and residential apartments on the third level. The renovation of the exterior facing of the entire building will be designed to resemble a Japanese tea house.

### 2. Significant Beneficial and Adverse Impacts

There are no significant adverse impacts anticipated from the proposed action. Significant beneficial impacts of the proposed project include the following:

- a) Renovation of the refrigeration system of the Ice House will remedy the potential problem of the leakage of ammonia into the air.
- b) Renovation of the entire exterior facing of the building into a Japanese tea house motif will enhance the visual attributes of the area.
- c) Establishment of the proposed museum will provide the community with a depository for historical artifacts of the Waiakea peninsula, small boat harbor, fish auction and the Ice House up through the 1960 tsunami.
- d) Besides stimulating short-term construction activity the proposed project will create approximately 18 full-time and 6 part-time jobs.

### 3. Proposed Mitigation Measures

The proposed project will be constructed in compliance with all existing State and County requirements including those pertaining to flooding and tsunami inundation, air, noise and water quality, and building and zoning codes.

### 4. Alternatives Considered

Two alternatives to the proposed action have been considered. The first, is a no-action alternative, which would be to continue the use of the Ice House for cold storage and the manufacture and sale of ice without any renovations to the structure. The second alternative would be to demolish the

existing building and under the existing land use classification for the property, no new building would be permitted. Both alternatives would severely limit the applicant from obtaining economic benefit from its property.

5. Unresolved Issues

There are no unresolved issues pertaining to the proposed activity other than the land use approvals required for the proposed uses.

6. Compatibility With Land Use Plans and Policies and a Listing of Permit Approvals

The proposed project is compatible with the State Land Use Law with the existing Urban designation of the subject property. The proposed action is also compatible with the Hawaii State Plan, particularly those guidelines pertaining to economic diversification and growth, and preserving significant historical resources.

County land use plans and policies that apply to the proposed project are reflected in the General Plan, Zoning Code, Special Management Area Guidelines and the Kaiko'o Urban Renewal Plan. The proposed action is generally compatible with these plans and policies as they relate to economic, environmental quality, land use, recreation, historic and coastal hazard considerations.

The following is a listing of land use and other permit approvals required for the proposed project:

- a) Amendment to the County of Hawaii General Plan Land Use Pattern Allocation Guide (LUPAG) Map from an Open to a Resort designation.
- b) A Special Management Area (SMA) Use permit.
- c) Amendment to the Amended Urban Renewal Plan for the Kaiko'o Project.
- d) Change of zone designation from Open (O) to Resort (V-5.5).
- e) County Building Permit.

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## **1. INTRODUCTION**

### **1.1 Identification of the Applicant**

The applicant is Mauna Kea Holding Company, Inc. formerly known as Mauna Kea Agronomics, Inc. a Hawaii corporation, whose address is P. O. Box 1210, Hilo, Hawaii 96721.

### **1.2 Project Summary**

The applicant proposes to construct a second-floor addition to an existing building known as the Ice House, situated along Banyan Drive on the Waiakea peninsula in the City of Hilo. Along with the second story addition to the Ice House structure, the applicant is also proposing to construct a three story addition which will be attached to the north side of the existing structure. The second story addition would provide space for a restaurant with banquet facilities and a museum commemorating the Waiakea peninsula prior to the 1960 tsunami. The three story addition will consist of covered parking spaces on the ground level, commercial office space on the second level and residential apartments on the third level. Also proposed are on-site improvements for additional parking and exterior lighting and renovations to the facing of the entire building. The applicant also proposes to completely renovate the refrigeration system in the existing Ice House and to continue the existing Ice House operations. For purposes of this Draft Environmental Impact Statement (DEIS), the improvements proposed by the applicant will be called either the "project" or the "proposed action".

### **1.3 Identification of Approving Agency**

This DEIS is being submitted in conjunction with the following applications: (1) an amendment to the County of Hawaii General Plan; (2) a Special Management Area (SMA) Use permit, (3) an amendment to the Amended Urban Renewal Plan for the Kaiko'o Project and (4) a change of zone. The approving agency for the EIS is the County of Hawaii Planning Department, through its Planning Director.

### **1.4 Agencies Consulted in Making Assessment**

The following agencies were contacted for information used in preparing this document:

County of Hawaii Planning Department  
County of Hawaii Department of Public Works  
County of Hawaii Department of Water Supply  
County of Hawaii Department of Civil Defense  
State of Hawaii, Department of Land and Natural  
Resources Division of Land Management

## **2. PROJECT DESCRIPTION**

### **2.1 Location**

The project is situated on the Waiakea Peninsula, at Waiakea, South Hilo, Hawaii (See Figure 1). The property is designated by Tax Map Key No. 2-1-03:24 and a small strip of land on the adjoining State owned parcel designated by Tax Map Key No. 2-1-03:23 (See Figure 2).

Fronting the property to the south is Banyan Drive, a County maintained road. Immediately across Banyan Drive to the south is the HELCO Waiakea power plant. To the north of the property is the County maintained park known as Liliuokalani Gardens. The lands to the east and west sides of the project site are owned by the State of Hawaii and are maintained as passive park areas (See Figure 3).

Other improvements within the Waiakea peninsula in the vicinity of the project site include Suisan Fish Market, Restaurant Nihon, Coconut Island Park, Naniloa Country Club golf course and the various hotels along Banyan Drive.

### **2.2 Existing and Proposed Uses and Activities**

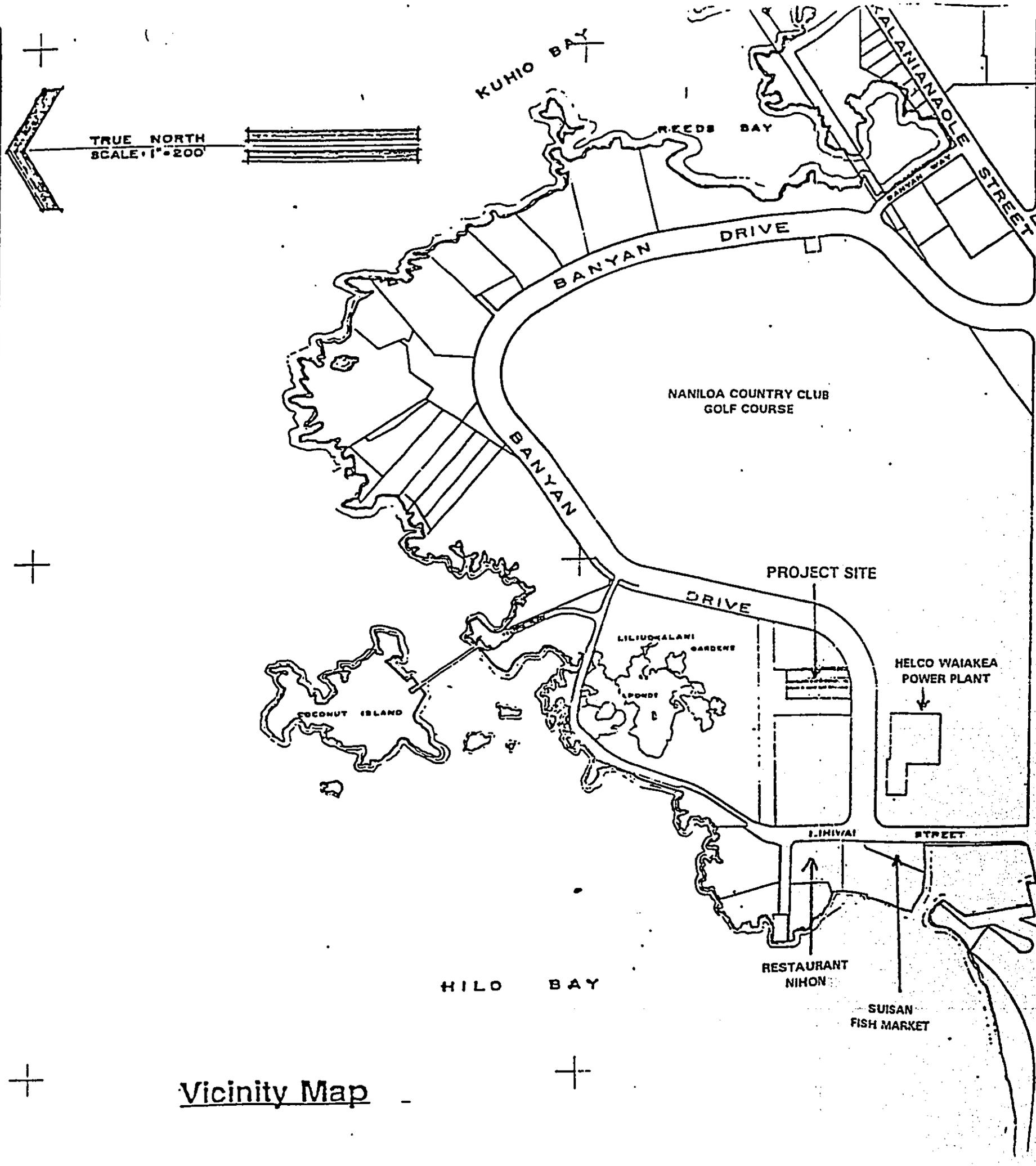
The Ice House, which was built in 1949, is one of the few buildings that survived the devastation of the 1960 tsunami along the Waiakea peninsula of Hilo. The building also withstood the tsunamis of 1952 and 1957.

The applicant purchased the 29,330 square foot lot on which the Ice House is located in 1989, and is presently using the building for cold storage and freezer facilities, the cutting, packing and shipping of fish, the sale of bait to fishermen and the manufacture and sale of ice to fishermen, hotels and others.

The applicant proposes to construct a second-floor addition to an existing building known as the Ice House, situated along Banyan Drive on the Waiakea peninsula in the City of Hilo. Along with the second story addition to the Ice House structure, the applicant is also proposing to construct a three story addition which will be attached to the north side of the existing structure. The second story addition would provide space for a restaurant with banquet facilities and a museum commemorating the Waiakea peninsula prior to the 1960 tsunami. The three story addition will consist of covered parking spaces on the ground level, commercial office space on the second level and residential apartments on the third level (See Figures 4, 5 and 6). Also proposed are on-site improvements for additional parking and exterior lighting and renovations to the facing of the entire building. The applicant also proposes to completely







Vicinity Map

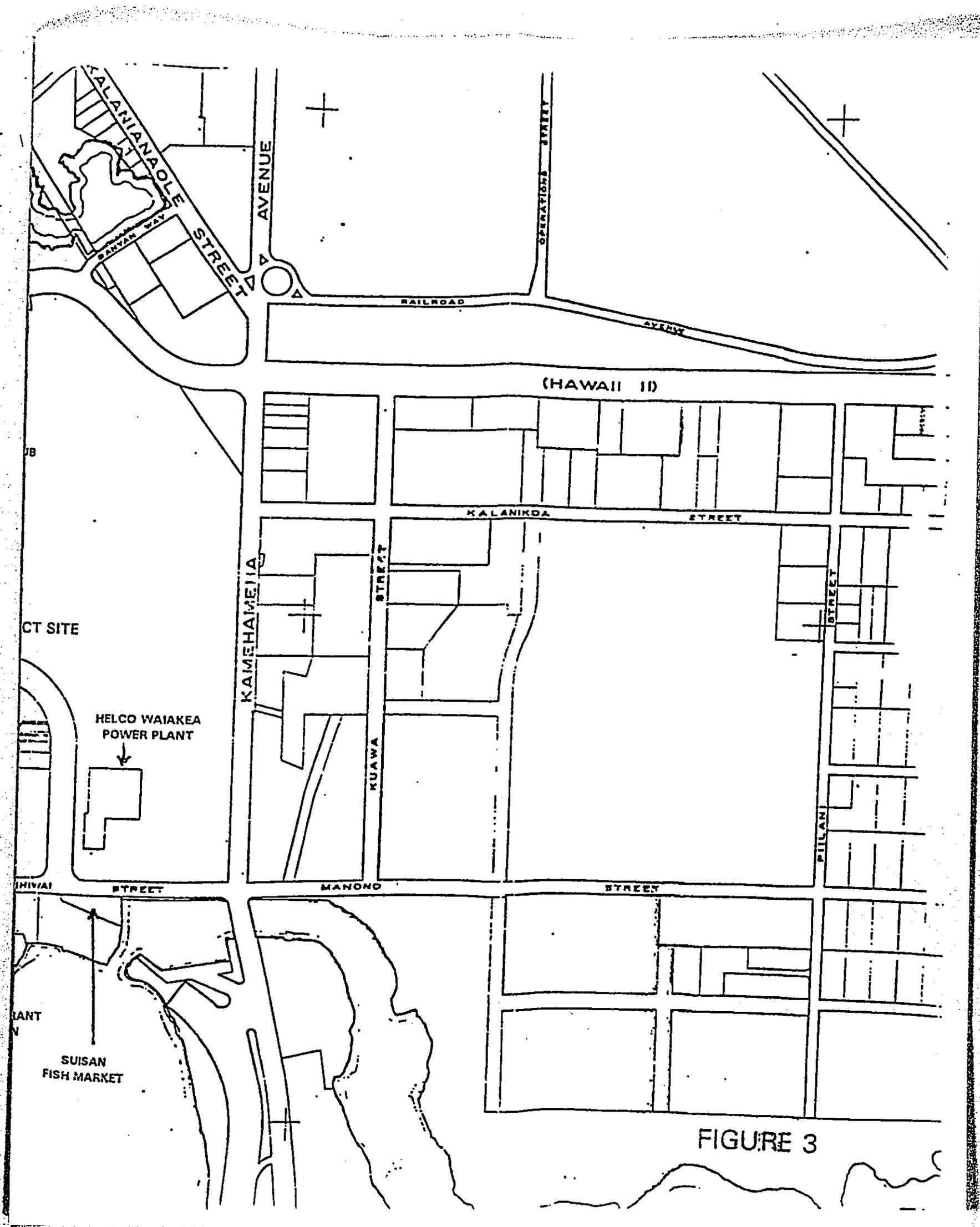
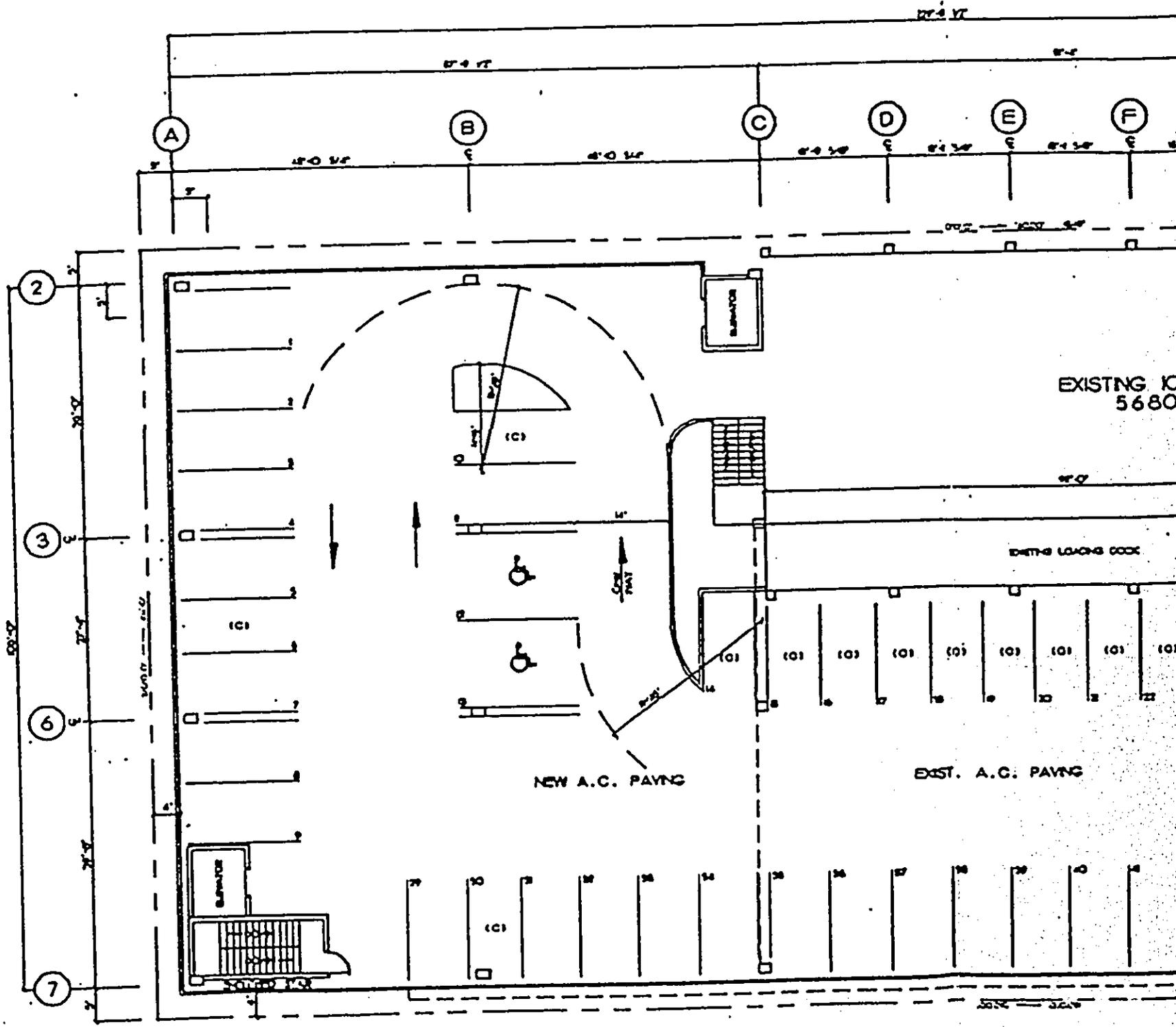
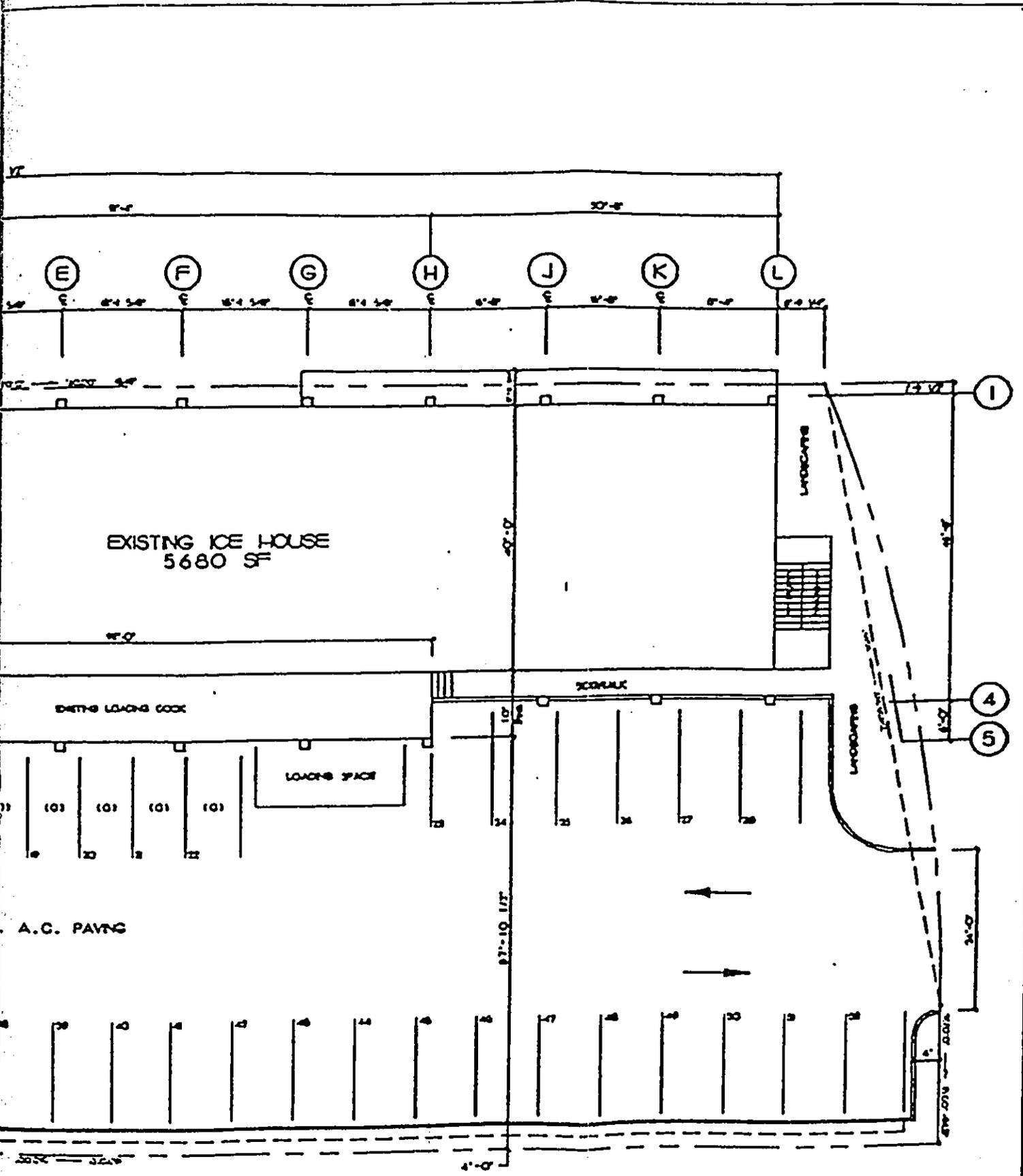


FIGURE 3



First Floor  
Scale 1/8" = 1'-0"



First Floor  
Scale 1/4" = 1'-0"

FIGURE 4

NO.	REVISIONS

STRUCTURAL ENGINEERING & ARCHITECTURE  
**KEI KIOCHRYA ENGINEERING**  
 708 W. KALANIANA'OHU BLVD., SUITE 200  
 HONOLULU, HAWAII 96813  
 (808) 535-1111

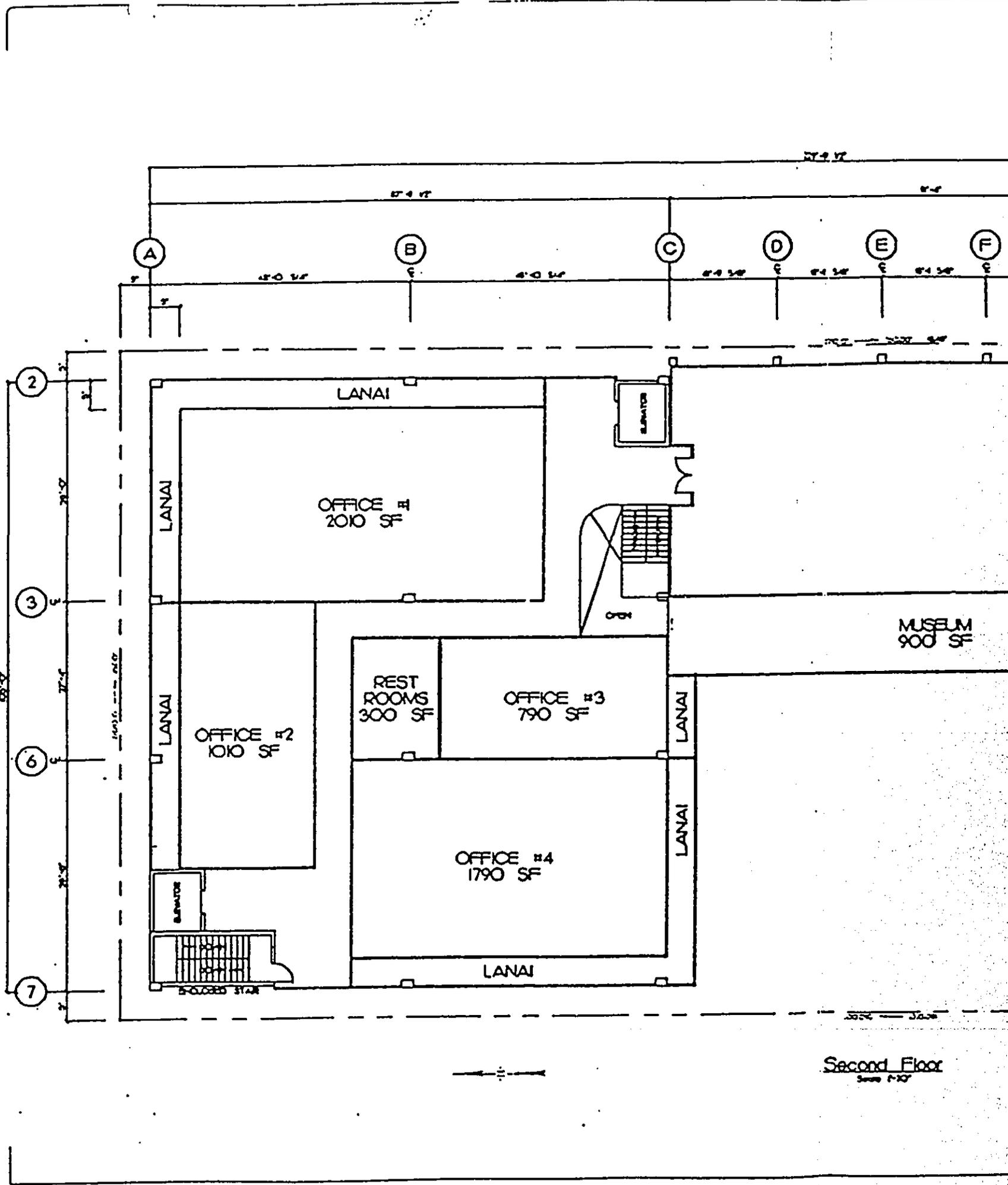
**HAWAII ICE & COLD STORAGE, LTD**  
 Museum & Restaurant Renovation



**FRANKLIN ENGINEERING**  
 ARCHITECTS  
 1000 KALANIANA'OHU BLVD., SUITE 200  
 HONOLULU, HAWAII 96813  
 (808) 535-1111

DATE	2-1-24
NO.	9-20-93
BY	As Shown
FOR	ROP
PROJECT NO.	90198

**A1**



Second Floor  
Scale 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

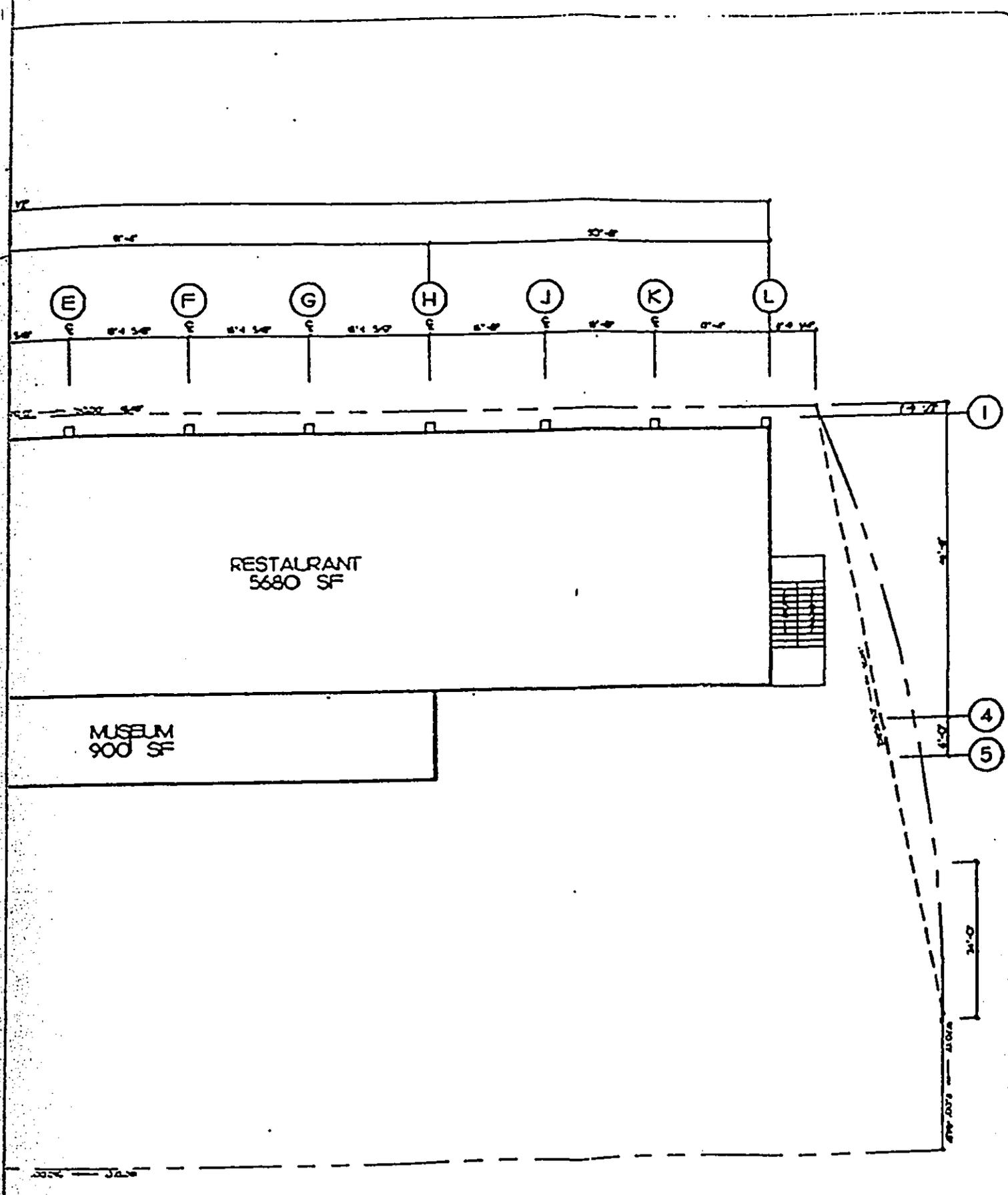
Structural Steelwork & Concrete  
**KEIKI KROCHINA ENGINEERING**  
 P. O. BOX 481  
 HONOLULU, HAWAII 96809  
 (PHN) 520-1015 FAX 520-5076

**HAWAII ICE & COLD STORAGE, LTD**  
 Museum & Restaurant Renovation



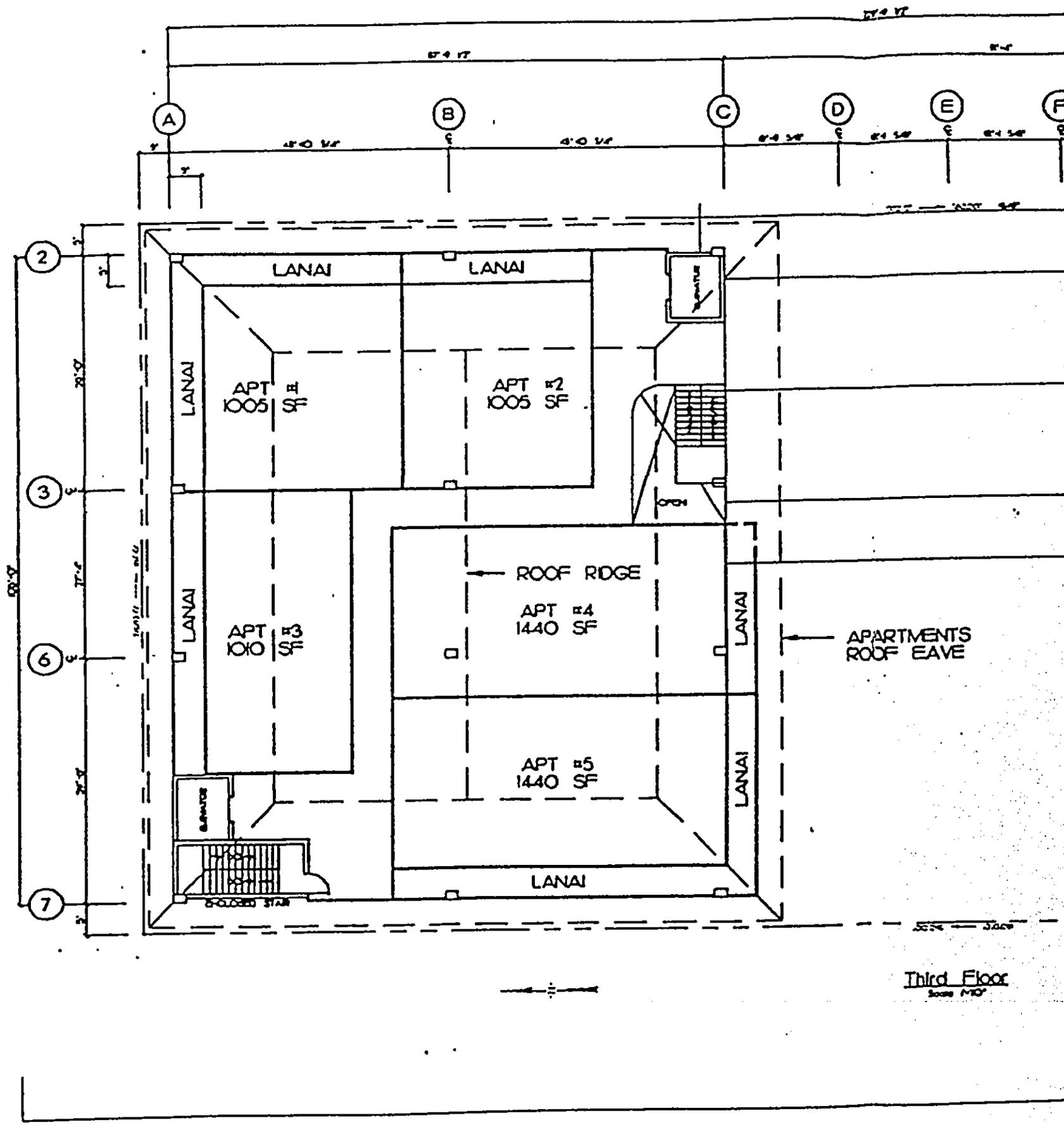
DATE	2-1-2024
NO.	9-28-93
SCALE	As Shown
PROJECT	ROP
NO.	90186

**A2**

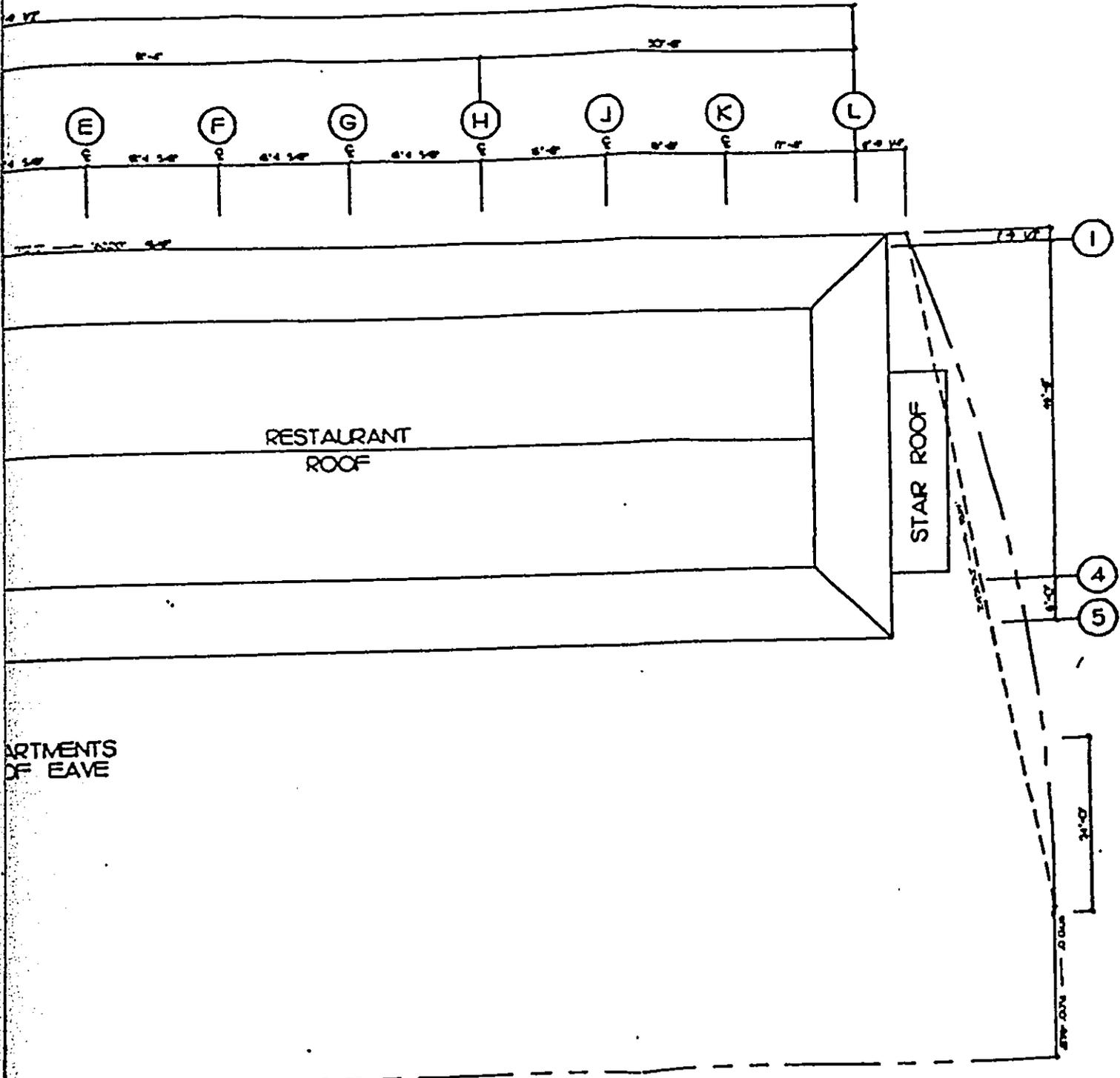


Second Floor  
 Scale 1/8" = 1'-0"

**FIGURE 5**



Third Floor  
Scale 1/8" = 1'-0"



DEPARTMENTS OF EAVE

Scale 1/8" = 1'-0"

Third Floor  
Scale 1/8" = 1'-0"

KEIKIHOOPANA ENGINEERING  
P. O. BOX 1113  
HONOLULU, HAWAII 96811

HAWAII ICE & COLD STORAGE, LTD  
Museum & Restaurant Renovation



DATE	2-1-3-2
BY	9-28-
AS SHOWN	
ROP	
NO.	90196

FIGURE 6

A3

renovate the refrigeration system in the existing Ice House and to continue the existing Ice House operations.

The restaurant is intended to feature Continental cuisine with a heavy emphasis being placed on locally caught seafood processed through the Ice House. The planned improvements within the restaurant are anticipated to include a bar, kitchen, office, dining room, banquet/meeting room and restrooms. The present conceptual plan for the restaurant proposes a seating capacity of 200 persons utilizing a space of approximately 5,680 square feet.

The museum feature is intended to include display cases within the restaurant and within a specified area on the second floor that will contain various historical items. Leon H. Bruno, the Director of the Lyman House Museum has expressed support for this proposal.

The commercial office space on the second floor will utilize approximately 5,900 square feet. Preliminary plans indicate four separate spaces ranging from an area of 790 square feet up to 2,010 square feet.

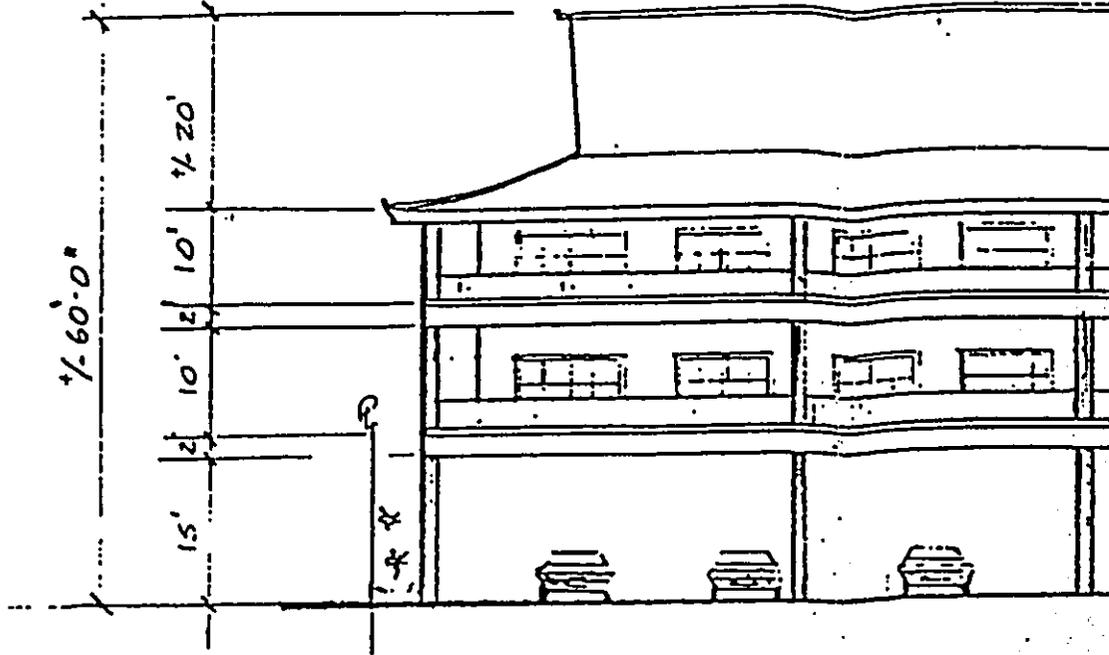
Preliminary plans call for five residential apartments ranging in size from 1,005 square feet up to 1,440 square feet in size. The total area planned for residential use is 5,680 square feet.

The ground level of the existing structure is 15 feet above mean sea level. The structure is approximately 5,680 square feet in area, with the highest point being approximately 16 feet. The total floor area of the addition is proposed to be 18,380 square feet. The maximum height of the building with the addition will be 60 feet.

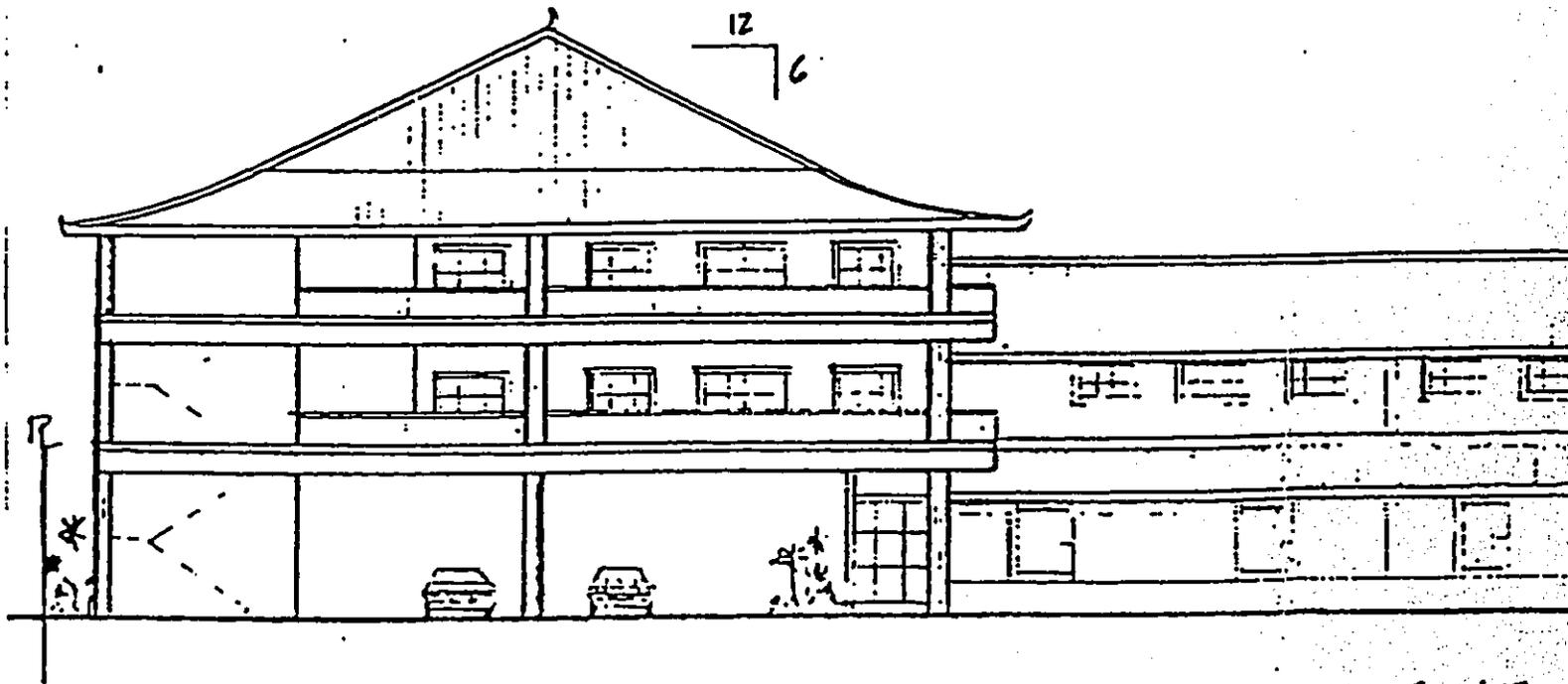
As part of the project, on-site parking facilities with exterior lighting will be constructed. An existing asphalt-concrete paved area of 9,920 square feet, situated on the west side of the Ice House will be enlarged to include a new 8,316 square foot area which will be on the ground floor of the three story addition on the north side of the building. This expanded parking area will accommodate fifty-two (52) parking stalls.

The present 28 foot wide driveway at the southern end of the property will provide access to the Property off of Banyan Drive.

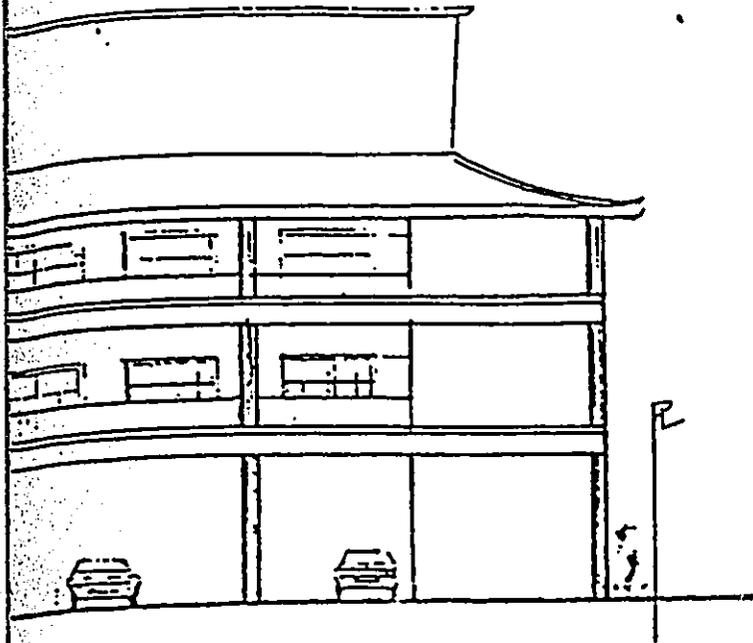
The applicant also proposes to renovate the exterior facing of the entire building so that it will resemble a Japanese tea house. The applicant believes that this type of building design will be compatible with the Japanese style garden found at the adjacent Liliuokalani Gardens (See Figure 7).



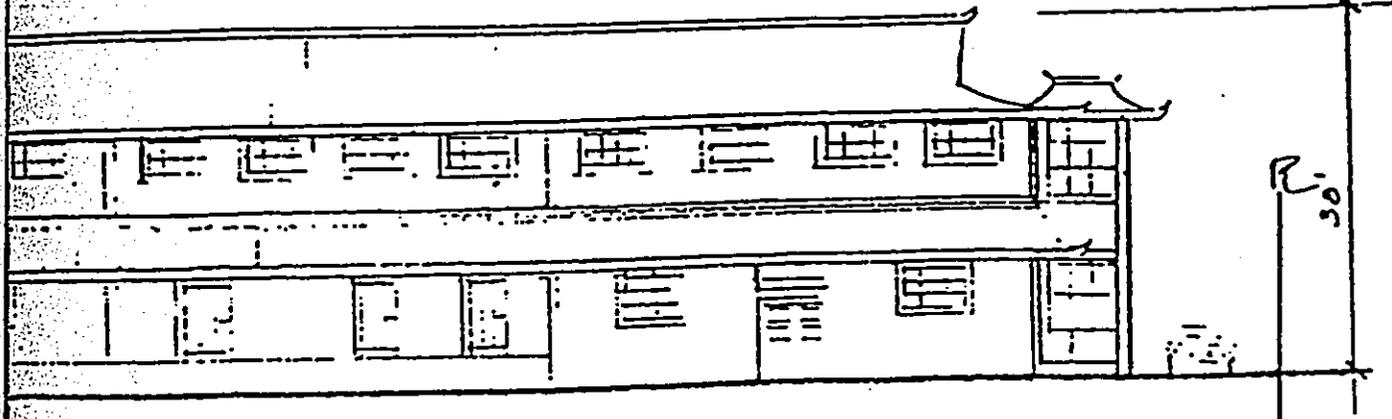
REAR ELEVATION  
SCALE: 1" = 20'-0"



LEFT SIDE ELEVATION  
SCALE 1" = 20'-0"



ELEVATION  
20'-0"



ELEVATION  
0"

FIGURE 7

KEIKIHOCHIMA ENGINEERING  
P. O. BOX 1113  
HONOLULU, HAWAII 96811  
(808) 379-1113 FAX 379-5475

HAWAII ICE & COLD STORAGE, LTD  
Museum & Restaurant Renovation



DATE	2-1-24
DATE	9-28-93
SCALE	As Shown
PROJECT	ROP
NO.	90196
A4	

The present use of the Ice House for cold storage, the manufacture and sale of ice, the cutting, packing and shipping of fish, and the sale of bait will continue after the additions and new uses are established on the second and third floors of the structure.

Because of the age of the refrigeration system in the Ice House, the County Fire Department and County Civil Defense have been called on two occasions within the last ten years due to the leakage of ammonia from the refrigeration pipes into the atmosphere. Although the leakage of ammonia does not, in itself, create any environmental hazard, the applicant proposes to completely renovate and upgrade the refrigeration system as part of the improvements to the Ice House.

A wall protecting the compressor room, which houses the refrigeration system for the Ice House, is situated on the adjoining State owned land immediately to the east of the applicant's parcel. (See Figure 8). The encroachment is 2.28 feet wide and extends along the length of the building north for a distance of 69.7 feet. The total area of the encroachment is 159 square feet. The wall was constructed sometime between 1949 and 1950 to protect the compressor equipment from damage that would result in the leakage of ammonia into the atmosphere. When the compressor room was first constructed the site glass, which measured the refrigerant level, was exposed and subject to vandalism, which resulted in the leakage of ammonia refrigerant. The wall had not been changed from the time that it was originally constructed when the State acquired the parcel after the 1960 tsunami as part of the Kaiko'o Urban Renewal Project. The applicant has secured an easement from the State in order to retain the wall as part of the building.

### **2.3 Project Cost and Timetable for Development**

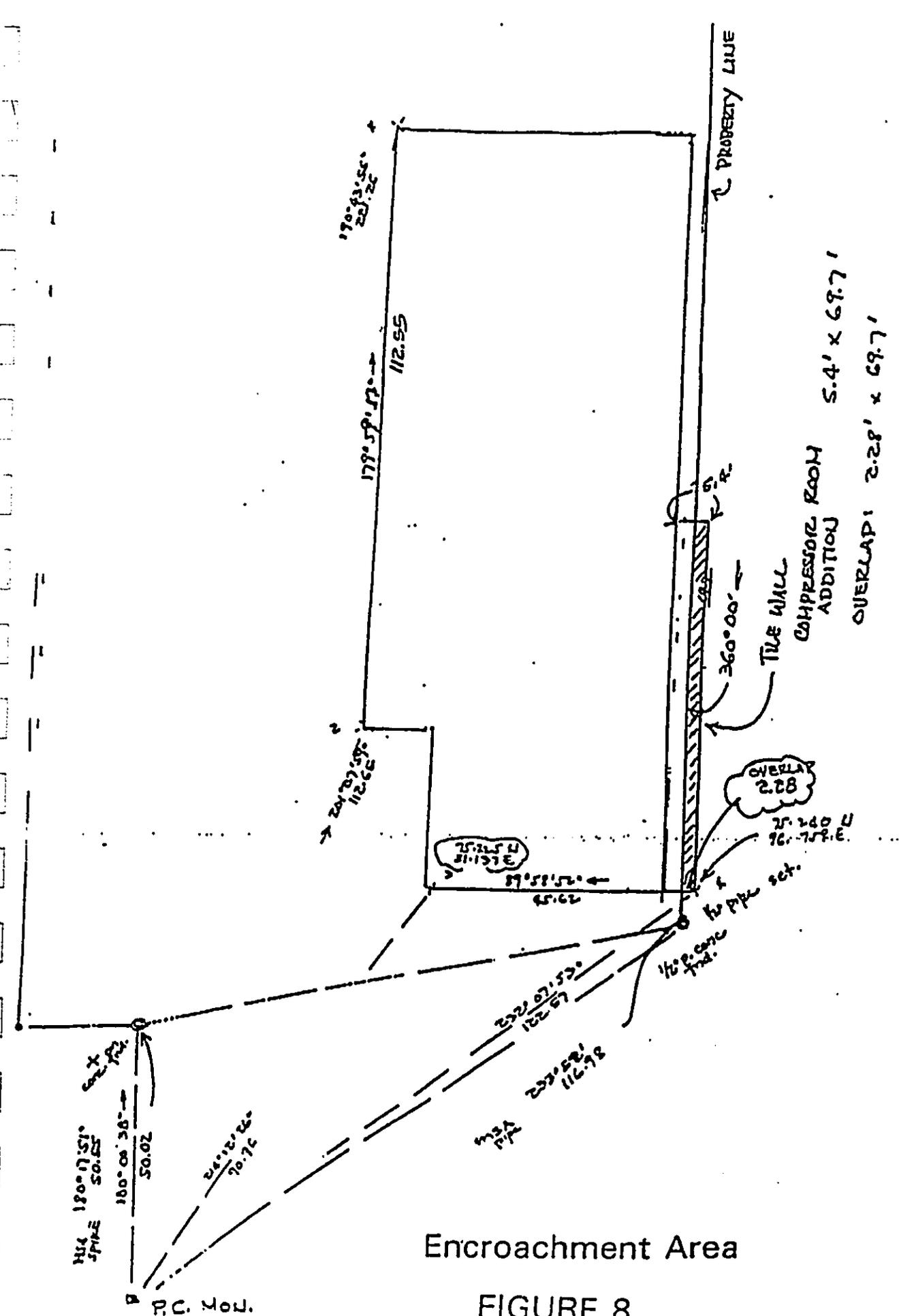
The estimated cost of the project is \$1,050,000. The applicant anticipates that construction will commence immediately upon receipt of all required County permits and will be completed within eighteen months thereafter.

### **2.4 Applicant's Objectives and Need for the Project**

The applicant has the following objectives with this project:

(a) To provide a quality restaurant, with banquet facilities that is in reasonable proximity to the fish auction and fishing activities at the Hilo Bay and to the hotels and other restaurants along Banyan Drive;

(b) To help restore some of the history of the Waiakea area through the proposed museum;



Encroachment Area

FIGURE 8

(c) To make the existing appearance of the Ice House more compatible with the surrounding area by means of the proposed exterior renovations to the building;

(d) To continue the present operations of the Ice House of providing cold storage, ice manufacturing and sale, cutting packing and shipment of fish and the sale of bait;

(e) To increase the economic productivity of the existing building; and

(f) To provide high quality commercial office and residential space complementing the resort activities along Banyan Drive.

There is a need for this project. At the present time there are very few restaurants in the Hilo area with banquet and meeting facilities. Also, other than the Lyman House Museum, there is not a depository in the Hilo area for historical data from the Waiakea district of South Hilo. In addition, there are no high quality commercial office and residential space within the immediate vicinity.

The Banyan Drive area is Hilo's show case. It is the area where visitors form their first impression of the city. The increased lighting and activity from this project will encourage visitors and Hilo residents to use the adjoining park area at night. It may also help to reduce the rough element that has recently begun to use the park area.

### 3. ALTERNATIVES CONSIDERED

Two alternatives to the proposed action have been considered. The first, is a no-action alternative, which would be to abandon plans for the renovation of the Ice House. Under this alternative, the Ice House would continue to be used for cold storage and the manufacture and sale of ice. The applicant believes that this alternative is undesirable from both an economic as well as an aesthetic standpoint. The second alternative would be to demolish the existing building to remove the encroachment and the non-conforming use. Under the existing land use classification for the Property, no new building would be permitted. This alternative would not be acceptable because it would essentially prevent the applicant from obtaining any economic benefit from its property.

#### **4. THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES**

##### **4.1 Physical Environment**

The project site is situated on an improved lot that is approximately 29,330 square feet in size and a strip of the adjoining State owned land approximately 159 square feet in size (hereinafter referred to as the "Property"). (See Figure 9). The existing Ice House is setback from Banyan Drive approximately eight feet. The building is setback approximately 93 feet from the northern boundary line, 72 feet from the western boundary line and three feet from the eastern boundary line, except for the compressor room, which, together with the outer wall, encroaches upon the adjoining State owned land to the east approximately 2.28 feet and extends north beginning at the southern end of the building approximately 69.7 feet.

The Property is essentially flat with a grade of less than 3%. It is approximately 850 feet inland or mauka from the shoreline, and the elevation of the Property is 15 feet above mean sea level.

##### **4.1.2 Soils**

The United States Department of Agriculture Soil Conservation Service Soil Survey Report classifies the soils on the subject Property as being in the Keaukaha series (rKFD). The Keaukaha series consists of well-drained, thin organic soils overlying pahoehoe lava bedrock. The rKFD type, in a representative profile, contains a surface layer of dark brown muck about eight inches thick, underlain by pahoehoe lava bedrock.

The soil in this area above the lava is rapidly permeable. The pahoehoe lava is very slowly permeable, but water moves rapidly through the cracks. Runoff is medium and the erosion hazard is slight.

##### **4.1.3 Climate**

The area in the vicinity of the Property receives an average of 137 inches of rainfall annually, with precipitation occurring 280 days out of the year. Average temperatures range between 65 and 81 degrees Fahrenheit.

##### **4.1.4 Flooding and Tsunami Inundation**

The Flood Insurance Rate Map (FIRM) prepared by the U.S. Army Corps of Engineers designates the property as being in a coastal high hazard area, more commonly known as a tsunami inundation area, with a base flood elevation of 14 feet (VE-14).



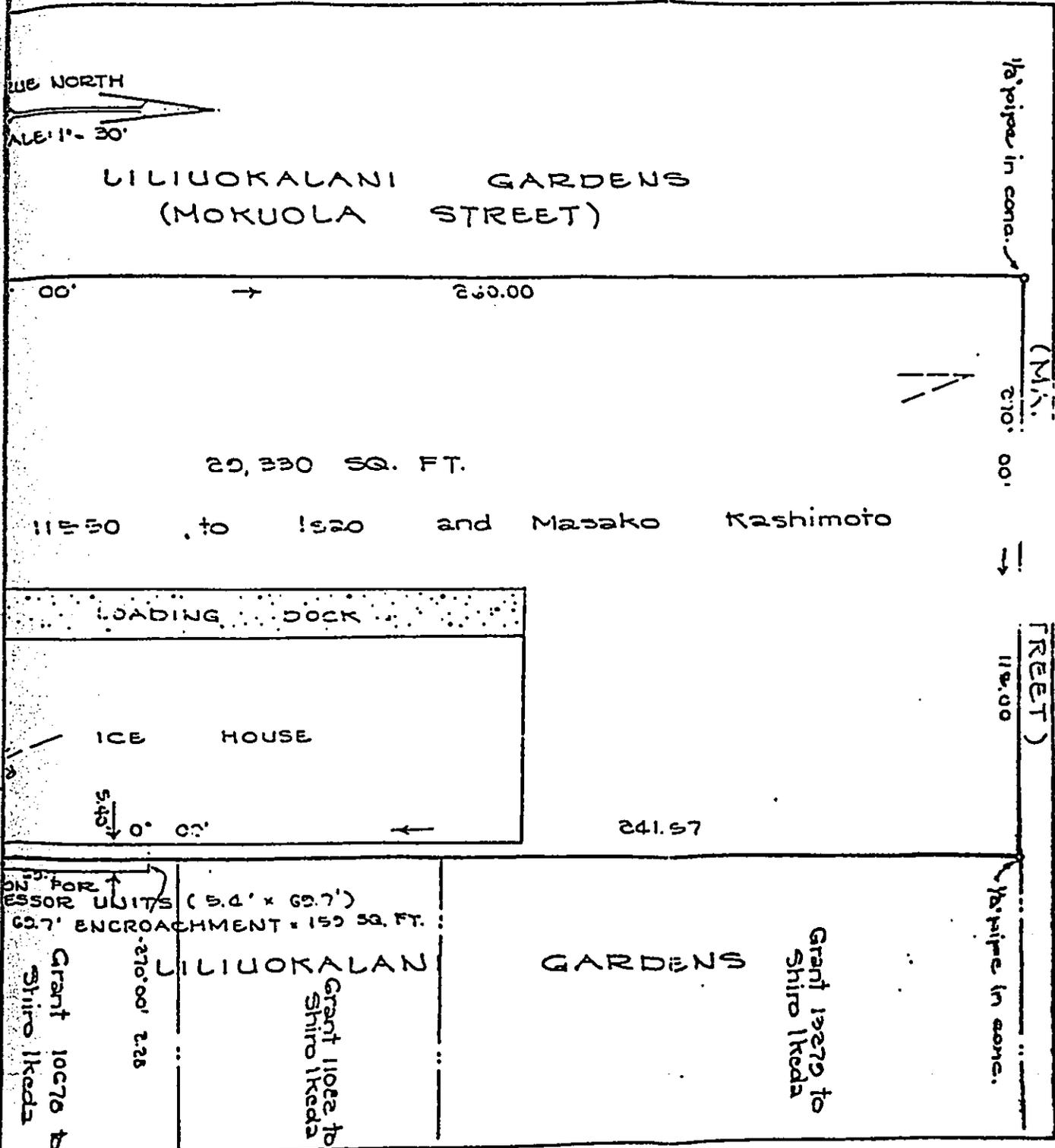


FIGURE 9

Under this designation, the minimum elevation above sea level for human occupancy is 14 feet. Since the Property is 15 feet above mean sea level, the present Ice House building is one foot above the minimum elevation required by the FIRM.

Since 1949, when the Ice House was constructed, the building has experienced and has withstood the impact of three tsunamis in 1952, 1957 and 1960.

**Probable Impact.** There is a threat of tsunami inundation on the Property; however, based on the impacts of past tsunamis, it is anticipated that the building will continue to withstand any future tsunamis. In addition, the floor elevation of the existing building is one foot above the designated FIRM base flood elevation and the floor elevation of the proposed second floor addition is 31 feet above the FIRM base flood elevation. Based upon these facts, it is anticipated that there will not be any substantial adverse impact from the threat of tsunamis on the Property.

#### 4.2 Flora and Fauna

The Property is an improved, landscaped parcel. The vegetation on the site includes Hilo grass, Wainaku grass, ti leaf, palms, and an ironwood tree.

The known mammals the area include the mongoose, the rat and the house mouse. Also, stray domestic dogs and cats are known to roam the area. The birds found in the area are common exotic birds.

**Probable Impact.** There are no known endangered plant species in the area and the removal of any of the known vegetation for the expansion of the building will not constitute a significant impact to any of the plant colonies. Likewise, there are no known endangered mammal or bird species in the area, and the proposed action is not expected to impose a significant impact upon any endangered bird or mammal populations.

#### 4.3 Historical/Archaeological Resources

The Ice House, constructed in 1949, is historical in the sense that it survived the 1960 tsunami. However, it has not been designated as an historic feature in either the Hawaii Register or National Register of Historic Places. Other than the Ice House, there are no known historical sites to be found on the Property.

**Probable Impact.** The existing Ice House will be retained by the proposed action, with only the facing renovated for aesthetic purposes. With the absence of any other sites on the Property,

there will be no adverse impact upon historical and archaeological resources by the proposed action.

#### 4.4 Air Quality

Current impacts on ambient air quality are derived from nearby traffic and from dioxides and particulates emitted during volcanic eruptions.

There have also been two known incidents in the last ten years where ammonia has leaked from the old refrigeration pipes into the atmosphere. Ammonia is not known to be toxic to the environment, and it is considered better for refrigeration systems than Freon, which is known to damage the ozone layer of the earth's atmosphere. Ammonia will, however, displace oxygen and because of this property, it can be dangerous in enclosed areas. Ammonia also gives off an unpleasant odor.

**Probable Impact.** The major impact on ambient air quality would result from construction activities. This adverse effect is considered short-term, being that it would be confined only to the construction period of the improvements. Mitigation measures will be implemented as required by the County, in order to reduce or lessen the impacts of the construction activities.

Long term adverse impacts on air quality would involve the emissions from vehicles using the Ice House facilities. However, since the Banyan Drive area is already a commercially developed area with restaurants and hotels, the impact from these vehicle emissions appears to be minimal.

The renovation of the refrigeration system of the Ice House will remedy the potential problem of the leakage of ammonia into the air.

#### 4.5 Noise Quality

The noise generated on the Property comes from existing road traffic along Banyan Drive and the operation of the Ice House.

**Probable Impact.** Some short-term increase in noise level is expected during construction. This noise will be confined to normal daylight working hours. The impact is expected to be within the parameters of the uses already established in the area. However, all operations will be conducted in conformance with the State Department of Health regulations regarding noise and vehicular emissions.

There will also be some increase in noise level due to the expanded activities on the Property. However, it is anticipated that the restaurant and museum uses as well as the office and

residential use will not result in a substantial adverse impact upon the noise quality in the area.

#### **4.6 Traffic**

There will be increased traffic generated by reason of the proposed action. Most of the traffic will be generated by the restaurant and will be concentrated around the lunch and dinner hours. Additional traffic to be generated by the office and residential use will be relatively small in relation to other uses in the area.

**Probable Impact.** Since most of the increase in traffic will be limited to the lunch and dinner hours, this periodic increase in traffic is not anticipated to adversely impact Banyan Drive. The applicant is proposing to expand the on-site parking area in order to mitigate the impacts of increased vehicles parking along Banyan Drive.

#### **4.7 Visual Attributes**

The present building on the Property is not compatible with the surrounding Liliuokalani Gardens.

**Probable Impact.** Although the height of the existing building will be increased by 44 feet, the entire facing of the building will be renovated into a Japanese tea house motif. It will, thus, be more compatible with the adjoining gardens and will enhance the visual attributes of the area. Other structures in the immediate vicinity including the HELCO power plant, Restaurant Nihon and the Hilo Hawaiian Hotel are comparable in height or taller than the proposed addition and have been successfully integrated into the visual setting of the area.

#### **4.8 Socioeconomic Considerations**

There is a need for a restaurant with banquet and meeting facilities in Hilo, since very few restaurants in the Hilo area have such facilities. Also, other than the Lyman House Museum, there is not a depository in the Hilo area for historical data from the Waiakea district of South Hilo. Thus, the proposed action will benefit the community.

From an economic standpoint, the proposed action will stimulate short-term construction activity. In addition, it is anticipated that approximately 18 full-time and six part-time long term jobs will be provided by the restaurant. Both State and County tax revenues will also be generated by means of the proposed action.,

## **4.9 Public Services and Facilities**

### **4.9.1. Public Facilities**

Access to the Property is provided off of Banyan Drive, a roadway under the jurisdiction of the County of Hawaii. Banyan Drive is a 100-foot wide right-of-way, accommodating two-way traffic and parking.

The Ice House is presently connected to the County sewer system. Sewage from the second and third floor additions are also proposed to be disposed of by means of the County sewer system.

Water is presently provided to the Ice House from the County system and a two-inch water meter services the building. A 12-inch water main extends along Banyan Drive and County water is available for the project. At the present time, approximately 1,000 gallons of water per day is used for the Ice House operation. The estimated water usage for the second and third floor additions is approximately 8,500 gallons per day. The applicant will pay the required facilities charge for the additional water required for the project.

Solid waste is disposed of by collection bins, which are picked up by a private refuse collector. It is anticipated that this method of solid waste disposal will continue with the addition of the restaurant, offices, residential apartments and the museum.

Electrical and telephone service are presently provided to the Property.

The existing public facilities are expected to adequately serve the project.

### **4.9.2 Public Services**

The Property is within an area that is already serviced by basic police and fire facilities. The Hilo Police Station is situated approximately 2.5 miles away from the Property. The Hilo Central Fire Station is situated approximately two miles away from the Property and the Keaa Fire Station is approximately one mile away from the Property.

The State Department of Health administers Hilo Hospital, an acute care facility approximately four miles away from the Property. Also, for emergency services, an advanced life support ambulance unit is located at the Keaa Fire Station.

These existing services are expected to adequately serve the project.

**5. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS,  
POLICIES AND CONTROLS FOR THE AFFECTED AREA**

**5.1 State Land Use Law**

All lands within the State have been classified into one of four land use districts: urban, rural, agriculture and conservation, by the State Land Use Commission, pursuant to Chapter 205, HRS. The Property lies within the State land use urban district.

**5.2 Hawaii State Plan**

The Hawaii State Plan, Chapter 226, HRS, establishes a set of goals, objectives and policies to serve as long-range guidelines for the growth and development of the State.

In general, the proposed action is compatible with these guidelines, particularly those pertaining to economic diversification and growth, and preserving significant historical resources.

**5.3 Hawaii County General Plan**

The Hawaii County General Plan is the policy document for the long range comprehensive development of the island of Hawaii. The plan contains goals, policies and standards concerning thirteen functional areas as well as a series of land use maps, designated as the general plan land use pattern allocation guide (LUPAG) maps, showing the locations of desired land uses.

The current LUPAG map designates the Property as Open. Open areas include such uses as parks and historic sites. The Ice House is a permitted non-conforming use that pre-dated the enactment of the General Plan. The proposed action would, however, require an amendment of the LUPAG map designation for the Property to Resort.

The elements of the General Plan relevant to the project are presented below together with a discussion of the proposed action's consistency with the applicable goals, policies and standards.

**Economic**

**Goals:** The County of Hawaii shall strive for diversity and stability in its economic system.

The County shall provide an economic environment which allows new, expanded, or improved economic opportunities that are compatible with the County's natural and social environment.

**Policies:** The County of Hawaii shall strive for an economic climate which provides its residents an opportunity for choice of occupation.

The County of Hawaii shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents of the County.

The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors.

The County shall encourage the expansion of the fishing industry, and other fresh and ocean water-based activities.

**Discussion:** The proposed action, which provides for a new restaurant with a banquet facility along with commercial office and residential units, will add a new business opportunity to the Hilo area. The location of the restaurant along Banyan Drive, in an area already designated and developed for visitor use, will aid the visitor industry of the area by providing a new facility for visitors. In addition, the museum will add a feature for visitors and residents alike. Finally, the improvements to the Ice House refrigeration system and the use by the restaurant of fish processed through the Ice House will aid the fishing industry of the island.

#### Environmental Quality

**Goal:** Maintain and, if feasible, improve the existing environmental quality of the island.

**Policy:** The County of Hawaii shall take positive action to further maintain the quality of the environment for residents both in the present and in the future.

**Standard:** Pollution shall be prevented, abated and controlled at all levels which will protect and preserve the public health and well-being, through the enforcement of appropriate Federal, State and County standards.

**Discussion:** The renovation of the Ice House refrigeration system will help to maintain the air quality of the Hilo area. Although the leakage of ammonia is not an environmental hazard, it does have an unpleasant odor. The repair and replacement of the old refrigeration pipes will prevent the potential of future leaks of ammonia.

### Flood Control and Drainage

**Goals:** Protect human life.

Prevent damage to man-made improvements.

Prevent damage from inundation.

**Policy:** In areas vulnerable to severe damage due to the impact of wave action, restrictive land use and building structure regulations must be enacted relative to the potential for loss of life and property.

**Standards:** Applicable standards and regulations of Chapter 27, "Flood Control," of the Hawaii County Code.

Applicable standards and regulations of the Federal Emergency Management Agency (FEMA).

**Discussion:** The Ice House has withstood three tsunamis that have hit the Waiakea peninsula of South Hilo. The building is presently situated higher than the FIRM base flood elevation established by FEMA. The project will also comply with all of the standards required by Chapter 27 of the Hawaii County Code relating to flood control.

### Historic Sites

**Goals:** Protect and enhance the sites, buildings and objects of significant historical and cultural importance to Hawaii.

Access to significant historic sites, buildings and objects of public interest should be made available.

**Policy:** Public access to significant historic sites and objects shall be acquired.

**Discussion:** The museum proposed as part of the project will house photographs and other historical objects from the Waiakea peninsula, providing greater public access to those objects.

### Natural Beauty

**Goal:** Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.

**Discussion:** The appearance of the Ice House will be enhanced by the renovations to the facing of the building. Likewise, the Japanese style garden of the adjoining Liliuokalani Gardens will

be enhanced by the Japanese tea house motif of the new building facing design.

#### Land Use - General

**Goal:** Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural and physical environments of the County.

**Policies:** Zone urban- and rural- type of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.

Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.

The County shall encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.

**Standard:** Zoning requests shall be reviewed with respect to general Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access and public need.

**Discussion:** The proposed restaurant and museum, office, residential apartments and the existing Ice House are located in a coastal area that is easily accessible to the fishermen using the cold storage, ice and other services offered by the Ice House. The project will complement the Banyan Drive tourist area by providing high quality office and residential units as well as restaurant facilities accessible to visitors. The project meets the needs of the Hilo community by providing a new restaurant with banquet facilities and a museum. It also maintains and improves the existing cold storage and ice facilities. The project is compatible with other uses in the area. Hotels and a golf course are situated near the property. Suisan Fish Market and Restaurant Nihon are also situated in the immediate vicinity of the property. Finally, there are adequate public utilities and facilities presently serving and available to the property.

#### Land Use - Resort

**Goals:** Provide for resort development that maximizes conveniences to its users and optimizes the benefits derived by the residents of the County.

Ensure that resort developments maintain the social, economic, and physical environments of Hawaii and its people.

**Policies:** Promote and encourage the rehabilitation and the optimum utilization of resort areas which are presently serviced by basic facilities and utilities.

The County shall designate and allocate future resort areas in appropriate proportions and in keeping with the social, economic, and physical environments of the County.

The County shall evaluate resort areas and the areas surrounding existing resorts to insure that viable quality resorts are developed and that the surrounding area contributes to the quality, ambience and character of the existing resorts.

**Discussion:** The restaurant and museum as well as the commercial office and residential apartments will complement the existing resort activity along Banyan Drive. The restaurant and museum will support the existing resort area by providing a new facility and activity for visitors.

The Ice House operation could continue on the property as a existing non-conforming use. This would provide for the continued cold storage and ice manufacture operations. Permitting the proposed project would strengthen the existing fishing industry by providing a needed service in an areas accessible to those using the services.

The Japanese tea house motif of the proposed project will be more compatible with the adjoining gardens and will be in keeping with the character of the surrounding area. Furthermore, the Property is in a convenient location to those in Hilo that may work either in the restaurant or the Ice House operation.

#### **5.4 Hawaii County Zoning**

The Property is zoned under the Hawaii County Zoning Code (Chapter 25 of the Hawaii County Code as Open (O)). The Ice House is a permitted non-conforming use under the Zoning Code. The proposed action would, however, require an amendment to the Zoning Code to reclassify the land use district to Resort, with a maximum density of 5,500 square feet of land area per rentable or dwelling unit (V-5.5).

The Resort zoned district applies to areas to accommodate the needs and desires of visitors, tourists and transient guests. It applies to specific areas where public roads and public

utilities are available or where suitable alternate private facilities are assured.

An amendment to the Zoning Code is authorized whenever the public necessity and convenience and the general welfare require the amendment. Consistency with the goals, policies and standards of the County General Plan is considered in determining whether a zoning amendment is appropriate. A discussion of the consistency of the proposed action with the County General Plan goals, policies and standards is contained in Section 5.3 above.

#### **5.5 Special Management Area**

The Property is within the Special Management Area (SMA) as defined by Chapter 205A, HRS and Chapter 9 of the County of Hawaii Planning Commission Rules. An SMA Use Permit, issued by the County Planning Commission, would be required for the proposed action.

The following is a discussion of the proposed action's relationship to the objectives and policies of Chapter 205A and the SMA Guidelines in the Planning Commission Rules:

##### **Recreational Resources**

The proposed improvements to the Ice House will enhance the Liliuokalani Gardens, a coastal park in the area. Outdoor lighting for the Property will be provided which will promote night time usage of the park in the immediate vicinity of the Property. Also, the additional activity in the area at night will discourage the unsavory element from using the park, making it safer for residents and visitors.

##### **Historic Resources**

There are no significant historic sites on the Property, other than the Ice House, itself. However, the proposed museum will include the history and artifacts of the Waiakea peninsula, the small boat harbor, the fish auction and the Ice House up through the 1960 tsunami.

##### **Scenic and Open Space Resources**

The renovations to the face of the Ice House building will enhance the view of the coastal area by improving the visual impact of a building that is presently out of character with the surrounding area. Although the building will be 44 feet higher, it is not expected to have a substantial adverse impact upon the views of Hilo Bay.

### Coastal Ecosystems

The proposed action will not adversely effect the coastal ecosystems. The waste water and sewage from the Ice House is already disposed of through the County sewage system and this method of sewage disposal will continue after the addition is constructed.

### Economic Uses

The proposed action will not preclude the development of coastal dependent public and private facilities necessary to the State's economy in suitable areas.

### Coastal Hazards

The Property is within the coastal high hazard zone (VE-14). The elevation of the lowest habitable floor of any building in this zone must be 14 feet above mean sea level. The ground elevation of the Property is 15 feet above mean sea level. Thus, the existing Ice House building is constructed in accordance with minimum floor elevation requirement. The proposed project will also be designed and constructed in accordance with the construction standards for improvements within coastal high hazard areas, as prescribed by Chapter 27 of the Hawaii County Code. As such, the project will not be adversely affected by tsunamis or storm waves.

### Managing Development

This DEIS document is intended to help improve the public review process, including communication and participation in the management of coastal resources.

#### **5.6 Kaiko'o Urban Renewal Plan**

The Property is within the boundaries of the project area as defined by the Amended Urban Renewal Plan for the Kaiko'o Project, Project No. Hawaii R-4, of June, 1965 (the "Urban Renewal Plan"). The Urban Renewal Plan was adopted by the Hawaii Redevelopment Agency for the purpose of disaster clearance and redevelopment of the area within the northeast section of the City of Hilo that was devastated by the Seismic wave of May 23, 1960. Although the Urban Renewal Plan was originally administered by the Hawaii Redevelopment Agency, by County of Hawaii Resolution No. 233-90 the Hawaii Redevelopment Agency was deactivated and its responsibilities were assumed by the County of Hawaii.

The Urban Renewal Plan divides the property within the project area into two categories; the elevated areas where commercial uses are permitted, and the open areas where limited

commercial, limited industrial and open uses are permitted. The plan also designates the permitted land uses within the project on the Land Use Map attached to the Urban Renewal Plan as Exhibit II-B.

The Property is designated for "Open Uses" on the Land Use Map. Open Uses include uses such as parks and playgrounds, botanical and cultural gardens, golf courses, swimming pools and other recreational facilities, agricultural uses such as commercial gardening and truck crops, horticultural, fish hatcheries, nurseries, grading and other similar or related uses, and certain defined temporary non-conforming uses. The existing Ice House is a permitted non-conforming use under the Urban Renewal Plan.

The proposed action would require an amendment to the Land Use Map of the Urban Renewal Plan to change the permitted land use designation from "Open Uses" to "Resort Uses". Such amendments are permitted under the Urban Renewal Plan if it is determined to be in the public interest and in furtherance of the purpose of redevelopment.

The public interest would be served by establishing a museum commemorating the history of the Waiakea peninsula prior to the 1960 tsunami. Likewise, this feature would be in furtherance of the purpose the redevelopment.

#### **5.7 Environmental Impact Statement**

Section 343-5(a)(6), HRS provides that any use proposing any amendment to an existing county general plan is subject to the provisions of the Environmental Impact Statement law, Chapter 343, HRS. Likewise, Section 343-5(a)(1), HRS, requires compliance with the Environmental Impact Statement law for any proposed use of state land, such as the acquisition of an easement on state land.

This DEIS document has been prepared to fulfill these requirements.