

Stephen K. Yamashiro
Mayor



Donna Fay K. Kiyosaki
Chief Engineer

Riley W. Smith
Deputy Chief Engineer

RECEIVED

'94 MAY 23 AIC:09

County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252
(808) 961-8321 • Fax (808) 969-7138

May 16, 1994

DR BRUCE ANDERSON ACTING DIRECTOR
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET 4TH FLOOR
HONOLULU HI 96813

SUBJECT: NEGATIVE DECLARATION FOR POLICE EVIDENCE STORAGE
AND RADIO SHOP BUILDING
TMK: 2-4-25: 28 & 81
Kukuau, South Hilo District, Hawaii

The County of Hawaii Department of Public Works has reviewed the comments received during the 30-day public comment period which began on April 8, 1994. The agency has determined that this project will not have significant environmental effects and hereby issues a negative declaration. Please publish this notice in the June 8, 1994 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. Please contact Mr. Glenn Okada at 961-8331 if you have any questions.

DONNA FAY K. KIYOSAKI, P.E.
Chief Engineer

GO:byf

Enclosure

cc: Virginia Goldstein, Planning Director
Roy Takemoto, Consultant

1994-06-08-HI-FEA-Hilo Police
Evidence Storage Warehouse & Radio Shop
Building

JUN - 8 1994

Final Environmental Assessment

***POLICE EVIDENCE
STORAGE WAREHOUSE &
RADIO SHOP BUILDING***

Kukuau, South Hilo District, Hawaii

Prepared for:
Department of Public Works
County of Hawaii

Prepared by:
Roy R. Takemoto
Land Use Consultant
P.O. Box 10217
Hilo, HI 96721

May 10, 1994

CONTENTS

1.0 INTRODUCTION 1

- 1.1 *Proposing Agency* 1
- 1.2 *Agencies Consulted* 1

2.0 DESCRIPTION OF PROPOSED ACTION 2

- 2.1 *Location and Ownership* 2
- 2.2 *Existing Uses* 2
- 2.3 *Project Description* 5
 - Proposed Facilities and Operations* 5
 - Parking* 10
 - Infrastructure* 10
- 2.4 *Need and Objectives for the Proposed Facilities* 11
- 2.5 *Timetable and Cost* 11

3.0 ENVIRONMENTAL SETTING, IMPACTS, & MITIGATION MEASURES 11

- 3.1 *Physical Characteristics* 11
 - Climate* 11
 - Topography & Soils* 12
 - Natural Hazards* 13
 - Flora/Fauna* 13
 - Historic/Archaeological Resources* 14
 - Water Resources* 15
 - Air Quality* 16
 - Noise* 16
 - Scenic Resources* 17
- 3.2 *Socioeconomic Characteristics* 17
- 3.3 *Public Facilities, Utilities, and Services* 17
 - Roads* 17
 - Water System* 17
 - Wastewater System* 18
 - Drainage System* 18
 - Solid Waste* 18
 - Electrical/Telephone* 18

4.0 RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS 19

- 4.1 *State Plan* 19
- 4.2 *State Land Use Law* 19
- 4.3 *Hawaii County General Plan* 20

CONTENTS

4.4 *Hilo Community Development Plan* 20
4.5 *Hawaii County Zoning Code* 20
4.6 *Coastal Zone Management and Special Management Area* 22
4.7 *UFAS Compliance* 23
4.8 *Other Permits and Approvals* 23
5.0 ALTERNATIVES CONSIDERED 23
6.0 DETERMINATION WITH SUPPORTING FINDINGS AND REASONS 24
7.0 REFERENCES 26

APPENDIX A: COMMENTS AND RESPONSES

LIST OF FIGURES

FIGURE 1. Location Map 3
FIGURE 2. Surrounding Land Uses 4
FIGURE 3. Site Plan 7
FIGURE 4. Floor Plan 8
FIGURE 5. Building Elevation: South & North 9
FIGURE 6. Building Elevation: West & East 10
FIGURE 7. Flood Insurance Rate Map 14
FIGURE 8. County of Hawaii General Plan LUPAG Map 21
FIGURE 9. Zoning Map 22

FINAL EA POLICE EVIDENCE STORAGE WAREHOUSE & RADIO SHOP BUILDING

1.0 INTRODUCTION

1.1 Proposing Agency

The proposing agency, the County of Hawaii Department of Public Works ("DPW"), proposes to build a police evidence storage and radio shop building to replace existing inadequate facilities.

1.2 Agencies Consulted

The following agencies and organizations were consulted in the process of preparing this environmental assessment:

- Federal
 - U.S. Army Corps of Engineers
 - U.S. Department of the Interior, Fish and Wildlife Services
- State
 - Department of Health
 - Department of Land and Natural Resources
 - Chairman
 - Division of Historic Preservation
 - Water Commission
 - Office of State Planning
 - Department of Accounting and General Services

DESCRIPTION OF PROPOSED ACTION

- County
 - Planning Department
 - Department of Water Supply
 - Fire Department
 - Police Department
 - Civil Defense

2.0 DESCRIPTION OF PROPOSED ACTION

2.1 Location and Ownership

The location of the proposed Police Evidence Warehouse and Radio Shop Building is on a portion of an approximately 6-acre site in Kukuau, South Hilo District, island and county of Hawaii (see Figure 1, "Location Map," on page 3). The County-owned site consists of two parcels (TMK 2-4-25:28 & 81).

2.2 Existing Uses

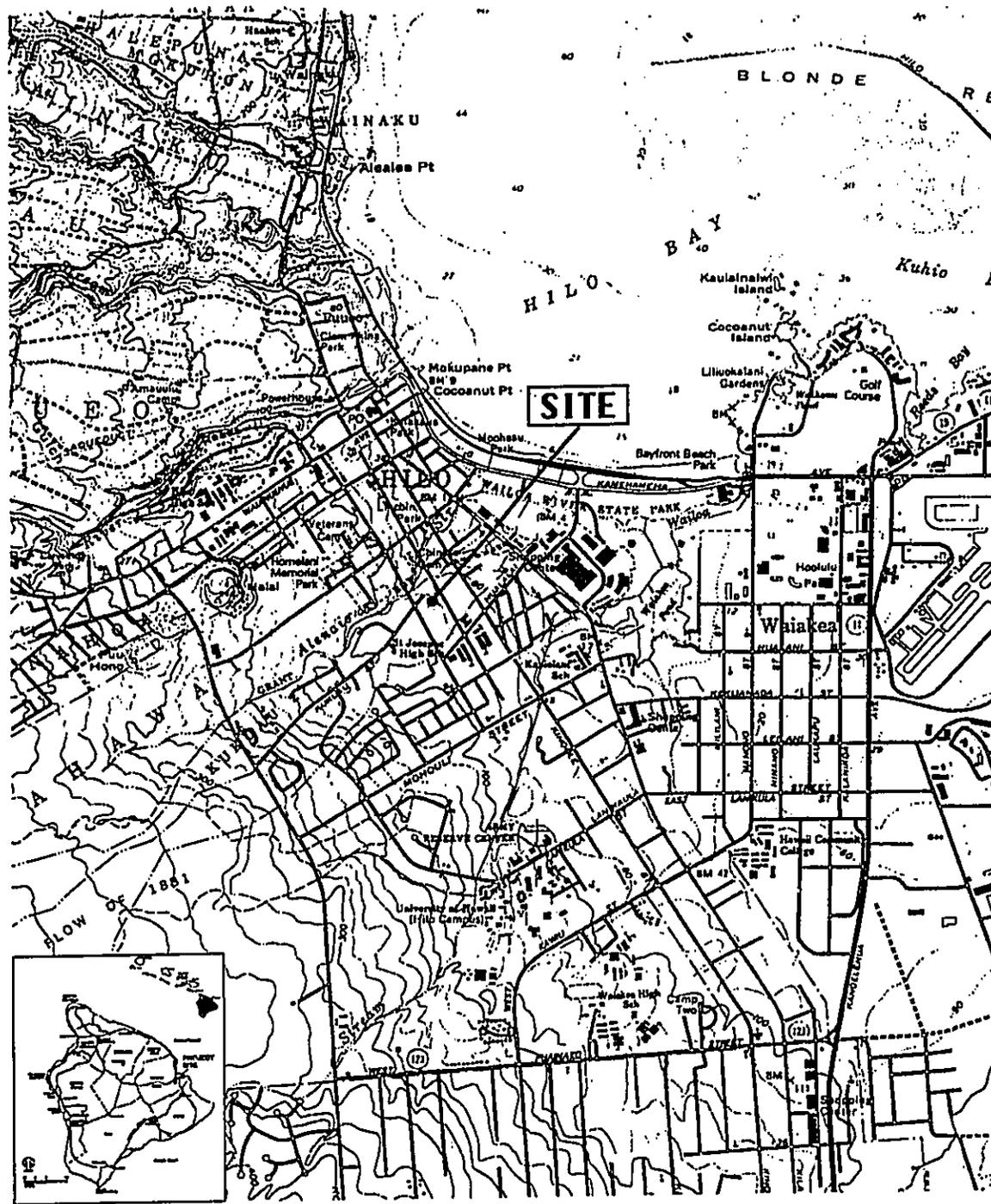
Site. The site is the location of the existing police and civil defense headquarters. The proposed facility would be built in the northeastern corner of the site in an area that was recently cleared to stockpile excavated material. The excavated material is from recent construction work to remove underground fuel tanks that were formerly located in the parking lot. Unitek, a private consulting firm specializing in hazardous waste, evaluated the excavated material and determined it to be free of hazardous waste contamination. The excavated material will be used as fill for the proposed project.

Surrounding Areas. Ownership and existing uses of the surrounding land include (see Figure 2, "Surrounding Land Uses," on page 4):

- North: The neighboring parcels along the northern boundary are owned by a single landowner with existing uses in single family residences and apartment. Along Kapiolani Street, the land is currently vacant between the subject property and Kukuau Street.
- Makai (east): Ululani Street fronts the makai boundary. Across the street beginning from the corner of Ululani and Hualalai Street are the following uses: elderly housing, Liliuokalani Children's Center, medical building, vacant land, parking lot for 688 Kinoole, and a credit union.
- South: The edge of the proposed facility will be located approximately 300' from the southern property boundary. The neighbor to the south is the Roman Catholic Church with existing uses as an open lawn area.

DESCRIPTION OF PROPOSED ACTION

FIGURE 1. Location Map



DESCRIPTION OF PROPOSED ACTION

- Mauka (west): Kapiolani Street fronts the mauka boundary. Across the street is vacant land.

2.3 Project Description

2.3.1 Proposed Facilities and Operations

The proposed facility will replace and combine two existing facilities:

Police Evidence Storage. Currently, the police stores evidence in the basement of the police station with overflow stored in rented offsite warehouses. The proposed warehouse will provide ample storage in a mezzanine area accessible by a lift and stairs. Roll-up doors will allow authorized vehicles to enter the warehouse to pick-up or deliver evidence. No explosives will be stored in the building.

Radio Shop. The radio shop building is used to install and repair the radios in the police vehicles. The existing radio shop building, which is too small, is located adjacent to the site of the proposed building. The proposed building will be designed to allow for possible future connection between the existing radio shop building and the proposed building.

The proposed two-story facility will have a building height of 42' and consist of the following components (see Figure 3, "Site Plan," on page 7, Figure 4, "Floor Plan," on page 8, Figure 5, "Building Elevation: South & North," on page 9, and Figure 6, "Building Elevation: West & East," on page 10):

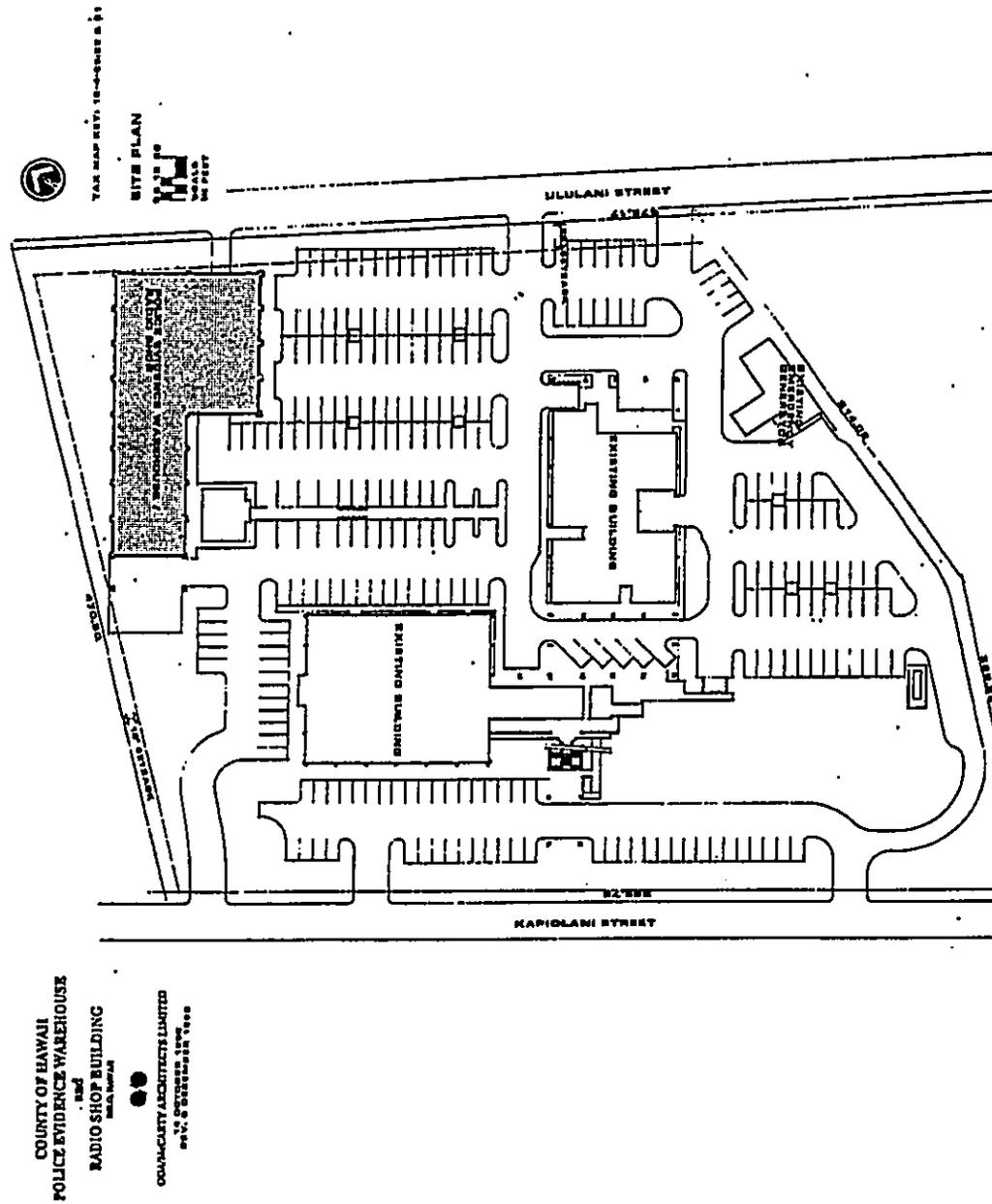
	Area (s.f.)
Evidence Warehouse	
Lobby/Waiting	827
Janitor	18
Restroom	55
Office	600
Warehouse	8,400

DESCRIPTION OF PROPOSED ACTION

Storage (above)	5,000	
Lift	100	
<i>Total Enclosed Area</i>		<i>15,000</i>
 Radio Shop		
Work Bench/ Repair Area	2,380	
Office	240	
Library/Com- puter Clerk Of- fice	160	
Restroom/ Shower	285	
Conference Room	264	
Storage	516	
Installation Area	1,155	
<i>Total Enclosed Area</i>		<i>5,000</i>
Covered Work Area		1,250
 <i>Total Area</i>		 <i>21,250</i>

DESCRIPTION OF PROPOSED ACTION

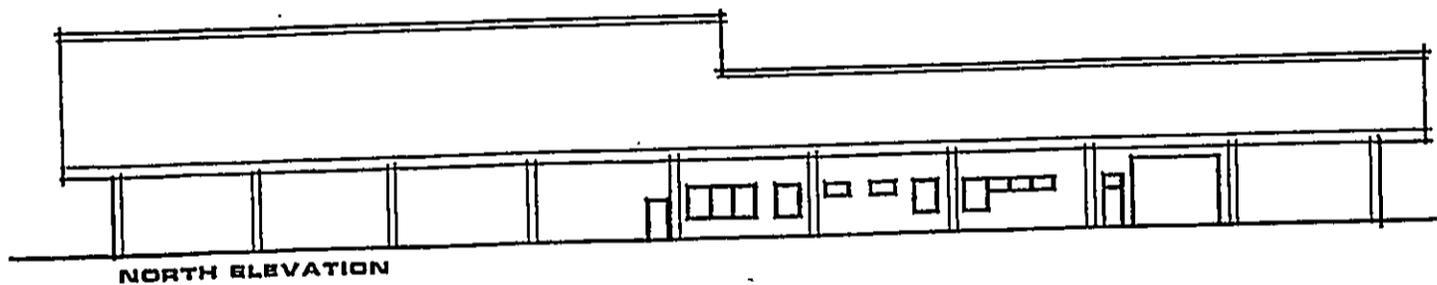
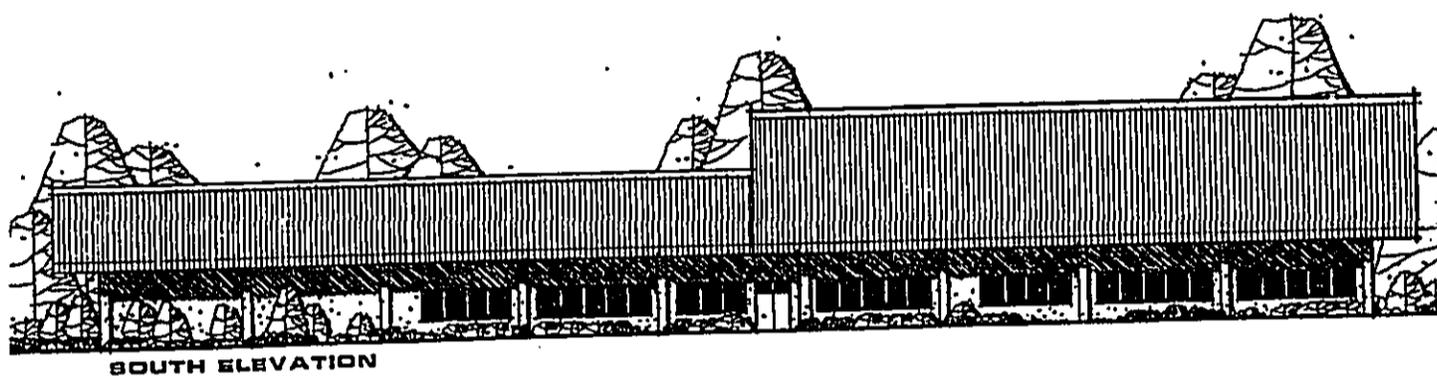
FIGURE 3. Site Plan



DESCRIPTION OF PROPOSED ACTION

FIGURE 5.

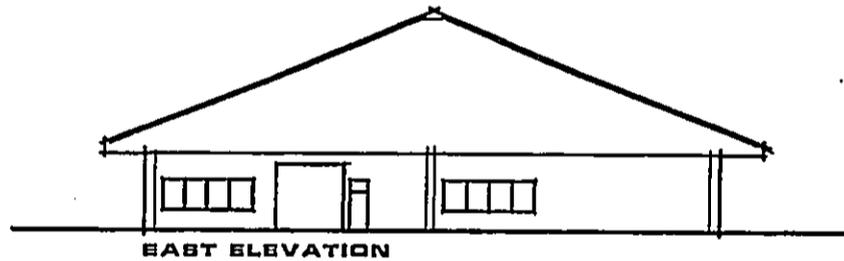
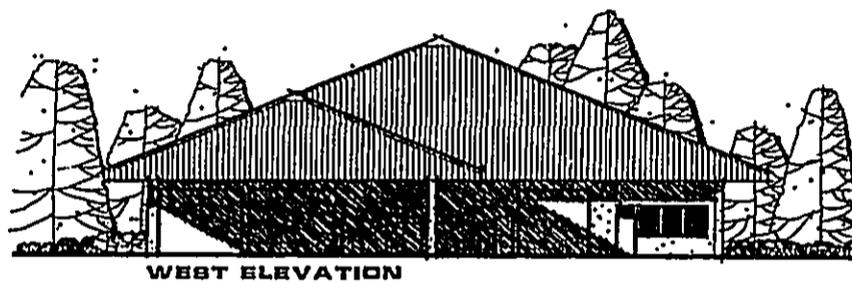
Building Elevation: South & North



DESCRIPTION OF PROPOSED ACTION

FIGURE 6.

Building Elevation: West & East



2.3.2 Parking

A minimum of two parking stalls will be provided for the public adjacent to the public entrance to the evidence warehouse office area. These stalls will supplement the existing public parking available for the police station. A minimum of four stalls will be provided for employee parking fronting the office area.

2.3.3 Infrastructure

Access. Access to the site is from both Ululani and Kapiolani Streets. A new driveway is also proposed to access the warehouse from Ululani Street.

ENVIRONMENTAL SETTING, IMPACTS, & MITIGATION MEASURES

Wastewater. DPW plans to connect the proposed building to a 6" line that extends into the parking lot from an existing 8" sewer line along Ululani Street.

Water. DPW plans to connect the proposed building to an existing 8" line along Ululani Street.

Drainage. Drainage will be disposed onsite by existing drywells, supplemented as necessary by new drywells.

Electrical and Telephone. The building will connect to the overhead lines along Ululani or Kapiolani Streets.

2.4 Need and Objectives for the Proposed Facilities

The proposed warehouse will consolidate and centralize the storage of evidence that are currently scattered in the police station basement and rented warehouses. The new facility will also provide increased security, protection from rodents and climate, and allow more convenient accessibility.

The proposed radio shop will provide a larger work area that is modernized and better protected from the weather.

2.5 Timetable and Cost

DPW plans to award the design/build contract by the end of June 1994. The design phase will require approximately 6 months. DPW expects construction to start by the first quarter of 1995 and completed a year later. The estimated total project cost (design and construction) is \$1.25 million, approximately \$750,000 State funds and \$500,000 County funds.

3.0 ENVIRONMENTAL SETTING, IMPACTS, & MITIGATION MEASURES

3.1 Physical Characteristics

3.1.1 Climate

Setting

The elevation of the project site is about 80' above mean sea level. Located on the wetter windward side of the island, the mean annual rainfall is about 136". Generally, the wet months occur from October through April. Mean annual temperature is about 73°F. Wind patterns are sharply diurnal. Dominant east-

ENVIRONMENTAL SETTING, IMPACTS, & MITIGATION MEASURES

erly tradewinds prevail during the day (9am - 8pm). In the evening (9pm - 8am), cooler westerly winds sweep down the slopes of Mauna Loa.¹

Impacts and Mitigation Measures

None-- the project will not alter the microclimate of the area.

3.1.2 Topography & Soils

Setting

The topography of this site is level; there are no steep slopes.

According to the *Soil Survey of the Island of Hawaii*², the soil on the proposed site is classified as Keaukaha extremely rocky muck (rKFD). This soil consists of well-drained, thin organic soils (less than 10") overlying pahoehoe lava bedrock. The soil above the lava is rapidly permeable. The pahoehoe lava is very slowly permeable, but water moves rapidly through the cracks. Runoff is medium, and erosion hazard is slight. These soils have high shrink but low swell capacity (unlike the montmorillinite soils which have high shrink and swell capacity). The agricultural suitability ratings for this soil are not relevant since the site is located in an urbanized area.

Impacts and Mitigation Measures

The following minor impacts can be mitigated to acceptable levels:

Fugitive Dust. The predominant northeasterly trade winds will blow any fugitive dust from construction activities away from the neighbors along the northern site boundary. Dust control measures may be necessary if construction activities affect the operations of the police or civil defense. The County may control sitework activities through the grading permit.

Foundations. Typical soil engineering studies will evaluate and recommend proper foundations for the given soil conditions. The County will verify adequacy of the foundations through the Building Permit.

-
1. Department of Land and Natural Resources, State of Hawaii. An Inventory of Basic Water Resources Data: Island of Hawaii, Report R34, 1970 (rainfall data); University of Hawaii, Department of Geography, Atlas of Hawaii (2d. ed.). Honolulu: University of Hawaii Press, 1983, p. 66 (wind data).
 2. U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Island of Hawaii*. State of Hawaii, 1973, Map 74.

3.1.3 Natural Hazards

Setting

Flooding. According to the Flood Insurance Rate Maps, the site is located in Zone X (outside the 500 year flood plain) (see Figure 7, "Flood Insurance Rate Map," on page 14).³

Volcanic and Earthquake Hazards. The volcanic hazard zone is Zone 3 on a scale of 1 through 9 (Zone 1 has the most severe hazard).⁴

Impacts and Mitigation Measures

None-- the proposed project is not located within any hazardous zone.

3.1.4 Flora/Fauna

Setting

The site consists of introduced grasses and a few non-exceptional trees. Because of the absence of native species, it is highly unlikely to be a habitat for endangered or threatened species based on consultation with the U.S. Fish & Wildlife Service ("USF&W").⁵ USF&W advised that the endangered Hawaiian Hawk is known to fly over areas in Hilo and could possibly nest in the trees. Provided that there are no Hawaiian Hawk nests in the trees (field observation did not find any nests), the site should not have any sensitivity as a habitat for endangered or threatened species.

Impacts and Mitigation Measures

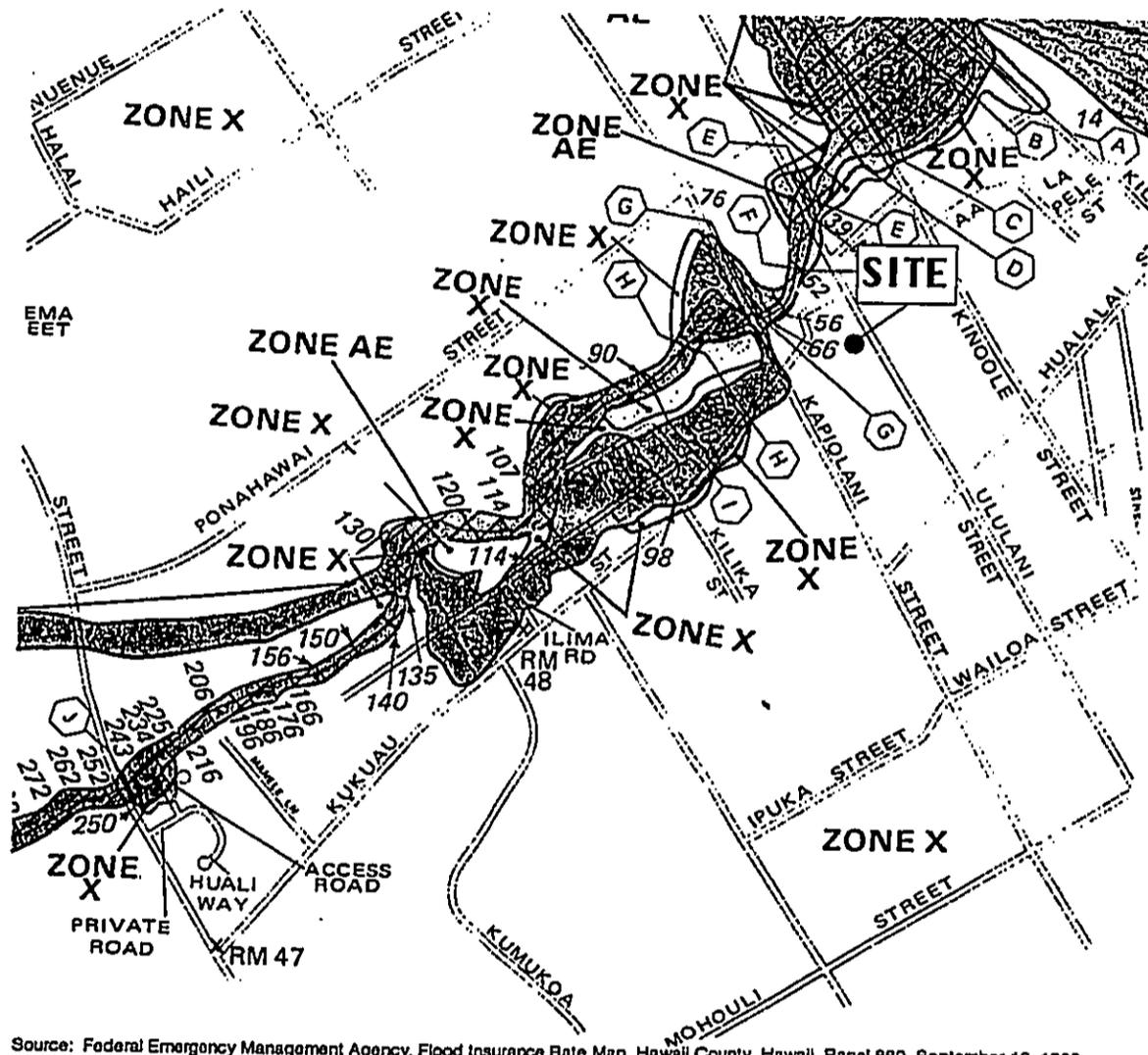
None-- the site is not a habitat for endangered or threatened species based on the absence of native plant species and the absence of any bird nests that could possibly be Hawaiian Hawk nests.

3. Federal Emergency Management Agency. Flood Insurance Rate Map, Panel 880, September 16, 1988.

4. Heliker, C. Volcanic and Seismic Hazards on the Island of Hawaii, U.S. Geological Survey, 1991.

5. Telephone conversation with the Refuge Manager of the Hakalau Forest National Wildlife Refuge on March 16, 1994.

FIGURE 7. Flood Insurance Rate Map



Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Hawaii County, Hawaii, Panel 880, September 16, 1988.

3.1.5 Historic/Archaeological Resources

Setting

The project site is not listed nor eligible for listing on the National or State Register of Historic Places based on field observation (to determine presence of

ENVIRONMENTAL SETTING, IMPACTS, & MITIGATION MEASURES

piled stone features or other structures indicative of potential archaeological or historic sites) and consultation with the Division of Historic Sites.⁶

Impacts and Mitigation Measures

None-- however, the construction contract should contain a standard clause to require the contractor to stop and inform the Division of Historic Sites and/or the Planning Department in the event possible archaeological artifacts are uncovered during the course of construction.

3.1.6 Water Resources

Setting

There are no streams or wells located within 1000 feet of the site, as confirmed by consultation with the Department of Land and Natural Resources Division of Water and Land Development.⁷ Based on field observations and consultation with the U.S. Fish and Wildlife Service, there are no known wetlands on or adjacent to the site.⁸ In terms of groundwater quality, the project will hook-up to the sewer system; therefore, there will be no impact from wastewater leachate resulting from onsite wastewater disposal systems. If drywells are used for stormwater disposal, and these drywells are designed to be considered injection wells, then the impacts of these drywells on the groundwater would be evaluated under the Department of Health's underground injection control (UIC) permit program. Since the site is located mauka of the Underground Injection Control line, injection wells are permitted subject to review and approval by the Department of Health but requires public notice of the UIC application.⁹

Impacts and Mitigation Measures

None-- there are no streams or wetlands in the vicinity and groundwater quality will not be impacted.

-
6. Telephone conversation with the Honolulu office of the Division of Historic Preservation on March 17, 1994.
 7. Telephone conversation with the Water Resources Management Information Center on March 17, 1994 who checked their Wells Inventory Map for the Hilo quadrangle.
 8. Telephone conversation with a U.S. Fish & Wildlife biologist (M. Molina) on March 17, 1994 who checked their Wetlands Inventory Map for the Hilo quadrangle; see also, letter from U.S. Fish & Wildlife dated March 30, 1994 in Appendix A.
 9. Telephone conversation with the Department of Health Safe Drinking Water Branch in Honolulu on March 17, 1994.

3.1.7 Air Quality

Setting

The entire State of Hawaii is located within an attainment area (meets federal ambient air quality standards), as defined in the Clean Air Act, in accordance with the State Implementation Plan.¹⁰ The project is not exposed to any significant pollutant source such as a power plant, sugar mill, or major traffic thoroughfare.

Impacts and Mitigation Measures

None-- the project will not have any stationary sources of air pollution nor will it generate significant additional traffic to increase the automobile-related emissions (SO₂) in the vicinity.

3.1.8 Noise

Setting

The police department have not received any noise complaints resulting from their current operations, including the outdoor work of the existing radio shop.

Impacts and Mitigation Measures

The following minor impacts could occur but can be mitigated to acceptable levels:

Construction Noise. Noise from construction equipment will occur during the day and is a short-term, temporary impact that will cease upon completion of construction. The construction documents will contain working time limitations to minimize as much as possible the disturbance to the neighboring residents.

Operational Noise. Any noise from the covered work area will be mitigated by having the opening face towards the police station and away from the neighboring residents, as well as limiting work hours to normal daytime weekday schedules. The noise would not be any greater than the present levels emanating from the existing radio shop.

¹⁰ Telephone conversation with the Department of Health Clean Air Branch engineering section in Honolulu on March 17, 1994.

3.1.9 Scenic Resources

The project will not impact upon any natural beauty areas identified in the General Plan.¹¹ The project's design and scale will be compatible with the existing buildings on the site.

3.2 Socioeconomic Characteristics

The proposed project, located on vacant land, will not displace any resident or business. The proposed project will not affect surrounding land values since it is similar to the existing public uses on the site. There will be no major increase or decrease in employment since the project is a centralization of existing operations.

3.3 Public Facilities, Utilities, and Services

3.3.1 Roads

Kapiolani Street is a two-lane, County-owned street with a right-of-way width of 40' (future widening setback of 10' on the police station side of the road). Ululani Street is also a two-lane, County-owned street with a right-of-way width of 40'. Both streets have curb, gutter, and sidewalks which would be extended on Ululani Street to serve the project. Both streets have adequate capacity to serve the project, especially since the project will replace existing facilities located on the same site thus not generating any increase in traffic. The project will primarily use the existing driveways on Kapiolani and Ululani Streets that presently serve the police station, with limited authorized use of the proposed new driveway to directly access the evidence warehouse.

One of the parcels comprising the project site was a right-of-way lot for a proposed Kumu Street that would have connected Kinoole Street to Kupukupu Street. However, the zoning map has been amended to delete the right-of-way designation for two of the three lots comprising the proposed Kumu Street (TMK 2-4-25:14 & 81); the Planning Department plans to seek deletion of the third and final lot in the near future (TMK 2-4-25:132).¹²

3.3.2 Water System

The Department of Water Supply has one large and four small systems in the South Hilo District. The site is within the service area of the Hilo System, the largest on the island with about 12,000 accounts in 1991 consuming an average of 5.89 mgd from five surface sources and five deep well sources. The surface sources are the Waiakea-uka Tunnel, Olaa Flume Spring, Lyman Spring,

11. Hawaii County General Plan, November 1989, p. 33 (list of natural beauty areas for South Hilo).

12. Personal communication with the Planning Department (M. Onuma) on March 16, 1994.

Wailuku River-Hookelekele Stream and Kaohama Stream. The deep well sources are in the Panaewa and Piihonua well fields. During normal weather, the system draws as much surface water as practical to minimize power cost for pumping groundwater. However, the turbidity of the surface water increases considerably during heavy rains and must be supplemented with well water. Thus, the allocation between surface water and groundwater usage varies each day depending on weather.¹³

The property is serviced by two 3-inch compound meters. The existing meters have adequate capacity to accommodate the estimated average flow of 100 gpd from the proposed project.¹⁴

3.3.3 Wastewater System

The project will connect to an 8" collector sewer along Ululani Street which has adequate capacity to accommodate the flow from the proposed project. The collector sewer flows to the new wastewater treatment plant. This new treatment plant, with a capacity of 5.0 mgd, will be able to accommodate the project. The treatment plant provides secondary treatment and discharges the effluent through the Hilo Bay ocean outfall.

3.3.4 Drainage System

An existing 18" drainline crosses the project site. The project will relocate this line. Drainage from the project will be directed to the existing drywells in the parking lot. Additional drywells will be provided as needed based on design calculations. Surrounding properties will not be impacted by the proposed project since the project-generated runoff will be contained onsite by drywells and not directed toward any adjacent properties.

3.3.5 Solid Waste

Since the project does not involve any demolition, there will not be significant construction debris to be disposed at the landfill.

3.3.6 Electrical/Telephone

HELCO and Hawaiian Telephone have adequate capacity to service the proposed project from the overhead lines along Kapiolani or Ululani Streets.

13. Kon, M. *Hawaii County Water Use and Development Plan*. Prepared for the Department of Water Supply, County of Hawaii, February 1992.

14. Written comments from the Department of Water Supply dated 22 March 1994.

4.0 RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

4.1 State Plan

The project conforms with the following State Plan objectives and policies:

Objectives and policies for socio-cultural advancement-- public safety. (a) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:

(1) Assurance of public safety and adequate protection of life and property for all people.

(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruption, wars, natural disasters, and other major disturbances.

(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.

(b) To achieve the public safety objectives, it shall be the policy of this State to:

(1) Ensure that public safety programs are effective and responsive to community needs.

(2) . . .

(c) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:

(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.

(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.

. . . .¹⁵

The proposed facility supports the criminal justice system by providing centralized and secure storage of evidence. The radio shop facility is necessary to equip the police vehicles in furtherance of public safety functions of the police department.

4.2 State Land Use Law

The State Land Use classification for the proposed site is Urban. The County, through its zoning ordinance, determines the permissible uses within the Urban

15. Hawaii Revised Statutes §226-26 (Supp. 1992).

district.¹⁶ The proposed facility is a permitted use under the County zoning ordinance (see Section 4.5 below).

4.3 Hawaii County General Plan

The proposed use conforms with the General Plan LUPAG designation for the site which is High Density Urban Development (see Figure 8 on page 21). This designation is intended for commercial, multiple residential, and related services.¹⁷ A goal under the Public Facilities Element of the General Plan encourages the "provision of public facilities that effectively service community needs and seeks ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community."¹⁸ The proposed facilities improve public service by the police department by providing facilities that will be functional yet designed and constructed to meet environmental and aesthetic objectives.

4.4 Hilo Community Development Plan

This regional plan, adopted by resolution by the Planning Commission in 1975, supported the siting of the existing public safety building in the present location to replace deteriorating facilities that were formerly located in downtown Hilo.¹⁹

4.5 Hawaii County Zoning Code

The site, as well as the surrounding parcels, is zoned Multi-Family Residential with a maximum density of 1,000 s.f. per unit (RM-1) (see Figure 9 on page 22). Public buildings are permitted uses in any district provided they conform with the General Plan.²⁰ As discussed in Section 4.3 above, the project conforms with the General Plan.

The proposed building height of 42' is within the height limit of 120' for RM districts in the City of Hilo, defined in the zoning code to include the South Hilo District.²¹ The building shall be designed to comply with the minimum front

16. §205-5, Hawaii Revised Statutes; §15-15-24, Hawaii Administrative Rules (statute and rules governing the Land Use Commission's powers within the Urban district).

17. General Plan Support Document, November 1989, p. 80.

18. §4(I) (Public Facilities Goals & Policies), Ordinance 89-142, Hawaii County, An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended.

19. Belt, Collins & Associates, Ltd., Hilo Community Development Plan. Prepared for the County of Hawaii, adopted by Planning Commission Resolution on May 21, 1975, p. 118-119.

20. Hawaii County Code §25-51(c).

21. The requirements for the RM district are set forth in Hawaii County Code §§25-134 to -141.

RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

and rear yard of 20' and side yard of 8' plus an additional 2' for each additional story permitted. The Zoning Code permits more than one building in the RM district, provided the distance between buildings is at least 15'. Plan approval is required for all uses and buildings in the RM district.

DPW will need to consolidate the two parcels so that the proposed building does not straddle property boundaries.

FIGURE 8.

County of Hawaii General Plan LUPAG Map

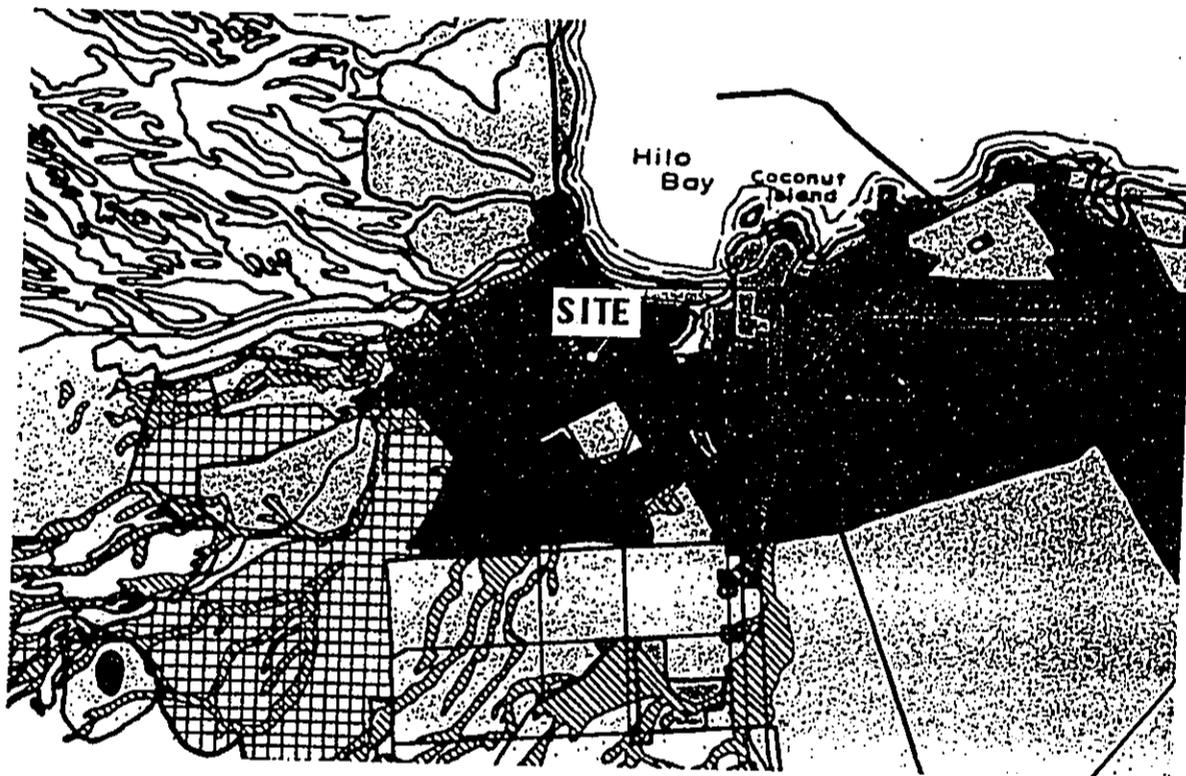
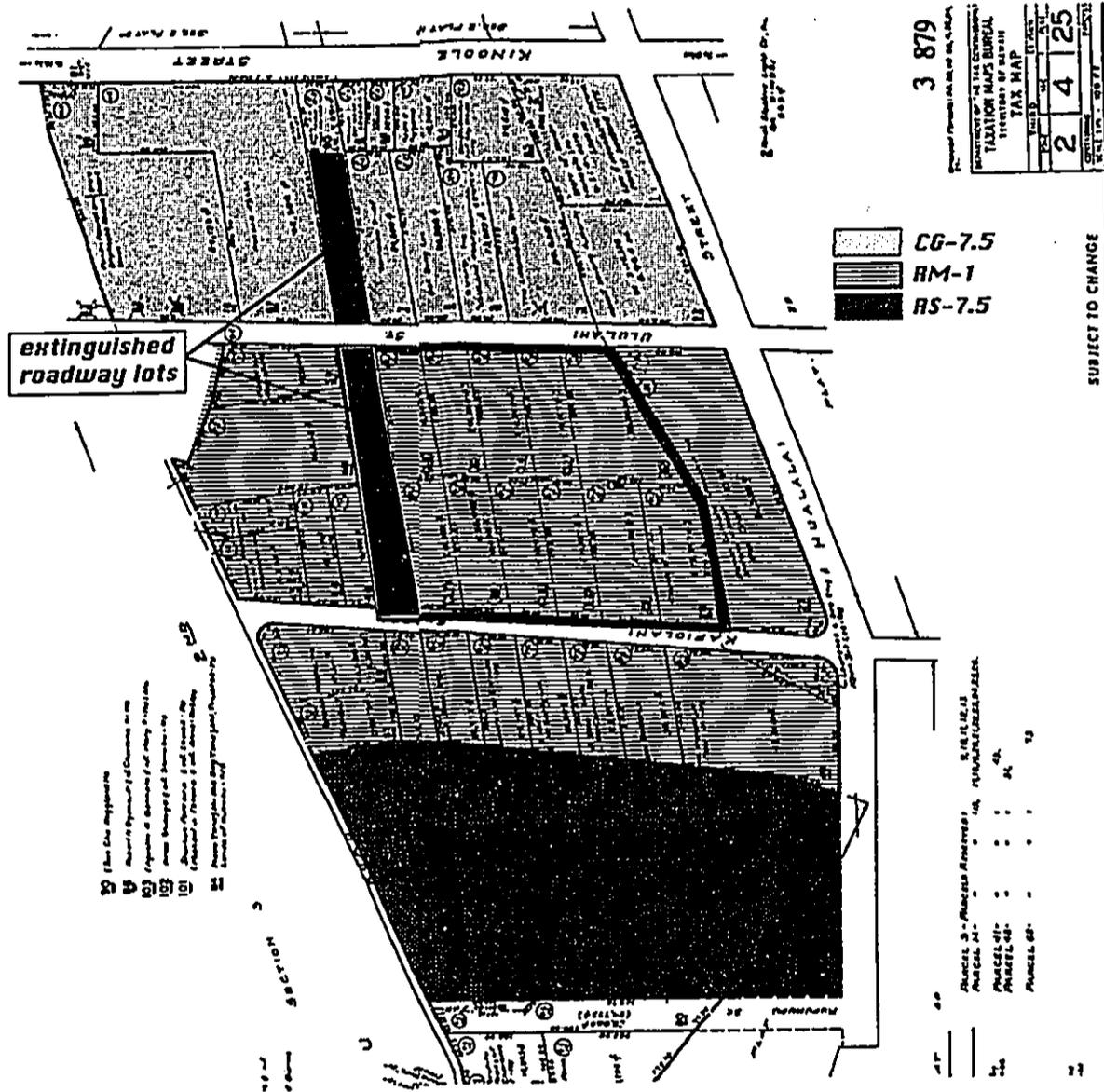


FIGURE 9. Zoning Map



4.6 Coastal Zone Management and Special Management Area

The project is located outside of the Special Management Area; therefore, a Special Management Area Permit is not applicable to the project. All actions

ALTERNATIVES CONSIDERED

within the State must comply with the objectives and policies of the Coastal Zone Management Act.²² The project is consistent with the objectives relating to Economic Uses:

Provide public or private facilities and improvements important to the State's economy in suitable locations.²³

The other objectives and policies are not applicable since the project will not impact upon recreational resources, historic resources, scenic and open space resources, coastal ecosystems, coastal hazard areas, nor public shoreline access.

4.7 UFAS Compliance

All plans and specifications for the construction of any State or County building must be prepared so the building is accessible to and usable by the physically handicapped.²⁴ The building must conform to the Uniform Federal Accessibility Standards (UFAS), 41 C.F.R. §101-19.6, Appendix A. The County will send the plans and specifications to the Commission on Persons with Disabilities for review and advice.

4.8 Other Permits and Approvals

Other applicable permits include the County grading and building permits. Since the limits of grading will involve less than 5 acres, the non-point source controls under the NPDES Permit administered by the State Department of Health will not be applicable to the project. The UIC Permit administered by the Department of Health would be applicable if the project requires drywells.

5.0 ALTERNATIVES CONSIDERED

The only alternative considered is the no-action alternative. This alternative would result in several disadvantages:

- The problems with insufficient space would continue, as well as the continued payment of rent for warehouse space.
- The County Council reviewed the project in relative priority to other county-wide needs and deemed it important enough for funds to be appropriated; the funds would lapse if no action is taken.
- The project site is underutilized, vacant public lands; the no action alternative would perpetuate this "waste" of public assets.

22. *Hawaii Revised Statutes* §205A-4(b) (Supp. 1992).

23. *Hawaii Revised Statutes* §205A-2(5)(A) (1985).

24. *Hawaii Revised Statutes* §103-50.

DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

The only advantage of the no-action alternative is that the State and County funds could be diverted to some other uses. Since there are no significant adverse impacts from the project, there is no benefit resulting from any avoidance of an immitigable impact.

6.0 DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

The proposed Police Evidence Warehouse and Radio Shop Building is not expected to cause significant impacts to the environment, pursuant to the significance criteria established by the Environmental Council as discussed below;²⁵ therefore, the determination is to issue a negative declaration.

The proposed project will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources. The proposed site does not contain any significant natural or cultural resources.

The proposed project will not curtail the range of beneficial uses of the environment. The site is vacant land surrounded by vacant or urbanized uses.

The proposed project will not conflict with the State's long-term environmental policies. The proposed project will not conflict with the environmental policies set forth in the State Plan and Chapter 344, Hawaii Revised Statutes in that the project will not damage sensitive natural resources nor emit excessive noise or contaminants.

The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities. The project will not induce future development or population changes since it does not provide excess infrastructure capacity, attract visitors, or generate employment opportunities.

The proposed project will not involve a substantial degradation of environmental quality. There will be no significant degradation of air, water, or noise quality.

The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. The site is not a known habitat for endangered or threatened flora or fauna species.

The proposed project will not detrimentally affect air or water quality or ambient noise levels. The proposed project will not produce any air emissions. Wastewater flows will be disposed via the county sewerage system. The drain-

²⁵ Hawaii Administrative Rules, §11-200-12.

DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

age system will be designed in compliance with county and state regulations to protect the groundwater quality and not adversely impact downstream properties. Sitework will be in accordance with grading permit conditions to minimize erosion, non-point source pollution, and dust.

The proposed project is not located in an environmentally sensitive area (e.g., flood plain, tsunami zone, coastal area). The project is not located within the 100-year flood plain or other environmentally sensitive area.

Summary of Mitigation Measures

Design Phase:

- Consolidate the two parcels into one parcel.
- Relocate the existing drainline crossing the site.
- Comply with UIC requirements for drywells, if applicable.
- Comply with zoning requirements for building height, front/rear/side yards, and spacing between buildings.
- Comply with Plan Approval requirements.
- Have plans reviewed by the Commission on Persons with Disabilities.

Construction Phase:

- Include a standard clause in the design/build contract for the contractor to stop work and inform the Division of Historic Sites in the event possible archaeological remains are uncovered.
- Limit construction to standard work hours to minimize noise disturbance to neighboring residents.
- Implement dust control, as required.

REFERENCES

7.0 REFERENCES

Reports

- Belt, Collins & Associates, Ltd., *Hilo Community Development Plan*. Prepared for the County of Hawaii, adopted by Planning Commission Resolution on May 21, 1975.
- Federal Emergency Management Agency, *Flood Insurance Rate Map*, Panel 880, September 16, 1988.
- Heliker, C. *Volcanic and Seismic Hazards on the Island of Hawaii*. U.S. Geological Survey, 1991.
- Kon, M. *Hawaii County Water Use and Development Plan*. Prepared for the Department of Water Supply, County of Hawaii, February 1992.
- McCall, W. *Soil Classification in Hawaii*, Cooperative Extension Service, University of Hawaii, Circular 476, 1975.
- State of Hawaii, Department of Land and Natural Resources. *An Inventory of Basic Water Resources Data: Island of Hawaii*. Report R34, 1970.
- U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Island of Hawaii*. State of Hawaii, 1973.
- University of Hawaii, Department of Geography, *Atlas of Hawaii* (2d. ed.). Honolulu: University of Hawaii Press, 1983.

Laws, Ordinances, Resolutions, Administrative Rules

- Hawaii Revised Statutes*, Chapter 205 (Land Use Commission) (1985 & Supp. 1992).
- Hawaii Revised Statutes*, Chapter 226 (State Plan) (Supp. 1992).
- Hawaii Administrative Rules*, Chapter 11-200, Department of Health, Environmental Impact Statement Rules.
- Hawaii County Code*, Chapter 25 (Zoning).
- County of Hawaii, *General Plan*, Ordinance No. 89-142 (An Ordinance Adopting the County of Hawaii General Plan and Repealing Ordinance No. 439, as amended).

APPENDIX A

**COMMENTS & RESPONSES
TO THE DRAFT ENVIRONMENTAL ASSESSMENT**

COMMENTS & RESPONSES

The 30-day public review period for the Draft Environmental Assessment (EA) commenced with the April 8, 1994 OEQC Bulletin publication date and ended on May 9, 1994. The Applicant consulted or sent the Draft EA to the agencies listed in §1.2 of the Final EA. Those who sent comments during the pre-assessment consultation or the 30-day comment period are listed below and copies of the letters are included in this Appendix. *Since none of the comments were substantive (i.e., the comments either supported the project, concurred with information presented in the Draft EA, determined the project had no impact on resources within their jurisdiction, or had "no comments"), no responses were necessary.*

- Federal
 - U.S. Army Corps of Engineers
 - U.S. Department of the Interior, Fish & Wildlife Service
- State
 - Department of Land & Natural Resources, Chairperson's Office
 - Department of Land & Natural Resources, Division of Historic Preservation
 - Department of Accounting & General Services
 - Department of Health
- County
 - Planning Department
 - Department of Water Supply
 - Police Department
 - Fire Department



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

May 2, 1994

Planning Division

Mr. Glenn Okada
Building Division
Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

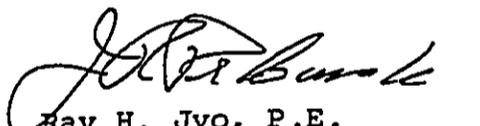
Dear Mr. Okada:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Police Evidence Storage Warehouse & Radio Shop Building, Kukuau, South Hilo District, Hawaii, (TMK: 2-4-25:28 & 81). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. The proposed project does not involve work in waters of the United States; therefore, no Department of the Army permit is required.

b. The flood hazard information provided on page 13 is correct.

Sincerely,


Ray H. Jyo, P.E.
Director of Engineering

Copy Furnished:

Mr. Roy R. Takemoto
Land Use Consultant
P.O. Box 131
Hilo, Hawaii 96721



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Office
P.O. Box 50167
Honolulu, Hawaii 96850

MAR 30 1994

Mr. Roy R. Takemoto
Land Use Planning & Law Consultant
P.O. Box 131
Hilo, Hawaii 96721

Dear Mr. Takemoto:

We are in receipt of your facsimile transmittal dated March 16, 1994 in which you requested a species list as well as information on the presence of a wetland near a proposed project to construct a police evidence warehouse.

To the best of our knowledge, there are no known endangered, threatened, or candidate species of plants or animals in the vicinity of the proposed project. We do not know of any wetlands within the immediate area although we recommend that you contact the U.S. Army Corps of Engineers at 438-8553 for confirmation. Thank you for your interest in protecting endangered species. For further information, please contact Ms. Margo Stahl, Interagency Coordinator at 808\541-2749.

Sincerely,

Robert P. Smith
Field Supervisor
Pacific Islands Office

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

REF:OCEA:SKK

KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
DONA L. HANA'IKE

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

FILE NO.: 94-585
DOC. NO.: 4435

MAY 9 1994

The Honorable Donna Fay K. Kiyosaki, P.E.
Chief Engineer
Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Ms. Kiyosaki:

Subject: Draft Environmental Assessment (DEA) for the Police Evidence
Storage Warehouse & Radio Shop Building, Kukuau, South Hilo,
Hawaii, TMK: 2-4-25: 28, 81

We have reviewed the DEA information for the subject project transmitted by Mr. Roy Takemoto's letter dated April 5, 1994, and have no comments to offer at this time.

We will forward any historic preservation concerns as they become available.

Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

Keith W. Ahue
KEITH W. AHUE

cc: Roy Takemoto

JOHN WAHEE
GOVERNOR OF HAWAII



COPY

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HAWAII HISTORIC PLACES REVIEW BOARD
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER, II
DONA L. HANAKA

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

April 15, 1994

Mr. Glen Okada
Department of Public Works
Building Division
25 Aupuni Street
Hilo, Hawaii 96720

LOG NO: 11325 ✓
DOC NO: 9404PM07

Dear Mr. Okada:

**SUBJECT: Draft Environmental Assessment for the Police
Evidence Storage Warehouse & Radio Shop
Kukuau, South Hilo District, Island of Hawaii
TMK: 2-4-25: 28 & 81**

The proposed facility, which will replace and combine two existing facilities, is not listed on nor eligible for listing on the National or State Register of Historic Places. The project will thus have "no effect" on historic sites.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk

c: Roy Takemoto

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER

LLOYD I. UNEBASAMI
DEPUTY COMPTROLLER

LETTER NO. (P) 1269.4

APR 13 1994

Department of Public Works
County of Hawaii
Building Division
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Glenn Okada

Gentlemen:

Subject: Police Evidence Storage Warehouse
and Radio Shop Building
Draft Environmental Assessment

Thank you for the opportunity to review the subject document. We have no comments to offer.

If there are any questions, please have your staff contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA
State Public Works Engineer

RY:jy
cc: Mr. Roy Takemoto

JOHN WAIHEE
GOVERNOR OF HAWAII



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

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

May 3, 1994

94-063/epo

Mr. Roy R. Takemoto
Land Use Planning & Law Consultant
P.O. Box 131
Hilo, Hawaii 96721

Dear Mr. Takemoto:

Subject: Draft Environmental Assessment
Police Storage Warehouse & Radio Shop Building
Kukuau, South Hilo District, Hawaii
TMK: 2-4-25: 28 & 81

Thank you for allowing us to review and comment on the subject project.
We do not have any comments to offer at this time.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John C. Lewin".

JOHN C. LEWIN, M.D.
Director of Health

cc: Department of Public Works

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

May 10, 1994

Ms. Donna Fay Kiyosaki, Chief Engineer
County of Hawaii
Department of Public Works
25 Aupuni Street
Hilo, HI 96720

Draft Environmental Assessment
Police Evidence Storage Warehouse
and Radio Shop Building
Tax Map Key: 2-4-25: 28 and 81; Kukuau, South Hilo

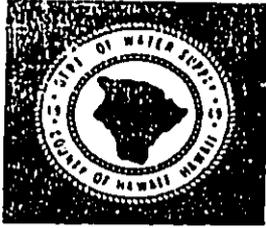
Thank you for the opportunity to review the above-referenced Draft Environmental Assessment. We have no comments to offer.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

AK:jc
3637D

xc: Mr. Roy R. Takemoto
Mr. Bruce S. Anderson, OEQC
Mr. Glen Okada, Building Division



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720
TELEPHONE (808) 969-1421 • FAX (808) 969 6914

March 22, 1994

TO: Department of Public Works
FROM: H. William Sewake, Manager
SUBJECT: DRAFT ENVIRONMENT ASSESSMENT FOR POLICE EVIDENCE
STORAGE WAREHOUSE AND RADIO SHOP BUILDING
TAX MAP KEY 2-4-05:28

We have reviewed the subject draft assessment.

Please be informed that the subject property is serviced by two 3-inch compound meters. The existing meters have adequate capacity to accommodate the estimated 100 gallons per day usage for the proposed project.

H. William Sewake
H. William Sewake
Manager

WA

... Water brings progress...

Stephen K. Yamashiro
Mayor



Victor V. Vierra
Chief of Police
Francis C. DeMoraes
Deputy Chief of Police

County of Hawaii
POLICE DEPARTMENT
349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2702

April 12, 1994

TO : DEPARTMENT OF PUBLIC WORKS, COUNTY OF HAWAII
ATTN : GLENN OKADA, BUILDING DIVISION
FROM : VICTOR V. VIERRA, CHIEF OF POLICE
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE POLICE EVIDENCE
STORAGE WAREHOUSE & RADIO SHOP BUILDING, KUKUAU, SOUTH
HILO DISTRICT, HAWAII
TMK: 2-4-25:28 & 81

After reviewing the Draft Environmental Assessment for the Police Evidence Storage Warehouse and Radio Shop Building, we have no adverse commentary on the assessment made.

As the construction of the building is essential to our ancillary operations, communications and evidence maintenance, we are pleased that the assessment has been prepared and completed pursuant to Chapter 343 of the Hawaii Revised Statutes.

Thank you for this opportunity to comment on the subject project.

WP:fmU

cc: ✓ Roy R. Takemoto
Land Use Consultant
P.O. Box 131
Hilo, HI 96721

Stephen K. Yamashiro
Mayor



Nelson M. Tsuji
Fire Chief

Edward Bumatay
Deputy Fire Chief

County of Hawaii

FIRE DEPARTMENT

466 Kinoole Street • Hilo, Hawaii 96720-2983
(808) 961-8297 • Fax (808) 961-6920

May 3, 1994

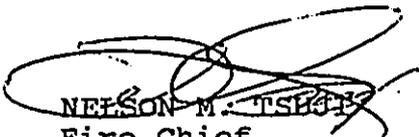
To: Department of Public Works
Building Division
Attention: Glenn Okada

From: Nelson M. Tsuji, Fire Chief

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE POLICE
EVIDENCE STORAGE WAREHOUSE & RADIO SHOP BUILDING,
KUKUAU, SOUTH HILO DISTRICT, HAWAII
TMK: 2-4-25:28 & 81

We have no objections to this project. Two fire hydrants on an 8-inch water main are provided on Ululani Street.

Fire extinguishers are required for this structure.


NELSON M. TSUJI
Fire Chief

NMT/mo

cc: ✓ Roy R. Takemoto, Land Use Consultant

