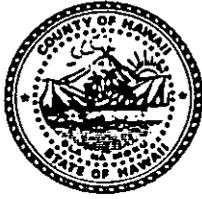


Stephen K. Yamashiro
Mayor



Nelson M. Tsuji
Fire Chief

RECEIVED
Edward Bumatay
Deputy Fire Chief

96 JAN 26 P2:15

County of Hawaii

FIRE DEPARTMENT

777 Kilauea Avenue • Mall Lane, Room 6 • Hilo, Hawaii 96720-4239
(808) 961-8297 • Fax (808) 961-8296

HFC. OF ENVIRONMENTAL
QUALITY CONTROL

January 24, 1996

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, Fourth Floor
Honolulu, HI 96813

Dear Mr. Gill:

Subject: Negative Declaration and Final Environmental Assessment
Pepeekeo Volunteer Fire Station
TMK: (3)2-8-07:69, Pepeekeo, South Hilo, Hawaii

The Hawaii County Fire Department has reviewed the comments received during the 30-day public comment period which began on December 23, 1995. The Hawaii County Fire Department has determined that this project will not have a significant environmental effect and has issued a negative declaration. Please publish this notice in the February 8, 1996 QEQC Bulletin.

We have enclosed a completed QEQC Bulletin Publication Form and four copies of the final EA. Please contact Lloyd T. Narimatsu, Battalion Chief, at (808) 961-8373 if you have any questions.

Sincerely,


NELSON M. TSUJI
Fire Chief

NMT/mo

Enclosures



1996-02-08-HI-FA - Pepe'ekeo Volunteer Fire Station

FEB 8 1996

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT
AND NEGATIVE DECLARATION

PEPE'EKEO VOLUNTEER FIRE STATION

PEPE'EKEO, SOUTH HILO, HAWAII TMK: (3) 2-8-7: 69

PROPOSING AGENCY: COUNTY OF HAWAII,
FIRE DEPARTMENT

466 KINOOLE STREET
HILO, HAWAII 96720

JANUARY, 1996

PREPARED BY:
BRIAN T. NISHIMURA, PLANNING
CONSULTANT
101 AUPUNI ST. SUITE 217,
HILO, HAWAII 96720

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1. INTRODUCTION

1.1 Purpose

The Hawaii County Fire Department has been granted federal funds from the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program to purchase materials and construct a volunteer fire station in the community of Pepe'ekeo, Hawaii. A one acre site, currently owned by C. Brewer Homes is being donated to the County of Hawaii for the Pepe'ekeo Volunteer Fire Station. The proposed use of County property triggers the environmental review process specified in Chapter 343, (HRS) and the purpose of this Environmental Assessment is to comply with those requirements.

1.2 Identification of Applicant

Mr. Nelson M. Tsuji is the Fire Chief of the Hawaii County Fire Department. The mailing address for the Fire Department is 466 Kinoole Street, Hilo, Hawaii 96720.

1.3 Identification of Approving Agency

Chapter 343, HRS, requires that an environmental review process be initiated whenever one of eight actions or activities is proposed in the State of Hawaii. The use of County land is one of the triggering activities for the environmental review process.

In accordance with Chapter 343, HRS, the Hawaii County Fire Department is the appropriate accepting authority of the Environmental Assessment. "In essence, with Negative Declarations, the proposing and accepting authority are one and the same." (OEQC, August 1992)

1.4 Agency and Public Consultation

The following public and private organizations were consulted during the preparation of this environmental assessment:

- a. County of Hawaii, Office of Housing and Community Development, Brian Ishimoto, Community Development Specialist, numerous contacts.
- b. State Department of Health, Lawrence Miike, Director of Health, letter dated September 26, 1995.
- c. United States Department of the Interior, Fish and Wildlife Service, Brooks Harper, Field Supervisor, Ecological Services, letter dated September 22, 1995.
- d. State Department of Land and Natural Resources, Historic Preservation Division, Don Hibbard, Administrator and Deputy State Historic Preservation Officer, letter dated September 13, 1995.
- e. County of Hawaii, Planning Department, Virginia Goldstein, Planning Director, letter dated September 11, 1995.
- f. County of Hawaii, Police Department, Wayne G. Carvalho, Police Chief, letter dated September 6, 1995.

- g. County of Hawaii, Department of Water Supply, Milton D. Pavao, Manager, letter dated September 6, 1995.
- h. County of Hawaii, Department of Public Works, Galen M. Kuba, Acting Division Chief, Engineering Division, letter dated September 5, 1995.
- i. County of Hawaii, Fire Department, Lloyd T. Narimatsu, Battalion Chief, numerous contacts

- g. County of Hawaii, Department of Water Supply, Milton D. Pavao, Manager, letter dated September 6, 1995.
- h. County of Hawaii, Department of Public Works, Galen M. Kuba, Acting Division Chief, Engineering Division, letter dated September 5, 1995.
- i. County of Hawaii, Fire Department, Lloyd T. Narimatsu, Battalion Chief, numerous contacts

2. DESCRIPTION OF THE PROPOSED ACTION

2.1 Technical Description

The Hawaii County Fire Department has been granted federal funds from the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program to purchase materials and construct a volunteer fire station in the community of Pepe'ekeo, Hawaii. A one acre site, currently owned by C. Brewer Homes is being donated to the County of Hawaii for the Pepe'ekeo Volunteer Fire Station. The property is situated within the Kulaimano Subdivision, Pepe'ekeo, Hawaii, Tax Map Key Number: 2-8-07: 69.

Access to the subject property is provided by Kumula Street which has a fifty (50) foot wide right-of-way and a thirty-two (32) foot wide pavement with curbs, gutters and sidewalk improvements. Kumula Street is situated approximately 150 feet west of the Hawaii Belt Road (State Highway 19). The Pepe'ekeo fire station site is situated approximately 11 miles northwest of the Central Fire Station in Hilo and approximately 14 miles southeast of the Laupahoehoe Fire Station.

The building will be a single story wood frame structure with a cement slab base having an area of approximately 1,800 square feet (40' x 45'). The station will have one apparatus bay, a bathroom facility, a training room and a storage area. The station will not be an overnight facility for volunteer personnel, however, it could be utilized as an Emergency Center during disasters. Construction of the station will be done by the volunteer fire personnel, families, friends and community volunteers.

The building will be used to secure and house a new fire truck and other fire fighting apparatus. Monthly training sessions will also be held for the volunteers in the building. This volunteer station will cover a five mile service radius with nineteen qualified volunteer firefighters providing a response within the national standard of ten minutes from the sounding of the alarm.

2.2 Socio-Economic Characteristics

2.2.1 Need for the Project

The Pepe'ekeo fire station site is situated approximately 11 miles northwest of the Central Fire Station in Hilo and approximately 14 miles southeast of the Laupahoehoe Fire Station. These distances prevent the fire department from responding within the national standard of ten minutes of the alarm to this rural community. The 1990 census counted 5,102 residents in Census Tract 201, also known as Rural South Hilo (Papaikou-Wailea), which was a decrease of 3 percent from the 1980 population of 5,261 residents. At the same time, however, there was a 8.5 percent increase in the total number of housing units from 1,654 in 1980 to 1,795 in 1990. Of the total population, 51.45 percent were categorized as having low to moderate income. (State of Hawaii, Department of Business Economic Development and Tourism, 1993) This volunteer station will cover a five mile service radius with nineteen qualified volunteer firefighters providing a response within the national standard of ten minutes from the sounding of the alarm.

FIGURE 1 - ISLAND OF HAWAII LOCATION MAP

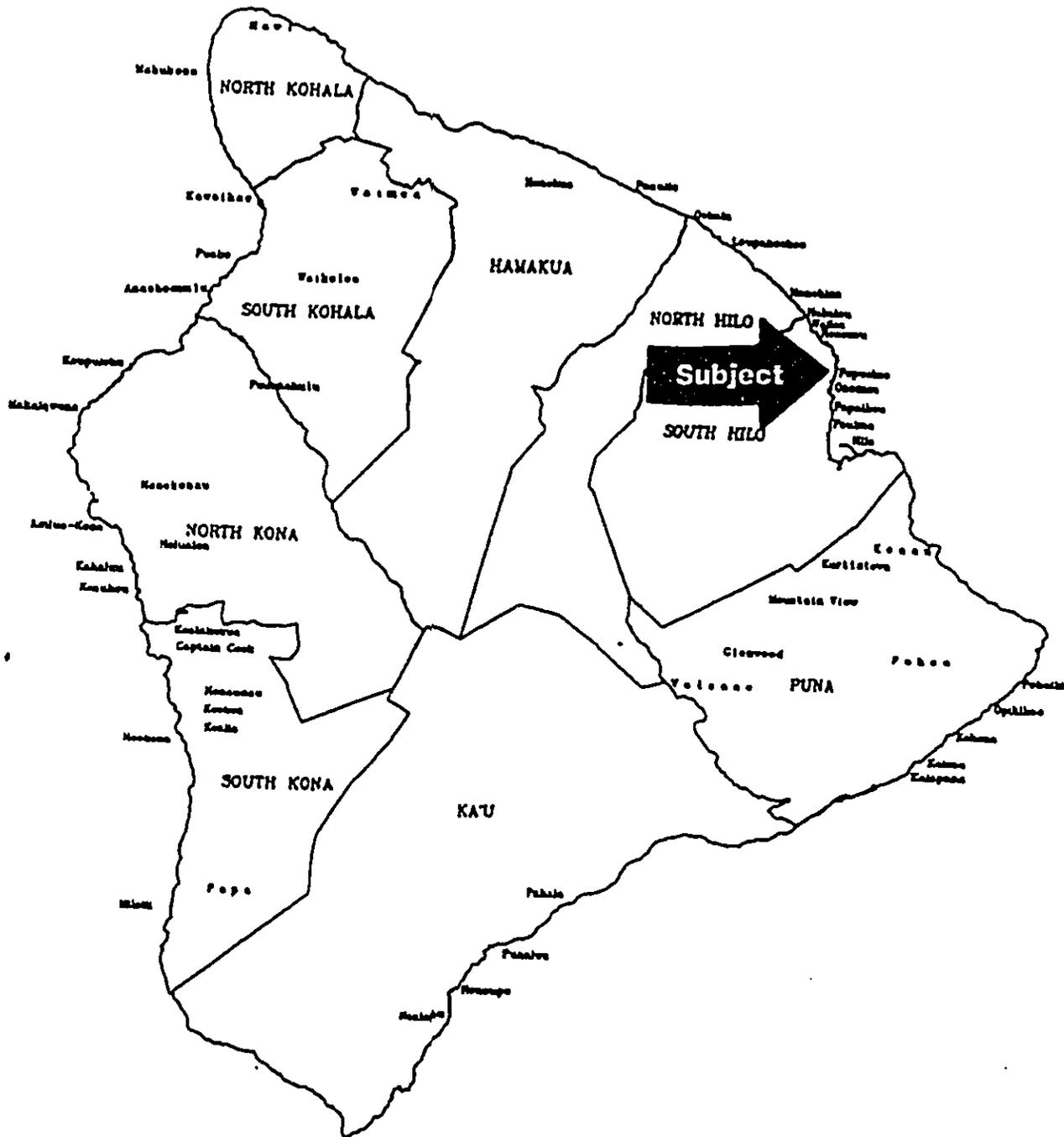
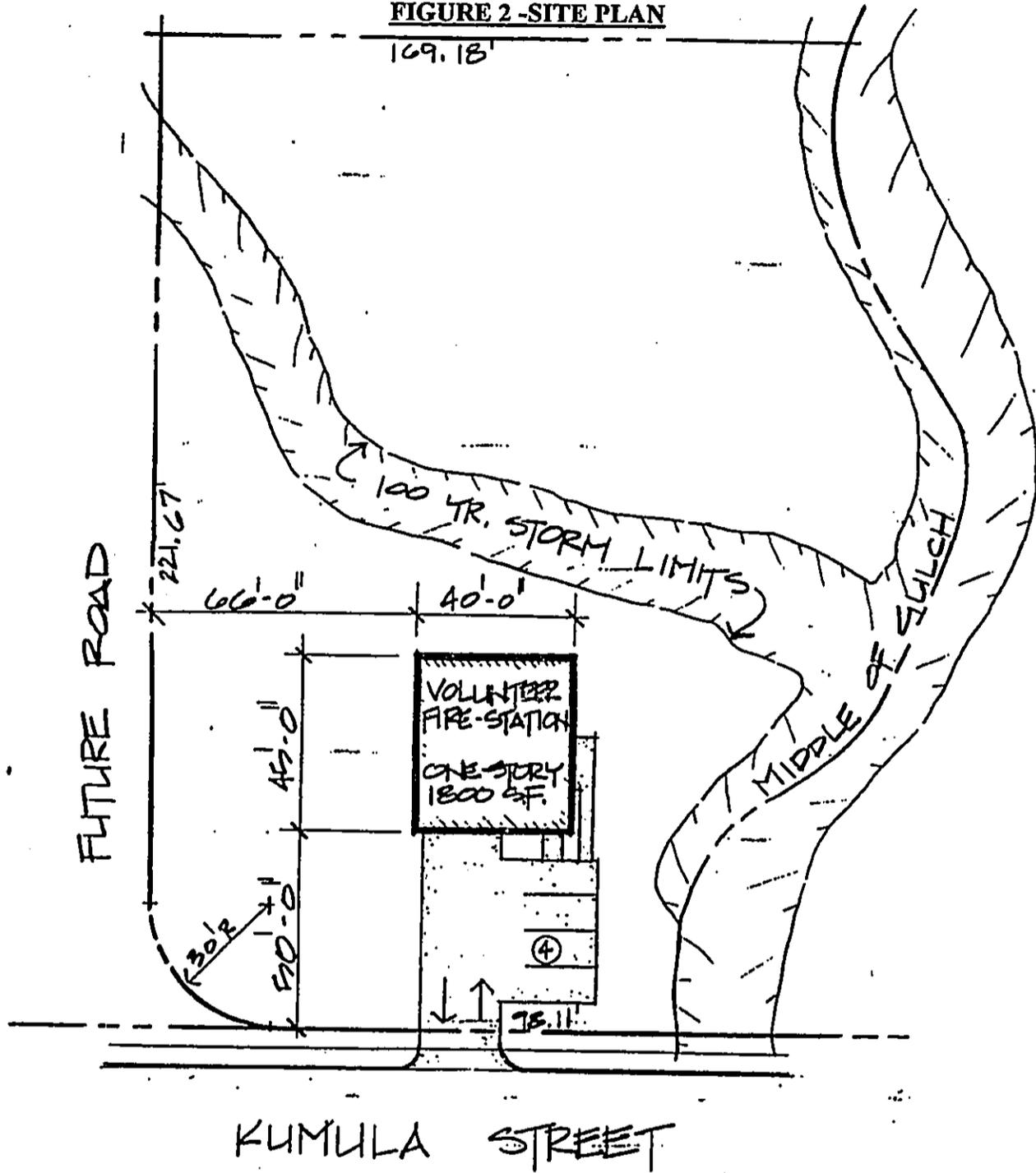


FIGURE 2 - SITE PLAN



PEPEKED VOLUNTEER FIRE STATION
SITE PLAN

1" = 40'-0" 1.000 ACRE
TMK (3) 2-8-07:69 LOT 2-A-1

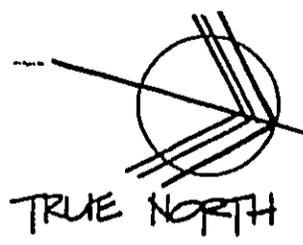
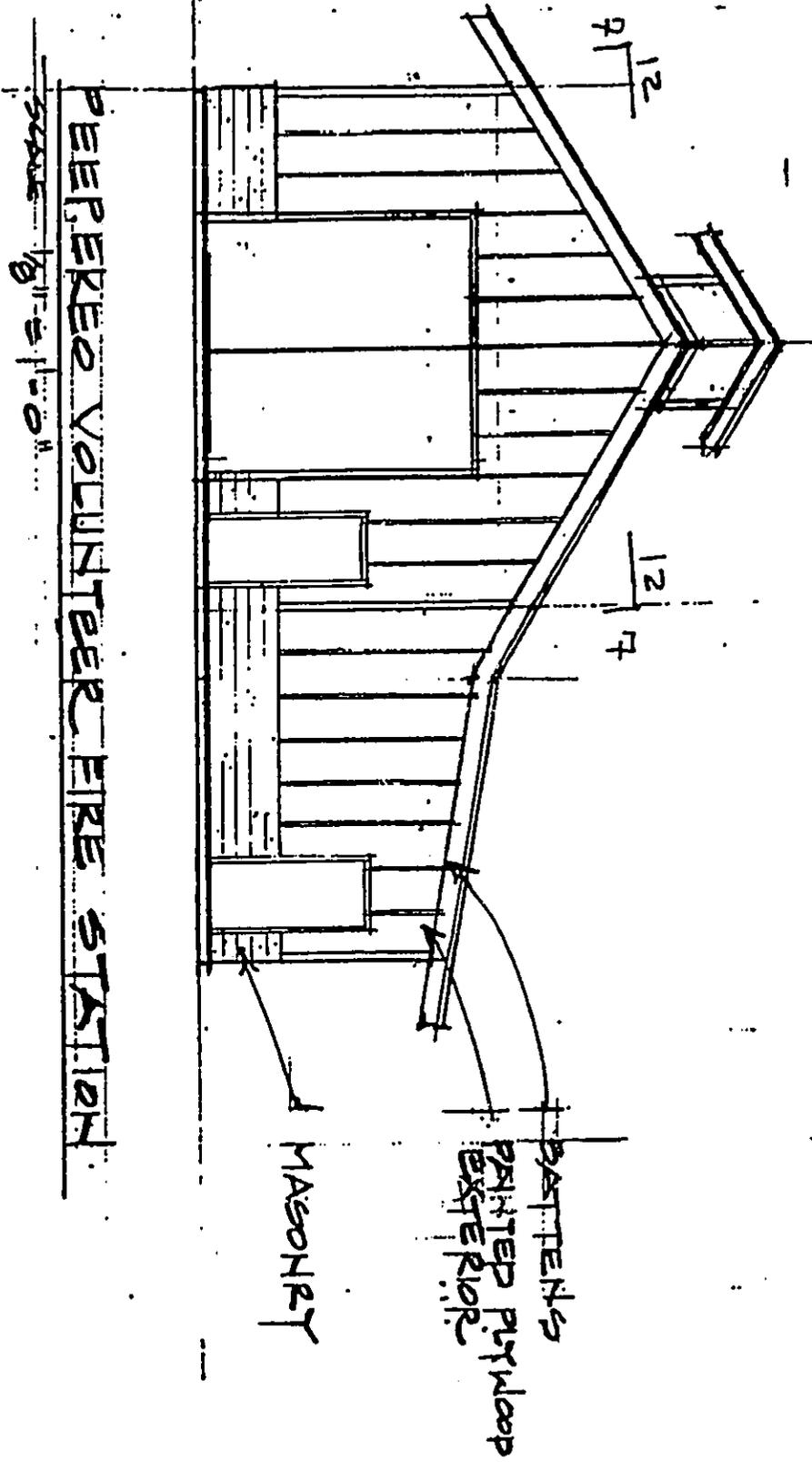


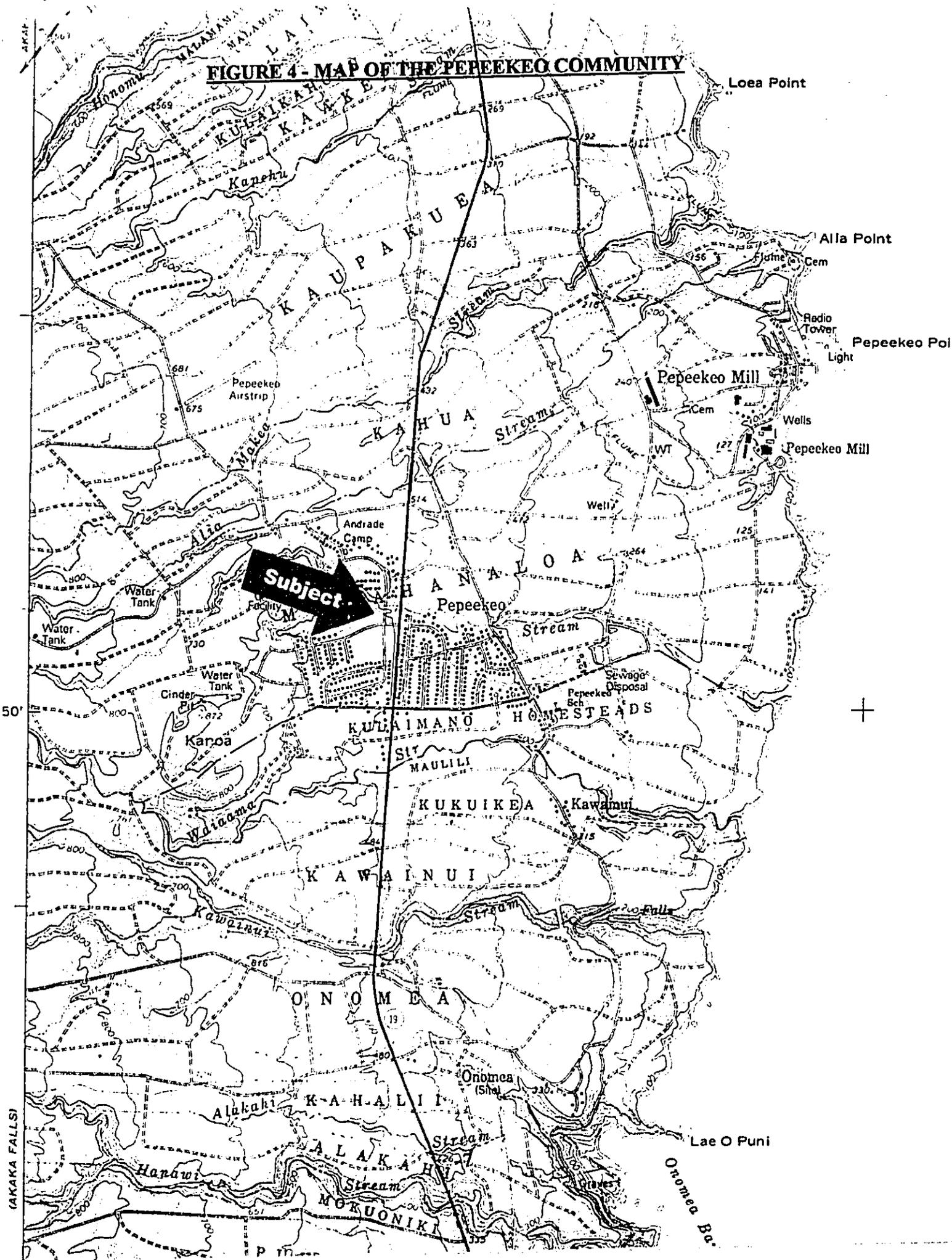
FIGURE 3 - ELEVATION DRAWING



PEPPERED VOLUNTEER FIRE STATION

SCALE 1/8" = 1'-0"

FIGURE 4 - MAP OF THE PEPEEKEO COMMUNITY



The proposed project will provide positive impacts to the residents by improving fire protection and emergency medical service to the community. In so doing, the people will realize additional benefits of reduced fire insurance cost, or in some cases being able to obtain fire insurance for the first time.

2.2.2 Public Facilities and Services

The proposed project is situated in the Pepe'ekeo community which is located along State Highway 19 approximately eleven miles Northwest of the city of Hilo. Hilo is the largest city and leading commercial center on the island of Hawaii with a 1990 population of 37,808. Hilo airport and Hilo Harbor provide regional air and ocean transportation services for the eastern half of the island. Hilo also serves as the seat of County government and administrative center for other governmental services including the campus of the University of Hawaii at Hilo.

The project site is well served with existing infrastructure including County water, sewer, roadway and electrical service. The Pepe'ekeo community receives many of their services, however, through facilities located in surrounding communities. Police, fire, emergency medical, and the high school facilities are situated in Hilo. The elementary and intermediate school, and solid waste transfer station are situated in the neighboring community of Papaikou, approximately 4 miles south of Pepe'ekeo. The recently completed Kulaimano Recreational Complex provides a community center and ball field within the community.

2.2.3 Adjacent Land Uses

The project site is situated in an area planned for providing community services and facilities. A County recreational complex is situated immediately adjacent and to the west of the subject property. The recreational complex includes a community center, baseball field, restrooms and parking area. This facility is utilized for senior citizen and youth programs, community meetings, social gatherings and sports activities.

Other land uses in the immediate vicinity include a community credit union, single family residential dwellings, multi-family apartments and senior citizen housing. The project site is ideally situated to serve the 5,000 residents in Census Tract 201 and will improve the fire protection and emergency medical service to this rural community.

2.2.4 Land Use Designations

The subject area, as well as the surrounding properties are designated for Medium Density Urban development on the County General Plan Land Use Pattern Allocation Guide Map. The State Land Use designation of the subject area is Urban and the County Zoning designation is Village Commercial ten thousand (CV-10). The project is not situated within the Special Management Area (SMA). The proposed construction of a volunteer fire station serving the community is consistent with the existing land use designations as well as the long range planning for the future uses in the surrounding area.

2.3 Environmental Characteristics

The site lies at an elevation of approximately 500 feet above sea level. Generally, the site supports grass, shrubs and trees that are typical of the area. The site was previously cleared for sugar cane but has most recently been used for grazing. There are no existing structures on the site. The project area is relatively flat with gentle slopes of 0-3% that would pose no special problems for the development of a volunteer fire station.

2.3.1 Drainage

Soils of the subject area do not present major drainage problems. The Waimaauou Stream is situated adjacent and to the north of the subject property. As required by the Storm Drainage Standards (Hawaii County Department of Public Works 1970), increases in runoff determined to be due to development of a proposed site, including but not limited to buildings, paved roads and parking areas and more intensive use, must be disposed of by on-site drainage facilities and will not be directed towards the stream. This is usually accomplished by the construction of drywells and other necessary drainage structures. The proposed project will adhere to all State and County drainage regulations.

2.3.2 Air Quality

The prevailing trade winds generally provide for excellent air movement in the region. This factor, coupled with the relatively low density of development in the area, results in generally excellent air quality.

2.3.3 Natural Hazards

The Island of Hawaii is susceptible to four main types of natural hazards including tsunami, volcanism, seismic activity, and hurricanes. The subject area is not within a tsunami inundation area and is in a region where the risk of volcanic eruption is classified by the United States Geological Survey as Lava Flow Hazard Zone 8, on a scale of ascending risk 9 to 1. The zone 8 designation includes the lower slopes of Mauna Kea, most of which have not been affected by lava flows for the past 10,000 years. (Heliker, 1990) With respect to seismic activity, the entire island is in Zone III category of the Uniform Building Code which requires public and certain types of private buildings to meet structural design standards for earthquake resistance. The Building Code also requires all new construction to withstand high winds.

The Federal Emergency Management Agency classifies flood hazard zones on a Flood Insurance Rate Map (FIRM). A FIRM map has not been printed for the subject area and is considered an area of minimal tsunami inundation. As required by a condition of preliminary subdivision approval, however, a detailed flood study has identified the area subject to inundation by a 100 - year storm on the subject property. All proposed improvements will be constructed outside the boundaries of the 100 - year storm inundation areas. (See Figure 2 - Site Plan)

3. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT

3.1 Physical Environment

3.1.1 Geology and Soils

Soils of the subject area are classified as part of the Hilo Soil Series which consists of silty clay loams with varying slopes ranging from 0 to 35 percent slopes. These soils consist of well-drained, silty clay loams that formed in volcanic ash. Permeability is rapid, runoff is slow, and the erosion hazard is slight. (U.S.D.A. Soil Conservation Service, 1973)

Although there are some engineering limitations associated with the Hilo Soil Series, these soils have been utilized for residential subdivisions in the immediate vicinity without posing any significant problems.

3.1.2 Groundwater

The site lies in an area that is generally characterized as having basal groundwater floating on salt water. The aquifer system underlying this section of the South Hilo District is estimated to have a sustainable yield of approximately 147 million gallons per day. (Hawaii Department of Water Supply, 1991)

3.1.3 Climate

The project site is located on the "windward" side of the island of Hawaii, exposed to northeasterly trade winds which causes relatively high rainfall (approximately 150 inches annually). (University of Hawaii, 1973) The resulting landscape characterizing the entire Hilo-Hamakua coast, is lush vegetation interspersed with numerous streams and waterfalls that drain from the slopes of Mauna Kea down to the Pacific Ocean.

3.2 Biological Resources

3.2.1 Vegetation

The subject property has been previously cleared and planted in sugar cane in the past and has most recently been utilized for grazing purposes. The site is now overgrown with grassy weeds and plants typical of the surrounding area.

3.2.2 Avifauna and Feral Mammals

Upon preliminary review of the proposed project the United States Department of Interior, Fish and Wildlife Service stated in part, the following "The Service has reviewed the map provided with your request and pertinent information in our files, including maps prepared by the Hawaii Heritage Program of the Nature Conservancy. The Hawaiian

hawk or 'io (*Buteo solitarius*) and the Hawaiian hoary bat or 'ope'ape'a (*Lasiurus cinereus semotus*), both of which are listed as federally endangered species, may traverse the area." "The dark-rumped petrel or 'ua'u (*Pterodroma phaeopygia sandwichensis*), which is also listed as federally endangered, the Newell's shearwater (*Puffinus auricularis*), which is listed as federally threatened, and the band-rumped storm petrel (*Oceanodroma castro cryptoleucura*), which is a (sic) considered a species of concern, may traverse through the vicinity of the project areas on their journey to the sea. All three of these seabird species could be affected by the construction of some tall structures or the installation of bright lighting. This should be considered during project planning."

3.3 Cultural Resources

3.3.1 Archaeological Resources

The State Department of Land and Natural Resources, Historic Preservation Division, provided the following comments on the proposed project, "There is no record of any historic sites on the subject property, and it is unlikely that any would now exist since the project site is located in an already developed subdivision. We therefore believe that the proposed project will have 'no effect' on significant historic sites."

4. SUMMARY

4.1 Anticipated Impacts and Proposed Mitigation Measures

The proposed development of a volunteer fire station on a one acre site within the Kulaimano Subdivision in Pepe'ekeo, Hawaii is not anticipated to have any significant adverse environmental effects. The project site is situated in an area planned for providing community services and facilities. A County recreational complex is situated immediately adjacent and to the west of the subject property. The recreational complex includes a community center, baseball field, restrooms and parking area. This facility is utilized for senior citizen and youth programs, community meetings, social gatherings and sports activities. Other land uses in the immediate vicinity include a community credit union, single family residential dwellings, multi-family apartments and senior citizen housing. The project site is ideally situated to serve the 5,000 residents in Census Tract 201 and will improve the fire protection and emergency medical service to this rural community.

The proposed project will provide positive impacts to the residents by improving fire protection and emergency medical service to the community. In so doing, the people will realize additional benefits of reduced fire insurance cost, or in some cases being able to obtain fire insurance for the first time.

Temporary, short-term impacts may be generated by the construction activity on the site. These will include an increase in noise levels, dust and exhaust fume from construction vehicles. Given the relatively small size of the structure, any potential impact from these construction activities would be similar to the construction of a typical single family dwelling which would be minimal.

The proposed building will be a single story wood frame structure with a cement slab base having an area of approximately 1,800 square feet (40' x 45'). This type of construction is consistent with the community credit union, community center, apartment buildings and single family residential dwellings situated on surrounding properties in the neighborhood. As such, the project is not anticipated to have any adverse impact on the visual quality of the surrounding community.

The subject property does not serve as a habitat for any rare or endangered plant or animal species. Although the U.S. Fish and Wildlife Service expressed concern for several seabird species that may traverse through the vicinity of the project area, these concerns have been noted and will be addressed during project planning. To minimize the potential impacts that outside lighting may have on any federally protected birds, all outside lighting included with the project will be shielded and aimed downward. As such, the proposed project will not have any adverse impact on any flora or fauna listed for protected status by the United States Fish and Wildlife Service.

The proposed project will not have any adverse impact on groundwater quality concerns. Wastewater will be disposed of in the County's sewage system. Hazardous materials and petroleum products will not be stored on the subject property.

On the basis of the foregoing, the potential short and long term impacts of the proposed project on the environment and surrounding community should be minimal. These impacts, if any, should

be outweighed by the social benefit to be gained by the establishment of the volunteer fire station which addresses a pressing need in the community.

4.2 Alternatives Considered

The only alternative considered in place of developing the volunteer fire station on the subject property was to find another site within the Pepe'ekeo community. After many years of looking for a suitable and affordable site, the subject property presents the best opportunity for the community to finally have a volunteer fire station constructed. The consideration of any other site would mean further delays in the construction of the fire station without any benefit of lesser impacts on the community or the environment.

5. ANTICIPATED DETERMINATION

5.1 Findings

On the basis of the foregoing information presented, it is determined that the proposed development of a volunteer fire station on the subject property will not have a significant effect. As such, a determination of a Negative Declaration for the proposed action is appropriate.

5.2 Reasons Supporting Determination

The nature and scale of the proposed action are such that no significant environmental effects are anticipated. Potential impacts, if any, can be mitigated through sensitive site planning and architectural design, careful construction methods and compliance with all governmental requirements including those of the State Department of Health and the Department of Public Works.

BIBLIOGRAPHY

Heliker, Christina, U.S. Geological Survey, Volcanic and Seismic Hazards on the Island of Hawaii, U.S. Government Printing Office, 1990

Kon, Megumi, Inc., Hawaii County Water Use and Development Plan, County of Hawaii, Department of Water Supply, 1991

State of Hawaii, Department of Business Economic Development and Tourism, Research and Economic Analysis Division, Socio-Economic Profile: Hawaii County and the Hamakua Area, August, 1993

State of Hawaii, Office of Environmental Quality Control, A Guidebook for the Hawaii State Environmental Review Process, 1992.

University of Hawaii, Department of Geography, Atlas of Hawaii, University Press of Hawaii, 1973

United States Department of Agriculture, Soil Conservation Service, Soil Survey of the Island of Hawaii, Washington D.C., 1973

APPENDIX A

REPRODUCTIONS OF COMMENTS RECEIVED DURING THE PREPARATION OF THE
DRAFT ENVIRONMENTAL ASSESSMENT AND COMMENTS FROM THE COMMUNITY

1. United States Department of the Interior, Fish and Wildlife Service, September 22, 1995.
2. Department of Land and Natural Resources, Historic Preservation Division, State of Hawaii, September 13, 1995.
3. Department of Health, State of Hawaii, September 26, 1995.
4. Planning Department, County of Hawaii, September 11, 1995.
5. Police Department, County of Hawaii, September 6, 1995.
6. Department of Water Supply, County of Hawaii, September 6, 1995.
7. Department of Public Works, Engineering Division, County of Hawaii, September 5, 1995.
8. Pepeekeo Neighborhood Watch Program, undated.
9. Rural South Hilo Community Association, December 5, 1995.
10. Pepeekeo Community Association, December 5, 1995.

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
GILBERT COLOMA-AGARAN

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

September 13, 1995

Mr. Brian T. Nishimura, Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720

LOG NO: 15406 ✓
DOC NO: 9509PM03

Dear Mr. Nishimura:

**SUBJECT: Request for Comments on Environmental Assessment
Initial Consultation Period, Pepe'ekeo Volunteer Fire Station
Pepe'ekeo, South Hilo, Hawaii Island
TMK: 2-8-7:69**

Thank you for your letter of August 30, 1995 and the opportunity to comment on the proposed project.

There is no record of any historic sites on the subject property, and it is unlikely that any would now exist since the project site is located in an already developed subdivision. We therefore believe that the proposed project will have "no effect" on significant historic sites.

If you have any questions please contact Patrick McCoy (587-0006).

Aloha,

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

DON HIBBARD, Administrator and
Deputy State Historic Preservation Officer

PM:amk

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

LAWRENCE MIKE
DIRECTOR OF HEALTH

In reply, please refer to

September 26, 1995

95-172/epo

Mr. Brain T. Nishimura
Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720

Dear Mr. Nishimura:

Subject: Initial Consultation Period
Pepeekeo Volunteer Fire Station
Kulaimano Subdivision
Pepeekeo, Hawaii
TMK: 2-8-07: 69

Thank you for allowing us to review and comment on the subject project. We would like to see wastewater, petroleum storage, and hazardous material storage addressed in the environmental assessment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lawrence Miike".

Lawrence Miike
Director of Health

c: Hilo DHO

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

September 11, 1995

Mr. Brian T. Nishimura
101 Aupuni Street, Suite 217
Hilo, HI 96720

Dear Mr. Nishimura:

Environmental Assessment Initial Consultation Period
Proposed Development: Pepe'ekeo Volunteer Fire Station
Tax Map Key: 2-8-07:69

We are in receipt of your letter dated August 30, 1995, requesting comments regarding the preparation of an Environmental Assessment to allow the development of a volunteer fire station on the subject property. Our abbreviated comments are provided below:

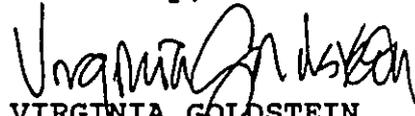
1. The subject property maintains the following land use designations:
 - o Urban by the State Land Use Commission;
 - o Medium Density Urban by the Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map; and
 - o Village Commercial-10,000 square feet (CV-10) by the Hawaii County Zoning Code.
2. The project site is not located within the County's Special Management Area (SMA).
3. Pursuant to Section 25-51(c) of Chapter 25 of the Hawaii County Code (Zoning Code), "Community, public, and public service buildings are permitted uses provided they conform to the General Plan." Therefore, the proposed volunteer fire station may be permitted within the CG-zoned district in accordance with Section 25-51(c).

Mr. Brian T. Nishimura
Page 2
September 11, 1995

4. The use of federal funds towards the establishment of the volunteer fire station will require compliance with the requirements of Chapter 343, Hawaii Revised Statutes (which necessitates the preparation of the Environmental Assessment).
5. Upon compliance with the requirements of Chapter 343, HRS, plans for the proposed volunteer fire station must be submitted to this office for Plan Approval review in accordance with Section 25-243 of the Zoning Code.

Thank you for the opportunity to provide you with preliminary comments. We will conduct a more thorough review upon receipt of the Draft Environmental Assessment-Notice of Determination.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

DSA:mjs
LPepee01.dsa

Stephen K. Yamashiro
Mayor



Wayne G. Carvalho
Police Chief

James S. Correa
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT

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

September 6, 1995

Mr. Brian T. Nishimura
Planning Consultant
101 Aupuni St., Ste. 217
Hilo, Hawaii 96720

Dear Mr. Nishimura:

SUBJECT: REQUEST FOR COMMENTS - ENVIRONMENTAL ASSESSMENT INITIAL
CONSULTATION PERIOD
PEPE'EKEO VOLUNTEER FIRE STATION
TMK: 2-8-7:69

This is in response to your letter of August 30, 1995, regarding the construction of a volunteer fire station in Pepe'ekeo.

Our concerns involve the impact this project may have on local traffic. Emergency vehicles may find it difficult to enter the belt highway during peak traffic periods without adequate traffic signalization.

If you have any questions, please contact Captain Elroy Osorio of our South Hilo Patrol Division at 961-2214.

Sincerely,

Wayne G. Carvalho
WAYNE G. CARVALHO
POLICE CHIEF

EO:if



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720
TELEPHONE (808) 969-1421 • FAX (808) 969-6996

September 6, 1995

Mr. Brian T. Nishimura, Planning Consultant
101 Aupuni Street, Suite 217
Hilo, HI 96720

ENVIRONMENTAL ASSESSMENT INITIAL CONSULTING PERIOD FOR
PEPE'KEO VOLUNTEER FIRE STATION
TAX MAP KEY 2-8-7:69

This is in response to your letter of August 30, 1995.

We have reviewed the proposed environmental assessment. Water can be made available from an existing 12-inch waterline along Kumula Street. There is an existing service lateral that will accommodate a 5/8-inch meter servicing the property and a fire hydrant located on the opposite side of the street.

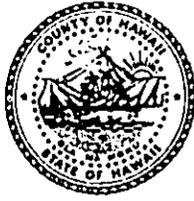
Should additional water be required, it will be subject to water availability and the Department of Water Supply's Rules and Regulations and policies at the time of the request.

Milton D. Pavao, P.E.
Manager

WA

... Water brings progress...

Stephen K. Yamashiro
Mayor



Donna Fay K. Kiyosaki
Chief Engineer

Jiro A. Sumada
Deputy Chief Engineer

County of Hawaii

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

September 5, 1995

MR BRIAN T NISHIMURA
PLANNING CONSULTANT
101 AUPUNI STREET SUITE 217
HILO HI 96720

SUBJECT: ENVIRONMENTAL ASSESSMENT INITIAL CONSULTATION PERIOD
Pepeekeo Volunteer Fire Station
TMK: 2-8-7: 69

Our initial comments for the proposed development are as follows:

1. Building construction shall conform to all requirements of code and statutes of the County.
2. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent properties.

The applicant shall be informed that if drywells are included in the subject improvements, an Underground Injection Control (UIC) permit must be applied for from the Department of Health, State of Hawaii.

3. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
4. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
5. Sewer line connections shall conform to the rules and regulations of the County of Hawaii, Wastewater Division.

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara at 961-8327.

A handwritten signature in black ink, appearing to read "Galen M. Kuba".

GALEN M. KUBA, Acting Division Chief
Engineering Division

BI:byf

cc: Planning Department

**PEPEEKO NEIGHBORHOOD WATCH PROGRAM
D.O. BOX 1301
HILO, HAWAII 96721
808-964-5368**

Hawaii County Council
25 Aupuni Street
Hilo, Hawaii 96720

Re: Resolution 235-95

Dear County Council Members:

On behalf of the Pepeekeo Neighborhood Watch Program I am writing in support of Resolution 235-95 which authorizes the acceptance of the land donated by C. Brewer Homes, Inc. TMK:(3) 2-8-07-69. Which will be used to construct a Pepeekeo Volunteer Fire Station.

The Pepeekeo Volunteer Firefighters will be constructing the building themselves, once the land has been turned over to the county. This new station will house the new fire truck that they should be getting the beginning of next year, along with their fire fighting apparatus. They will also be using this station for their meetings and training's, which is held monthly.

Having the Pepeekeo Volunteer Firefighters qualified in this area has helped to decrease the Homeowners insurance rating which was a 10/10, until December 1, 1995 when it was lowered to a 7/9.

Having them in our community will make the response time shorter than a company coming from Hilo.

Please support the passage for this resolution, of land donated by c. Brewer Homes.

Thank you for your support.

Sincerely,

Toni Bello

Toni Bello
Coordinator of Neighborhood Watch

Rural South Hilo Community Association

Incorporated 1986

Wainaku - Kaiwika - Puuoa - Puuopaku - Paukaa - Papaikou - Onomea - Pepeekeo - Honomu - Wailea - Hakalau - Umuama - Honobina - Ninole

President
Lorraine Mendoza
1st Vice-President
Glenn Carvalho
2nd Vice-President
Ed Johnston
3rd Vice-President
Ron Kent
Recording Secretary
Donna Johnson
Corresponding Secretary
Tracy Kanehiro
Treasurer
Carmelo Justo
Publicity Chairman
Ron Kent

HAWAII COUNTY COUNCIL

December 5, 1995

Resolution 235-95

Acceptance of Donation of Real Property
from C. Brewer Homes, Inc.
TMK (3) 2-8-07-69 Pepeekeo, Hawaii

Councilwoman Bonk-Abramson and Members of the Council:

Thank you for the opportunity to submit testimony.

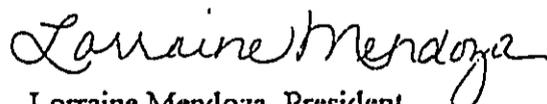
The Rural South Hilo Community Association extends 20 miles north along the coast. It is inclusive of the areas and 14 communities between and including the Wailuku River and Ninole. The 5,000+ population represents a cross-section of residents from various backgrounds and histories.

The Rural South Hilo Community Association supports the passage of Resolution 235-95 regarding the acceptance of donation of real property (TMK (3) 2-8-07-69) in Pepeekeo from C. Brewer Homes, Inc. The property contribution has provided the site for the newly-constructed community center and provides for the strategic location of the future Pepeekeo Volunteer Fire Station.

The RSHCA commends the generosity of C. Brewer Homes, Inc. and recognizes the significant role it has played and continues to play in facilitating the building, growth and safety of the community and surrounding areas. The partnering of both the public and private sectors and the communities is essential in providing for a healthy Hawaii County. The continuous support for the community in the wake of the plantation closure and the occurring transition provides encouragement for strengthening on-going efforts to meet the daily challenges and opportunities.

We strongly support the passage of Resolution of 235-95 as it is vital to the health of our communities and the Hawaii County.

Thank you.



Lorraine Mendoza, President
Rural South Hilo Community Association

P.O. Box 877, Pepeekeo, Hawaii'i 96783 - TEL: (808) 964-5248

HAWAII COUNTY COUNCIL
December 5, 1995

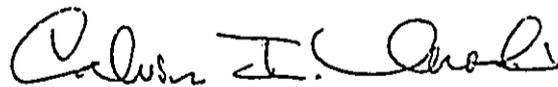
Resolution 235-95
Acceptance of Donation of Real Property from C. Brewer Homes, Inc.
TMK (3) 2-8-07-69 Pepekeo, Hawaii

Councilwoman Bonk-Abramson and Members of the Council;

The Pepekeo Community Association submits testimony in support of Resolution 235-95 regarding the acceptance of donation of real property in Pepekeo from C. Brewer Homes, Inc.

Long-time residents as well as the newcomers to Pepekeo have played an important part in the growth of this community and the economy of the county. The land donation by C. Brewer Homes, Inc. supports this growth and provides the site for the future Pepekeo Volunteer Fire Station. The support in addressing the safety needs of the community and the surrounding areas is indeed encouraging. The land donation made possible the reality of the newly-constructed community/recreational center that has since enhanced unity among the residents and organizations of the area. Gatherings have been plentiful and soon, the addition of the fire station will add to the resources of the area.

The support for each other from the public and private sectors and the community needs to be strengthened continually. The property donation is a vital contribution toward that assurance. For these reasons, the Pepekeo Community Association wholeheartedly supports Resolution 235-95 and urge you to do the same.



Calvin Unoki, President
Pepekeo Community Association

APPENDIX B

**REPRODUCTIONS OF ALL COMMENTS AND RESPONSES MADE DURING THE
DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD**

1. Office of Environmental Quality Control, State of Hawaii, December 20, 1995.
2. RESPONSE: Brian T. Nishimura, Planning Consultant, January 17, 1996.
3. Department of Water Supply, County of Hawaii, January 10, 1996.
4. RESPONSE: Brian T. Nishimura, Planning Consultant, January 17, 1996.
5. United States Department of the Interior, Fish and Wildlife Service, January 22, 1996.
6. RESPONSE: Brian T. Nishimura, Planning Consultant, January 24, 1996.

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2462

December 20, 1995

Nelson Tsuji
County of Hawaii Fire Department
466 Kinoole Street
Hilo, Hawaii 96720

Attn: Lloyd Narimatsu

RE: Draft Environmental Assessment (EA) for Pepee Volunteer Fire Station, South Hilo; TMK: 2-8-7:69

Dear Chief Tsuji:

In the final EA please include the following:

1. A map of the neighborhood indicating the project location is needed.
2. Is this project in the Special Management Area (SMA)? If so, indicate the status of the SMA permit.
3. Consult with the nearest neighbors and include documentation of their responses.
4. Discuss construction impacts and their mitigation measures. Are there any streams nearby? If so, discuss measures to prevent runoff into streams.
5. Discuss noise and traffic impacts, especially on the nearest neighbors.
6. What is the time frame of this project?

Nelson Tsuji
December 20, 1995
Page 2

7. Are there or will there be storage of any hazardous materials or underground storage tanks on site?
8. Indicate the source of the water supply for the fire station.
9. Copies of correspondence referenced in the draft EA need to included.

If you have any questions please call Nancy Heinrich at 586-4185.

Sincerely,



GARY GILL

GG/NH

c: Brian Nishimura

BRIAN T. NISHIMURA, PLANNING CONSULTANT

101 Aupuni Street
Suite 217
Hilo, Hawaii 96720
Phone: (808) 935-7692 Fax: (808) 935-6126

January 17, 1996

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King St. Fourth Floor
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Pepeekeo Volunteer Fire Station
TMK: (3) 2-8-07: 69 Pepeekeo, South Hilo, Hawaii

Dear Mr. Gill:

This is to acknowledge receipt of your comments dated December 20, 1995, regarding the above-described matter. These comments are addressed as follows:

1. A map of the neighborhood indicating the project location will be included in the final EA. ✓
2. The project is not situated within the Special Management Area (SMA). ✓
3. The establishment of the volunteer fire station has been a community based effort supported by a broad cross section of residents. Letters supporting the County's acceptance of the subject property for the volunteer fire station from the Pepeekeo Community Association, Rural South Hilo Community Association and the Pepeekeo Neighborhood Watch Program are attached and will be included in the final EA. ✓
4. As discussed on page 11 of the draft EA, construction impacts including noise, dust and exhaust fumes will be minimal and no different than the impacts generated by the construction of a single family dwelling. Prudent construction methods including dust control should mitigate any potential problems. ✓
The Waimaauou Stream is situated adjacent and to the north of the subject property. All development generated runoff will be disposed on site and will not be directed toward any adjacent properties including the stream.
5. Noise and traffic impacts on the neighbors and the community will be minimal. During emergency responses, only three of the volunteers will report to the station. The other

volunteers will go directly to the scene of the fire. In addition, the frequency of responses are rather limited due to the rural character of the service area. ✓

6. Construction is expected to start in March, 1996 and be completed within one year thereafter. ✓

7. No hazardous materials or underground storage tanks will be kept on site. ✓

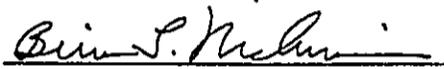
8. Water will be provided through an existing 12-inch County waterline along Kumula Street. ✓

9. Copies of correspondence referenced in the draft EA will be included in the appendix to the final EA. ✓

*FWS ltr
maining*

We appreciate your review of the Draft Environmental Assessment.

Sincerely,



BRIAN T. NISHIMURA
Planning Consultant

"

w/attachments

c. Nelson Tsuji, Fire Chief



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720
TELEPHONE (808) 969-1421 • FAX (808) 969-6996

January 10, 1996

Mr. Brian T. Nishimura, Planning Consultant
101 Aupuni Street, Suite 217
Hilo, HI 96720

DRAFT ENVIRONMENTAL ASSESSMENT FOR PEPE'EKEO FIRE STATION
TAX MAP KEY 2-8-7:69

We have reviewed the subject document.

Please be informed that water can be made available from an existing 12-inch waterline along Kumula Street. There is an existing service lateral that will accommodate a 5/8-inch meter servicing the property and a fire hydrant on the opposite side of the street.

Should additional water be required, it will be subject to water availability and the Department of Water Supply's Rules and Regulations at the time of request.

Milton D. Pavao, P.E.
Manager

WA

copy - Office of Housing and Community Development

... Water brings progress...

BRIAN T. NISHIMURA, PLANNING CONSULTANT

101 Aupuni Street
Suite 217
Hilo, Hawaii 96720
Phone: (808) 935-7692 Fax: (808) 935-6126

January 17, 1996

Mr. Milton Pavao, Manager
Department of Water Supply
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

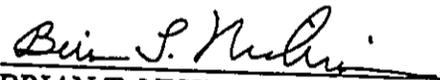
Subject: Draft Environmental Assessment
Pepeekeo Volunteer Fire Station
TMK: (3) 2-8-07: 69 Pepeekeo, South Hilo, Hawaii

Dear Mr. Pavao:

This is to acknowledge receipt of your comments dated January 10, 1996, regarding the above-described matter. The existing service lateral will be sufficient at this time.

We appreciate your review of the Draft Environmental Assessment.

Sincerely,


BRIAN T. NISHIMURA
Planning Consultant

c. Nelson Tsuji, Fire Chief

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Ecoregion
300 Ala Moana Blvd, Room 3108
P.O. Box 50088
Honolulu, HI 96850



DOCUMENT CAPTURED AS RECEIVED

RECEIVED
96 JUN 29 11:21
QUALITY CONTROL

SEP 22 1995

In Reply Refer To:

Mr. Alan T. Nishimura
Planning Consultant
101 Aupuni, Suite 707
Hilo, Hawaii 96720

Dear Mr. Nishimura,

The U.S. Fish and Wildlife Service (Service) has received your August 30, 1995, letter requesting information on the presence of federally listed, proposed, and candidate endangered and threatened species within the community of Pepe'ekeo on the island of Hawaii. The proposed project will involve the construction of an approximately 1,800 square foot volunteer fire station within the Kulaimano Subdivision. Access to the property is via Kumula Street.

The Service has reviewed the map provided with your request and pertinent information in our files, including maps prepared by the Hawaii Heritage Program of the Nature Conservancy. The Hawaiian hawk or 'io (*Buteo solitarius*) and the Hawaiian hoary bat or 'ope'ape'a (*Lasiurus cinereus semotus*), both of which are listed as federally endangered species, may traverse the area.

The dark-rumped petrel or 'ua'u (*Pterodroma phaeopygia sandwichensis*), which is also listed as federally endangered, the Newell's shearwater (*Puffinus auricularis*), which is listed as federally threatened, and the band-rumped storm petrel (*Oceanodroma castro cryptoleucura*), which is a considered a species of concern, may traverse through the vicinity of the project areas on their journey to the sea. All three of these seabird species could be affected by the construction of some tall structures or the installation of bright lighting. This should be considered during project planning.

We appreciate your concern for endangered species and we look forward to reviewing the Environmental Assessment upon its completion. If you have any questions, please contact our Branch Chief for Interagency Cooperation, Ms. Margo Stahl, or Fish and Wildlife Biologist Diane Bowen at 808/541-3441.

Sincerely,

Brooks Harper
Field Supervisor
Ecological Services



United States Department of the Interior

FISH AND WILDLIFE SERVICE

PACIFIC ISLANDS ECOREGION
300 ALA MOANA BOULEVARD, ROOM 3108
BOX 50088
HONOLULU, HAWAII 96850
PHONE: (808) 541-3441 FAX: (808) 541-3470

IN REPLY REFER TO:

In Reply Refer To: AA

Mr. Brian T. Nishimura
Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720

SEP 21 1996

RE: Draft Environmental Assessment, Pepe'ekeo Volunteer Fire Station (TMK: 2-8-7:69), Hilo,
Hawaii

Dear Mr. Nishimura:

The U.S. Fish and Wildlife Service (Service) has reviewed the Draft Environmental Assessment for the Pepe'ekeo Volunteer Fire Station (TMK: 2-8-7:69) in Hilo, Hawaii. The proposed project will involve the construction of an approximately 1,800 square foot volunteer fire station within the Kulaimano Subdivision. The Service offers the following comments for your consideration.

In our letter of September 22, 1995, the Service noted that the federally endangered dark-rumped petrel or 'ua'a (*Pterodroma phaeopygia sandwichensis*) and the threatened Newell's shearwater (*Puffinus auricularis newelli*) may traverse through the vicinity of the project area and that these birds could be affected by the installation of bright lighting. While the Draft Environmental Assessment incorporates our comments, it does not address how the potential effects of lighting on these protected birds will be minimized.

We reiterate our concern that lights in the proposed project area may increase "fallout" (collision with structures brought on by attraction to and disorientation from bright lights) of these federally protected birds. To minimize the potential impacts of the lighting, the Service recommends that outside lights be shielded and aimed downward. Shielded lighting recommendations can be found in the enclosed pamphlet entitled "The Newell's Shearwater Light Attraction Problem: A Guide for Architects, Planners, and Resort Managers," which is also available from the Hawaii State Department of Land and Natural Resources.

Provided that the above recommendation for shielded lights is incorporated into the project design, the Service will concur with a Negative Declaration finding and determination that an Environmental Impact Statement is not required for the project.

The Service appreciates the opportunity to comment on the proposed project. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Adam Asquith at 808/541-3441.

Sincerely,

Brooks Harper
Field Supervisor
Ecological Services

BRIAN T. NISHIMURA, PLANNING CONSULTANT

101 Aupuni Street
Suite 217
Hilo, Hawaii 96720
Phone: (808) 935-7692 Fax: (808) 935-6126

January 24, 1996

Mr. Brooks Harper
Field Supervisor
Division of Ecological Services
U.S. Fish and Wildlife Services
300 Ala Moana Blvd., P.O. Box 50167
Honolulu, HI. 96850

Subject: Draft Environmental Assessment
Pepeekeo Volunteer Fire Station
TMK: (3) 2-8-07: 69 Pepeekeo, South Hilo, Hawaii

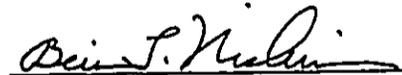
Dear Mr. Harper:

This is to acknowledge receipt of your comments dated January 22, 1996, regarding the above-described matter. Please be advised that your concerns will be incorporated into section 4 of the Final Environmental Assessment dealing with proposed mitigation measures. To minimize the potential impacts that outside lighting may have on any federally protected birds, all outside lighting included with the project will be shielded and aimed downward.

Please be advised that the pamphlet referenced in your letter, "The Newell's Shearwater Light Attraction Problem: A Guide for Architects, Planners, and Resort Managers," was not enclosed with your letter. I would appreciate receiving this pamphlet so that it can be passed on to the architect for the project. Thank you very much for your assistance in this matter.

We appreciate your review of the Draft Environmental Assessment.

Sincerely,



BRIAN T. NISHIMURA
Planning Consultant

c. Nelson Tsuji, Fire Chief