

Dept. of Water Supply District
Ofc.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

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OFFICE OF
QUALITY CONTROL

March 17, 1998

Mr. Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, HI 96813

FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR
DEPARTMENT OF WATER SUPPLY'S DISTRICT OFFICE
WAIMEA, HAWAII
TAX MAP KEY 6-5-7:8

The Department of Water Supply has reviewed the comments received during the 30-day public comment period which began on February 8, 1998. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the April 8, 1998 OEQC Environmental Notice. ✓

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call the preparer of this document Mr. Sidney Fuke at 969-1522 or Mr. Kenneth Ikemori of this office at 961-3723 if you have any questions.


Milton D. Pavao, P.E.
Manager

KI:pt

Encs.

... Water brings progress...

Up

1998-04-08-HI-PEA-Department of
Water Supply District Office.

APR 8 ..
FILE COPY

**FINAL
ENVIRONMENTAL ASSESSMENT**

**Use of County Lands
for the Proposed
County Department of Water Supply
District Office and Maintenance Facility and
Related Improvements**

**Waimea, South Kohala, Hawaii
TMK 3/6-5-07: 8**

**Prepared for: Department of Water Supply
COUNTY OF HAWAII**

**Prepared by: Sidney Fuke
Planning Consultant**

March 1998

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FINAL ENVIRONMENTAL ASSESSMENT

Waimea, District of South Kohala, Hawaii
TMK 3/6-5-07: 8

APPLICANT: County of Hawaii
Department of Water Supply
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Hilo, Hawaii 96720

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Operations Division
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County of Hawaii
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CLASS OF ACTION: Use of County Lands and Funds

TABLE OF CONTENTS

	Page
CHAPTER 1 INTRODUCTION	1
1.1 Purpose of Document	1
1.2 Applicant	1
1.3 Approving Agency	1
1.4 Consulted Parties	2
CHAPTER 2 DESCRIPTION OF PARCEL	2
2.1 Location	2
2.2 Land Ownership	2
2.3 Parcel Description	3
2.3.1 Historical Description	3
2.3.2 Physical Description	3
2.3.3 Surrounding Land Uses	4
CHAPTER 3 PROJECT DEVELOPMENT	4
3.1 Purpose and Objectives of Action	4
3.2 Project Description	5
3.3 Timetable and Cost	5
CHAPTER 4 ENVIRONMENTAL SETTING, IMPACT, AND MITIGATION MEASURES	6
4.1 Physical Environmental Characteristics	6
4.1.1 Climate	6
4.1.2 Topography and Soils	6
4.1.3 Natural Hazards	7
4.1.4 Flora	7
4.1.5 Fauna	7
4.1.6 Historic/Archaeological Resources	8
4.1.7 Cultural Resources.....	8
4.1.8 Air Quality	8
4.1.9 Noise	9
CHAPTER 5 SOCIO-ECONOMIC CHARACTERISTICS	9
5.1 Surrounding Land Uses	9
5.2 Scenic Resources	10
5.3 Socio-Economic Aspects	10

CHAPTER 6 PUBLIC FACILITIES, UTILITIES AND SERVICES		10
6.1	Roads and Traffic	10
6.2	Water System	12
6.3	Wastewater System	12
6.4	Drainage System	12
6.5	Solid Waste	12
6.6	Electrical/Telephone	12
6.7	Other Public Facilities	13
CHAPTER 7 RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS		13
7.1	State Land Use Law	13
7.2	Hawaii County General Plan	13
7.3	Draft Northwest Hawaii Open Space and Community Development Plan	13
7.4	Draft Waimea Design Plan	13
7.5	Zoning	14
7.6	Other Requirements	14
	7.6.1 Special Management Area	14
	7.6.2 Plan Approval	14
	7.6.3 Building and Related Construction Permits	15
	7.6.4 State Department of Health	15
7.7	Permits Required	15
CHAPTER 8 SUMMARY OF ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES		15
8.1	Short-Term Impacts	15
8.2	Long-Term Impacts	16
CHAPTER 9 ALTERNATIVES		16
9.1	No Action	16
9.2	Alternative Site Location	17
CHAPTER 10 DETERMINATION WITH SUPPORTING FINDINGS AND REASONS		17



Final Environmental Assessment for the Proposed Hawaii County Department of Water Supply Waimea District Office and Maintenance Facility and Related Improvements, Waimea, South Kohala District, Hawaii Island, TMK: 6-5-07: 8

LIST OF FIGURES

Figure No.

- | | |
|----------|----------------------------------|
| 1 | Location Map |
| 2 | Topographic Map |
| 3 | Site Plan |
| 4 | Floor Plan |
| 5 | Exterior Elevation Plan |
| 6 | Proposed Landscaping Plan |

APPENDICES

Appendix

Description

- | | |
|----------|---|
| A | Letters from responding agencies and community association and responses thereto |
| B | Letter from OEQC on the Draft EA and response thereto |

CHAPTER 1: INTRODUCTION

1.1 Purpose of Document

The County Department of Water Supply is proposing to construct a district office and maintenance facility and related improvements on former State land that was transferred to the County Board of Water Supply through an Executive Order (Executive Order No. 2748) on April 16, 1975. The proposed facility is to be located on the site of the existing office and maintenance facility on the northeast corner of Kawaihae Road (Highway 19) and Opelo Road in Waimea, Hawaii, TMK: (3) 6-5-07: 08.

Since the project involves the use of government lands and funds, the environmental review and approval requirements outlined in Hawaii, Revised Statutes, Chapter 343 and Hawaii Administrative Rules, Chapter 11-200 must be complied with. This document is intended to satisfy said requirement.

This document has been compiled from published and unpublished studies, field investigations, and inputs from various public agencies and a community association.

1.2 Applicant

The applicant is the County of Hawaii Department of Water Supply (hereinafter, DWS).

The DWS is proposing to construct a 4,000 square foot building to accommodate the office and maintenance facility needs of its personnel covering the districts of North and South Kohala, Hamakua, and North Hilo, up to Kapehu Camp.

Also being proposed is a 15' x 20' (300 square feet) gasoline shed.

The proposed facility is to be located on a portion of a 2.296 acre parcel, the site of the applicant's existing facility. This facility is inadequate to accommodate the spatial needs of the applicant. As such, the applicant proposes to construct a new facility, rather than renovating the existing one.

The site is located on the northeastern corner of Opelo Road and Kawaihae Road (Highway 19) in Waimea, South Kohala, Hawaii, TMK: (3) 6-5-07:8.

1.3 Approving Agency

The approving agency is the County of Hawaii Department of Water Supply.

1.4 Consulted Parties

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

- State
 - * - Department of Land and Natural Resources, Historic Preservation Division
 - Department of Transportation, Highways
 - * - Office of Hawaiian Affairs

- County
 - * - Planning Department
 - Department of Public Works - Engineering,
 - + - Department of Public Works - Wastewater
 - * - Department of Public Works - Building
 - * - Department of Water Supply

- *Waimea Community Association

Letters describing the project were sent to all of these agencies and the Association. Those who responded are noted with an asterisk (*). Those who responded with no comments are marked with a plus (+). The responses and responses thereto are reproduced in **Appendix A**. Further, subsequent to the publication of the Draft EA, only one comment was received. This was from the OEQC. A copy of this comment and response thereto are found in **Appendix B**.

CHAPTER 2: DESCRIPTION OF PARCEL

2.1. Location

The subject area is located on the northeastern corner of Opelo Road and the Kawāīhae Road (Highway 19) in Waimea, South Kohala, Hawaii, and is identified by TMK: (3) 6-5-07:08 (**Figure 1**). The subject parcel consists of 2.296 acres.

2.2 Land Ownership

The entire parcel was formerly owned by the State of Hawaii. On April 16, 1975, the site was transferred to the County BWS through Executive Order No. 2748.

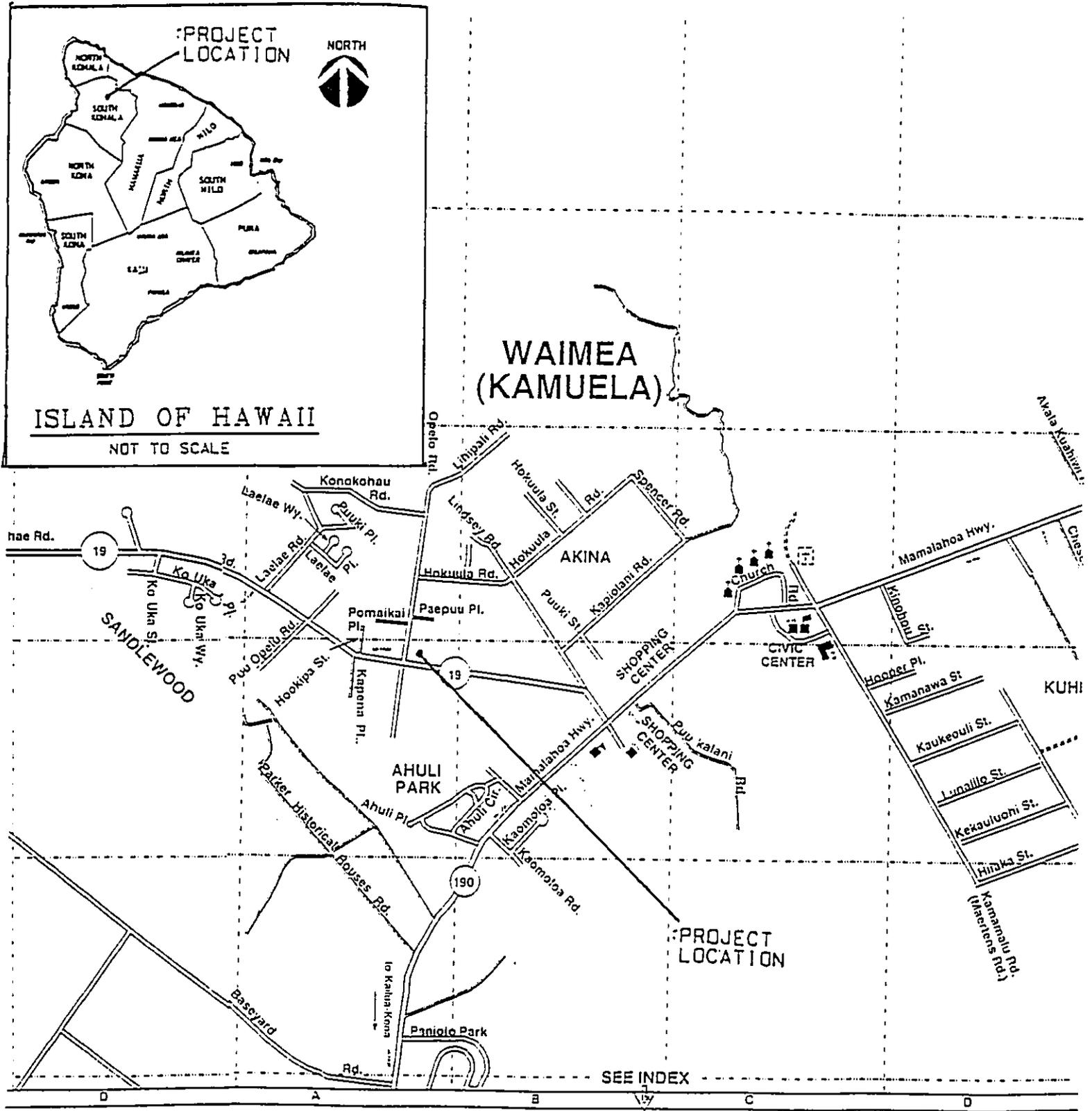


FIGURE 1

2.3 Parcel Description

2.3.1 Historical Description

The proposed site is presently the home of the applicant's office and maintenance facility which services the districts of North and South Kohala, Hamakua, and North Hilo, up to Kapehu Camp.

The existing facility provides the satellite functions for the main office located in Hilo. These include service hook ups, water fees collection, and first line maintenance and service of the water systems in the area.

The site has been utilized by the County for 47 years, since 1950.

2.3.2 Physical Description

The rectangularly-shaped parcel consists of 2.296 acres. It is 500 feet long and 200 feet wide.

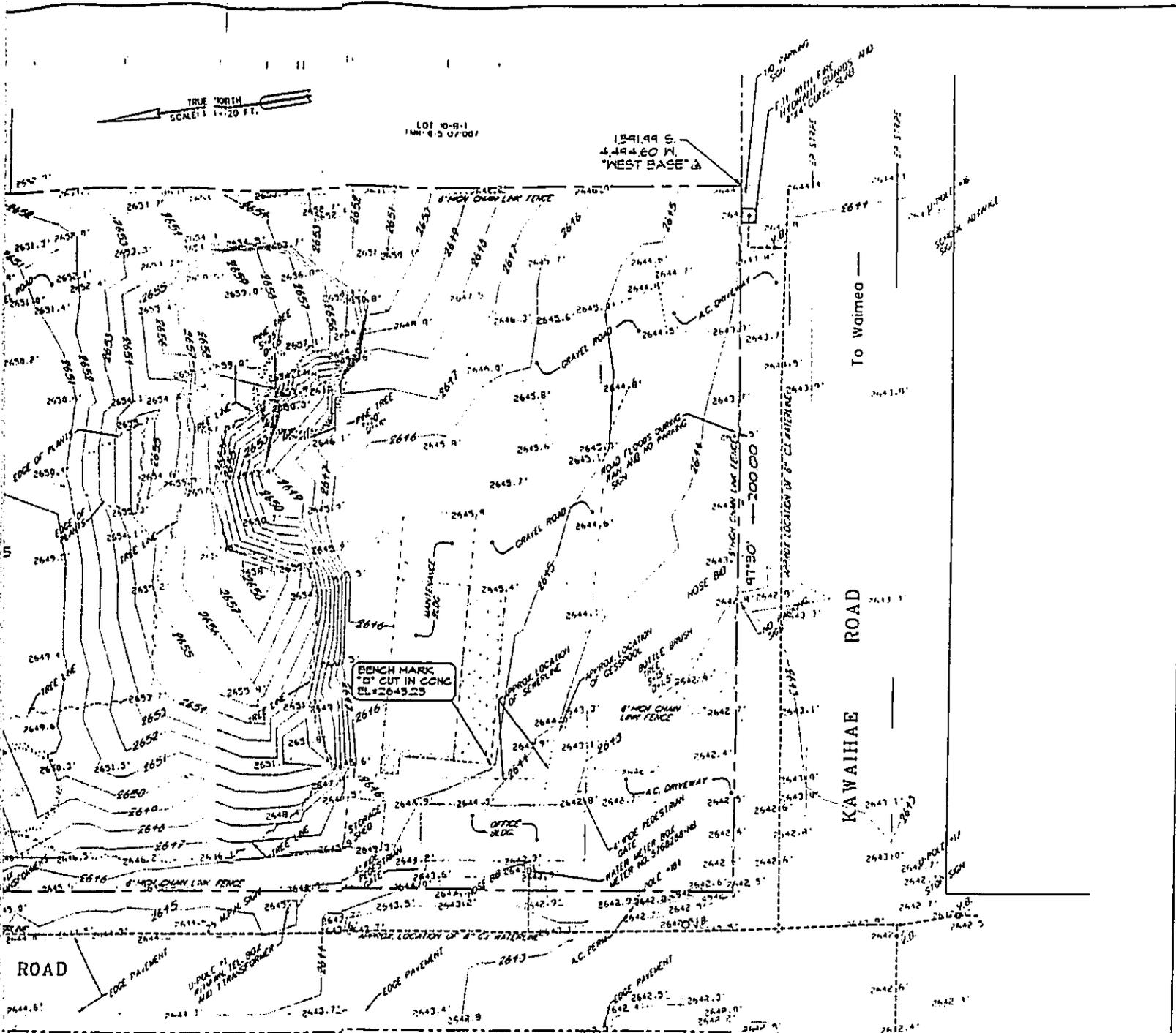
The parcel rises 22 feet in a southerly to northerly direction. The elevation starts at 2,643 feet at the Kawaihae Road end and rises to 2,665 feet at the northeast corner of the site. The site also has two fairly level areas. One occurs in the area of the existing cluster of structures near Kawaihae Road; the other is located midway through the parcel, the area of the proposed structures.

Between the existing and proposed structures, there is a relatively steep (15+%) embankment. Between the proposed structures and the open storage area, the slope is less than 10% and thus more benign (**Figure 2**).

There are four structures on the 2.296 acre site. These structures consist of an 800± square foot garage; a 1,400± square foot maintenance building; a 700± square foot office building; and a 150± square foot storage shed. With the exception of the garage, the structures are clustered near the southwestern corner of the site. The garage is located near the middle of the site.

Additionally, there is a 100' x 20' open storage area within the northern sector of the site, immediately mauka or north of the garage. Water pipes and related appurtenances are stored in this area. There is also a 6-foot high chain link fence surrounding the site, with the exception of the structures fronting Opelo Road.

There are presently two paved driveway accesses from the Kawaihae Road, and one graveled access along Opelo Road. The graveled access



SCALE IN FEET
0 20 40

Reduced Map/Not to Scale



This work was prepared by me or under my supervision.
Royaldo B. Aunilio
Licensed Professional Land Surveyor
Certificate Number 7584

ENGINEERING DIVISION		DEPT. OF WATER	
SUBMITTED BY:	<i>Royaldo B. Aunilio</i>	DATE:	7-15-77
APPROVED BY:	<i>McO</i>	DATE:	7/25/77

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Figure 2
Topographic Map

DEPARTMENT OF WATER SUPPLY
WAIMEA BASEYARD

BEING LOT 4, BLOCK B, OF WAIMEA HOMESTEADS
WAIMEA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII
TAX MAP KEY, DIV. 8-9-01-000

HAWAII

serves the open storage area. The improved driveway from Kawaihae Road serves the maintenance building and employee parking areas. The other driveway is partially paved and serves as a public or customer parking area.

There is also another graveled access along Opelo Road, midway along the site. This access presently services the garage and the open storage area.

There is a kikuyu grass lawn in the area of the proposed improvements and the open storage area. There is also a small grove of ironwood trees separating this area from the existing structures.

2.3.3 Surrounding Land Uses

Surrounding land uses include single family residences along the northern edge of the site; commercial office buildings, including a restaurant, to the west; and an inn, restaurant, and other commercial uses to the east. To the south and across of the Kawaihae Road, there are existing commercial uses, including a gas station.

CHAPTER 3: PROJECT DEVELOPMENT

3.1 Purpose and Objectives of Action

The Department of Water Supply's satellite office that services the districts of North and Kohala, Hamakua, and North Hilo, up to Kapehu Camp, is inadequate to accommodate its spatial and operational needs. The present facility does not have a conference or meeting room where staff meetings and the like can be conducted. It is also not equipped to accommodate the technological needs of department, and neither is there sufficient covered space to store needed supplies and equipment.

The added space would also make the consolidation of some of the outlying sub-bases located in Paauilo and Hawi into this area possible.

The construction of a gasoline shed for above ground tanks to service the Department's vehicles would also make this a more efficient baseyard. It would be comparable to many of the other government baseyards where gasoline service and maintenance functions are available. Presently, gasoline for these vehicles are purchased from area commercial vendors.

This facility would continue to support the staff and field personnel of the district, which today number eighteen employees.

3.2 Project Description

The proposed 4,000± square foot, single-story structure would be located near the middle of the property (**Figure 3**). The 300± square foot gas shed would be added to the existing garage area. The tanks would be located above ground and in a manner meeting with State and Federal regulations.

In addition to the open and paved parking area at the existing maintenance building, there will be twenty four (24) new paved parking stalls at the new facility, one of which will be a handicapped stall. Access to this new facility will be via Opelo Road, in the area of the existing graveled driveway.

The new structure would be located 60± feet from Opelo Road; 35± feet from the eastern boundary; 190± feet from the southern or Kawaihae Road boundary; and 250+ feet from the mauka or northern boundary.

Within the new structure, there will be approximately 1,000 feet of covered warehouse area. The balance will be set aside for office, meeting, computers, and related functions (**Figure 4**).

It would have a roof height of approximately 21 feet (**Figure 5**). However, there would be a facade at the front and back ends of the structure. With the facade, the height would be increased by about five (5) feet for a total height of 26± feet. It should be noted that the facade is a design element intended to carry a "paniolo" flavor.

The existing maintenance and storage structures located at the southwestern end will continue to function as such. The existing graveled roadway located at the eastern end of the property will continue to be used to provide interior access between these two areas.

Because of the apparent historical significance of the existing office, the structure will be retained. Its use, however, at this time has not been determined.

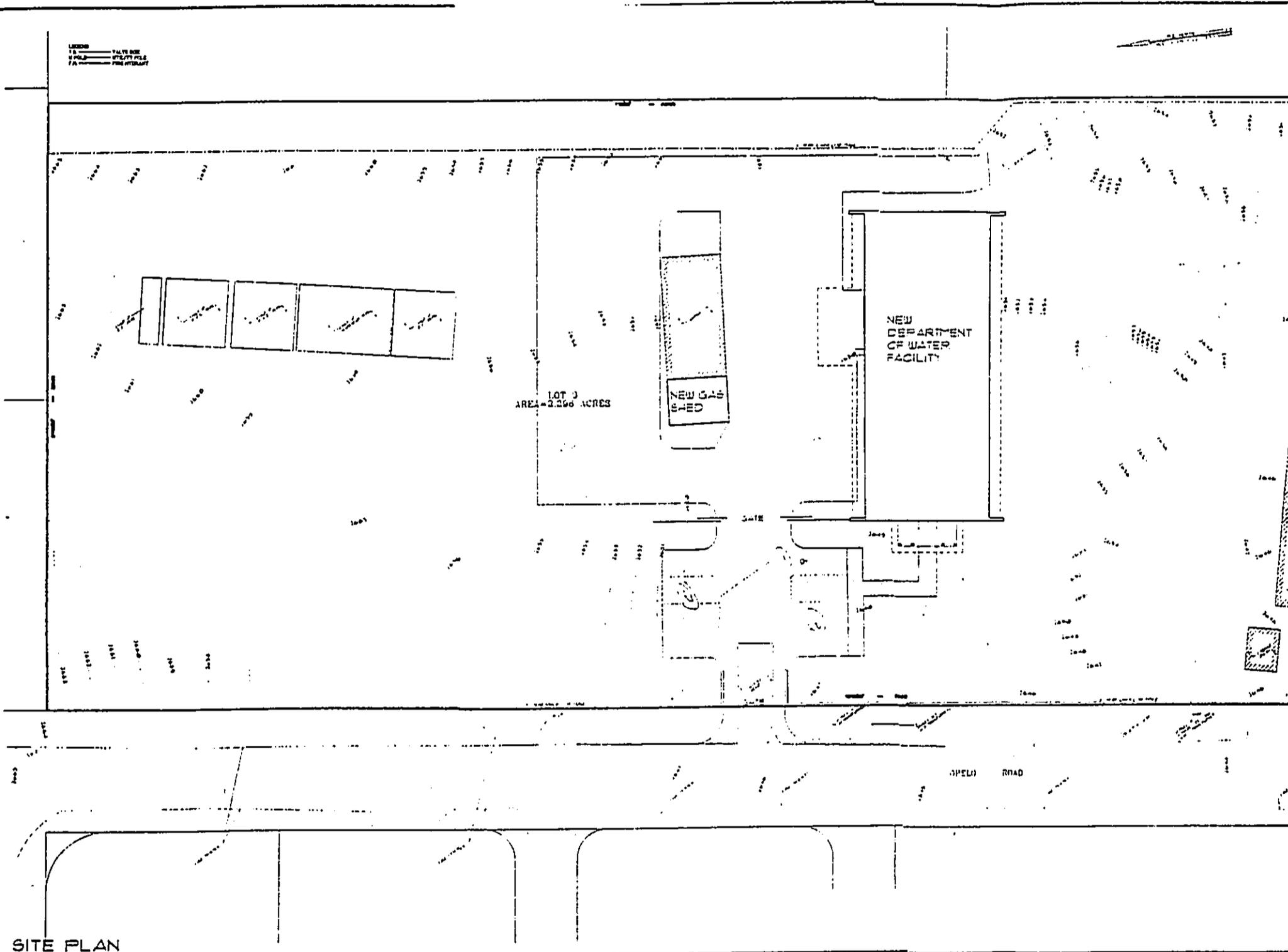
Extensive landscaping surrounding and within the site is being planned (**Figure 6**). Plant materials include mock orange, bottle brush, ohia lehua, and koia koa. These are intended not only for beautification, but to aid in shielding some of the existing open storage area from the residential neighbors.

3.3 Timetable and Cost

The applicant hopes to begin construction immediately upon securing all necessary

DOCUMENT CAPTURED AS RECEIVED

LEGEND
1.0' = 1" SCALE
2.0' = 1" SCALE
3.0' = 1" SCALE



SITE PLAN

DOCUMENT CAPTURED AS RECEIVED

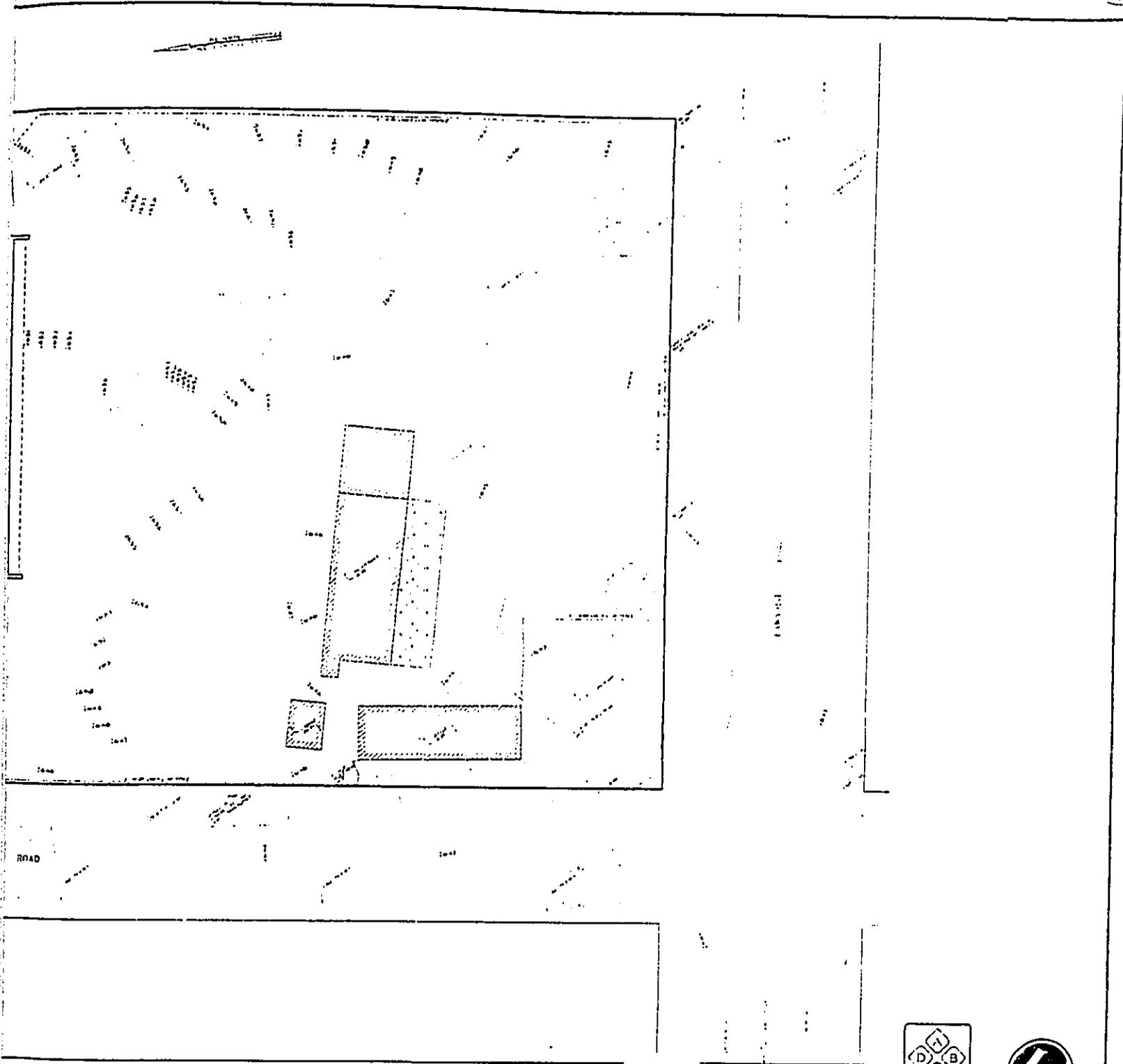
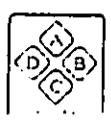
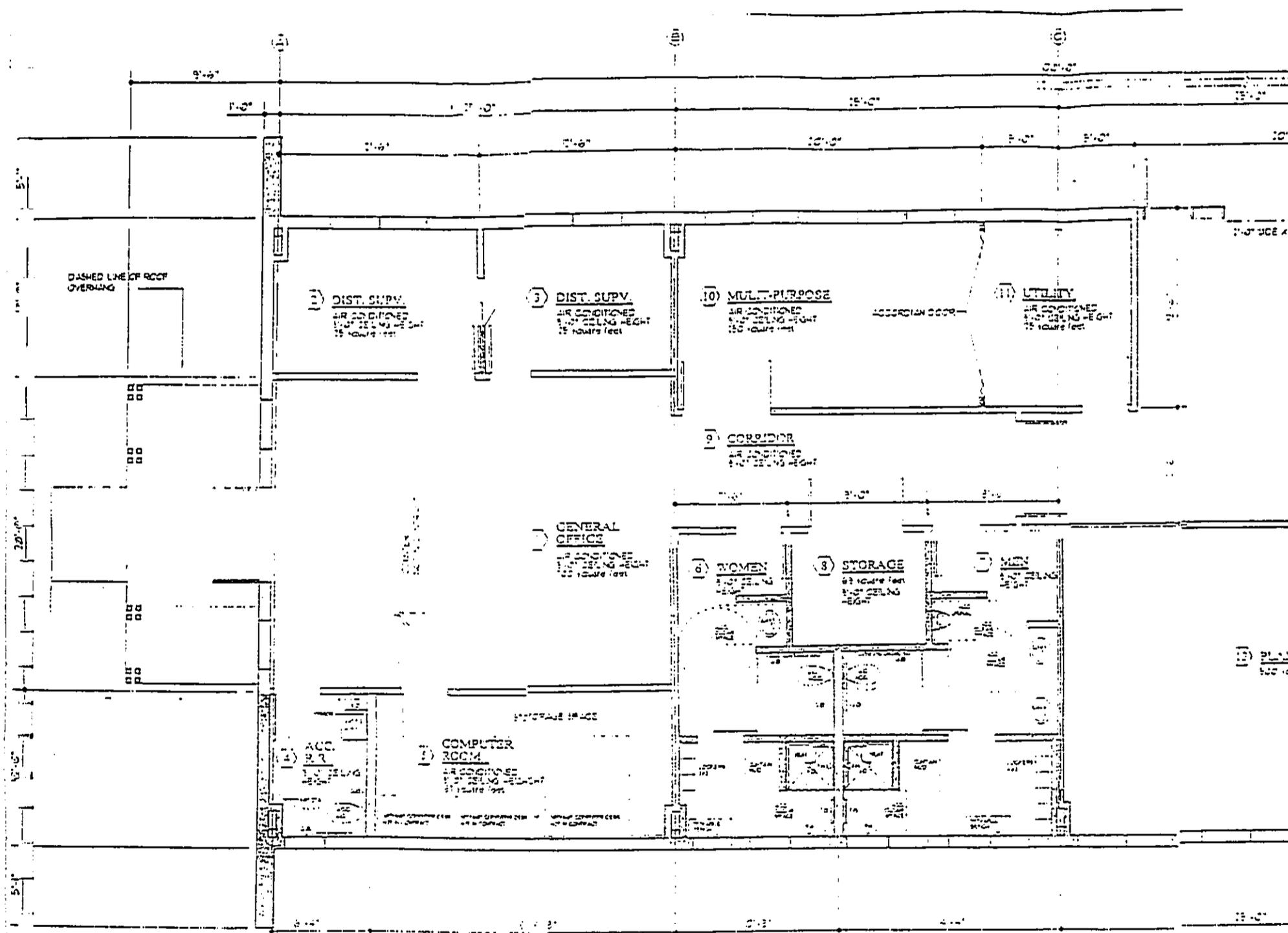


FIGURE 3





BUILDING AREA 1000 square feet

A MAIN LEVEL FLOOR PLAN - SCHEME 1
A 1/4" = 1'

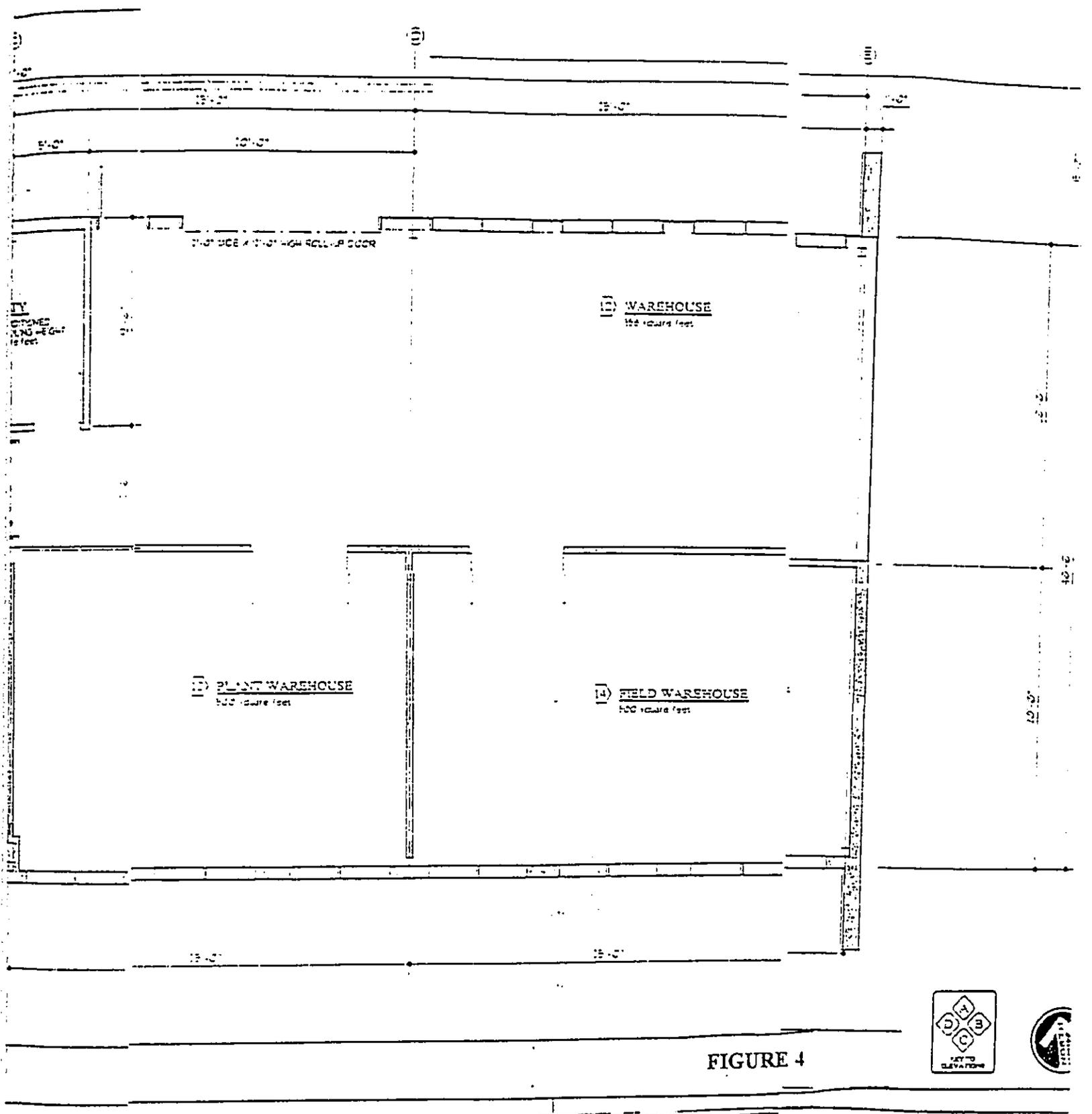


FIGURE 4

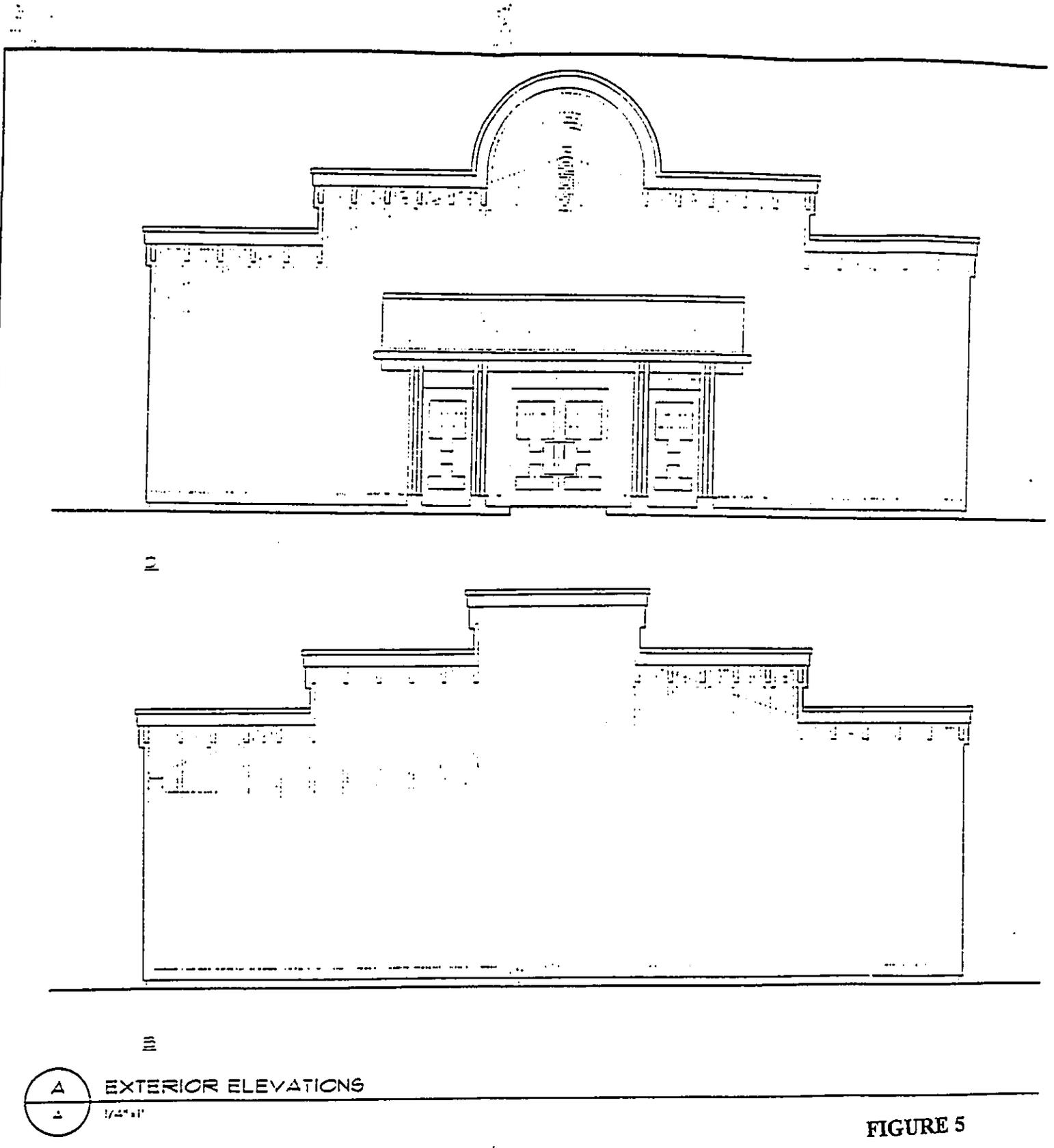
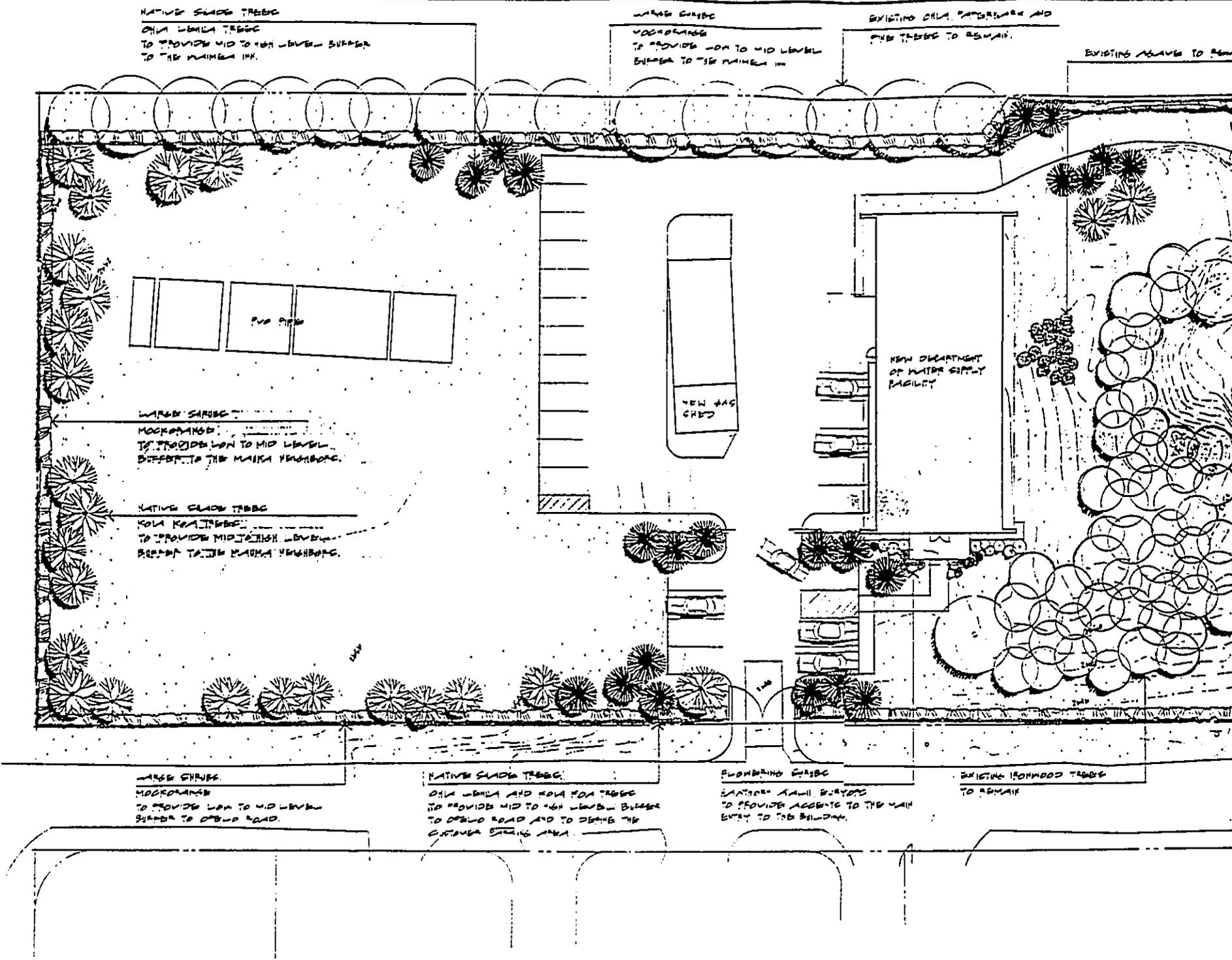
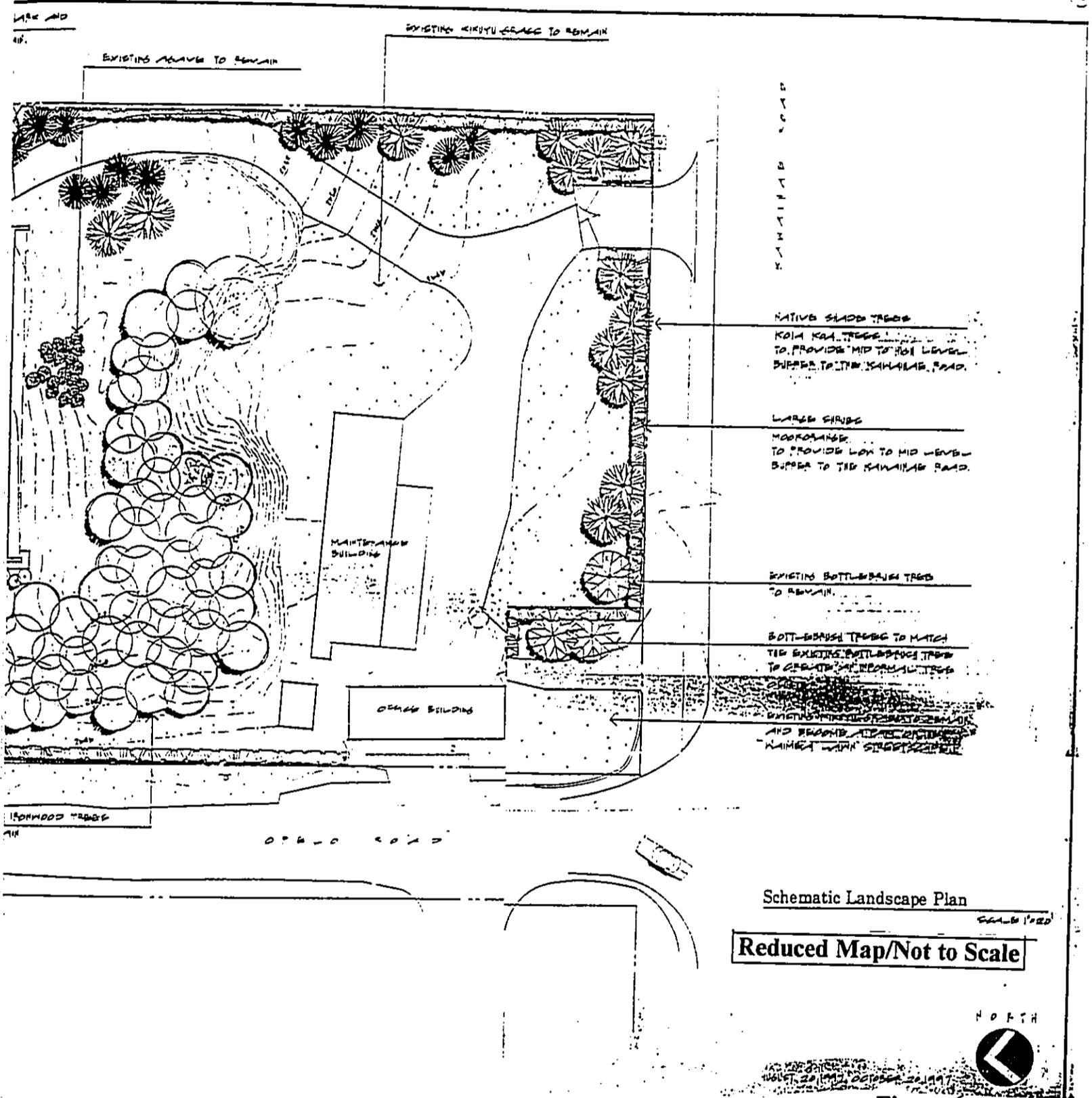


FIGURE 5



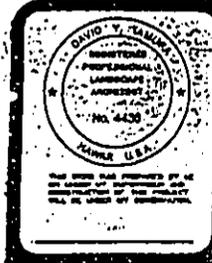
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Schematic Landscape Plan

Reduced Map/Not to Scale

Figure 6
Schematic Landscape Plan



REVISION:

DEPARTMENT OF WATER SUPPLY
 COUNTY OF HAWAII HONOLULU, HAWAII

DISTRICT II
 OPERATION CENTER

ODA/McCARTY ARCHITECTS LIMITED
 P.O. BOX 4040 (2ND FLOOR) LAKELAND STREET, HONOLULU, HAWAII 96814

permits. Tentatively, this is planned for March 1998. The construction phase is expected to take about 6 months, and the anticipated occupancy is planned for end of 1998.

The estimated construction cost of this project is \$750,000. All of these funds would come from the applicant's Capital Improvements Project (CIP) fund.

CHAPTER 4: ENVIRONMENTAL SETTING, IMPACT, AND MITIGATION MEASURES

4.1 Physical Environmental Characteristics

4.1.1 Climate

According to the Water Resource Management Division of the State Department of Land and Natural Resources, the minimum average annual temperature in the Lamilo Farm area is 59.5 degrees. The average temperature ranges between a low of 49 degrees during the months of January and February to 64 degrees during the summer months. This would be at the 2,620 foot elevation, approximately thirty (30) feet lower than the subject site.

At the 2,670 foot elevation level, the mean annual rainfall approximates 56 inches. The rainfall is generally lower during the summer months and higher during the winter and spring.

4.1.2 Topography and Soils

The elevation of the site ranges between 2,643 to 2,665 feet (See Figure 2). There is an abrupt rise between the existing structures located at the lower southwestern corner of the property and the proposed structures. However, in the area of the proposed improvements, the topography is fairly level with little or no more than a 2 foot difference.

The Land Study Bureau's Detailed Land Classification report designates the site as being a part of the Waimea Homestead and within an Urban area. As such, it is not classified. However, the immediately surrounding areas have been classified as either C110 or B106.

The C110 is described as being a part of the Kikoni, Palapalai, and Punohu Soil Series. This type of soil is characterized as being deep, medium texture, dark brown, well-drained, nonstony to slightly stony, and made up of volcanic ash. It typically has a slope range of 11 to 20 percent and is poorly suited for machine tillability.

The B106 also belongs to the same series as the C110. The only difference is that the slope range is between 0 to 10%.

Under the Agricultural Lands of Importance to the State of Hawaii (ALISH) classificatory system, the subject site is not classified.

4.1.3 Natural Hazards

Tsunami, earthquake and subsidence, and lava flow represent the major natural hazards on the island of Hawaii. None of these natural hazards appear to be overly applicable to this site.

The subject site is located more than fifteen miles from the shoreline. As such, it would not be vulnerable to tsunamis and subsidence.

According to the revised (May 16, 1994) Flood Insurance Rate Map (FIRM), the subject site is designated zone X, areas determined to be outside the 500-year flood plain.

The U. S. Geologic Survey report notes that the degree of volcanic hazard in this area is "8" out of a scale of 9. The lower the number, the greater the degree of hazard. As such, this hazard should not be considered a major one, when areas compared to populated areas like Hilo and Kailua-Kona, which have a "3" degree rating.

The County of Hawaii Building Code designates the entire island of Hawaii in Earthquake Zone 3 and contains certain structural requirements to address the relative seismic hazards.

4.1.4 Flora

There was no formal study done of the site's botanical resources, inasmuch as the site is an improved site. The area of the proposed improvements will occur within a kikuyu grass lawn. There is also a grove of ironwood trees makai of the proposed improvements that will not be removed.

Given those conditions, it would appear that the project should have little or no impact on any rare or endangered botanical resources.

4.1.5 Fauna

No commissioned faunal study was conducted of the site. According to records on file with the County, this area does not have any history of serving as a habitat for rare or endangered animal life.

4.1.6 Historic/Archaeological Resources

Likewise, because of the built-up nature of the site, no commissioned archaeological inventory survey was conducted of the subject parcel.

However, should any unanticipated discoveries be made during the course of construction, work will immediately cease and the County Planning Department and State Historic Preservation Division will be notified.

It should be noted that in its review of this matter, the State Historic Preservation Division of the Department of Land and Natural Resources stated that they "have no record of any historic sites on the...subject parcel...." It concluded that the proposed project "will have 'no effect' on significant historic sites." (see **Appendix A**)

4.1.7 Cultural Resources

In its initial review of this project, neither the State Historic Preservation Division nor the State Office of Hawaiian Affairs flag out any identifiable cultural or archaeological significance of this site and/or area. (See **Appendix A**).

The Waimea Community Association did ask the applicant, however, to consider converting the existing office structure into a "water museum". (See **Appendix A**) This suggests some historic/cultural attachment by the community to the said and the adjoining structures.

It should be noted that none of these structures are planned to be demolished. The applicant intends to use them for storage and possibly a meeting area. As such, the possibility for using the office building as a museum displaying historic water-related memorabilia still exists.

The Waimea Design Plan emphasizes new structures to carry a "paniolo" theme. In that regard, the proposed building will have a facade that retains this character (see **Figure 5**).

4.1.8 Air Quality

The South Kohala district has some measure of pollution, natural and man-made. Those associated with the automobile and geothermal development are man-made; while the more significant one is a natural one, coming from the fumes of ongoing volcanic activity and commonly referred to as "Vog."

It is not expected that the proposed building and its use would generate any significant air pollutants. The office activity itself is not a pollutant generator. The possible source, however, would be an indirect one coming from vehicular traffic associated with the project's employees and visitors.

Yet, the eighteen employees and visitors to the department is not expected to be significant. Further, the prevailing wind tends to readily dissipate any vehicular discharge.

It should be noted that the more significant air emission pollution within the area is generated by traffic along Kawaihae Road, which is a main thoroughfare in this area. Thus, having the office relocated further away from this traffic and enclosed should help with the employees' air quality.

4.1.9 Noise

There will be short-term noise impact associated with the construction of the facility. That would occur during normal working hours and days, not on weekends. As such, there may be some impacts to the residences located at the mauka or north end of the site during the day.

Pursuant to the State Department of Health's Rules and Regulations governing noise (Chapter 11-46), a noise permit will be required if the noise levels are expected to exceed allowable levels. (See Appendix A). At this time, the construction activity is not expected to exceed the allowable noise levels.

Presently, the area is also used as a garage and maintenance area for the applicant's vehicles. This is expected to continue, and noise associated with those activities will continue, and perhaps more frequently because of the proposed gas pump.

Notwithstanding noise generated by the existing and projected use, there will continue to be traffic noise associated with the Kawaihae Road traffic.

CHAPTER 5: SOCIO-ECONOMIC CHARACTERISTICS

5.1 Surrounding Land Uses

The proposed action will not involve the relocation of residents, as the site is currently vacant of any residential structures and/or uses.

There are residential uses to the north; an inn and commercial activities to the east; commercial activities, including a gas station to the south and across of the

Kawaihae Road; and office uses to the west. Thus, with the exception of the residences to the north, the site is bounded on three sides by commercial uses.

Although governed by existing zoning and County land use policies, the proposed action is not expected to significantly affect surrounding land values. With the exception of properties north of the site, all other properties are commercially zoned. As such, the project should not have any appreciative land values impact to surrounding properties.

Extensive landscaping around and within the site should also help preserve existing values, particularly for the residential uses to the north.

5.2 Scenic Resources

The pu'us or hills of Waimea and the Kohala Mountains are considered to be one of the more significant views in the County of Hawaii General and draft Northwest Hawaii and Open Space Community Development Plan. As the site is located mauka of the Kawaihae Road, the design and location of the structures become important design elements.

In this situation, the structures at twenty five (25) feet will be no higher than a typical residence. More importantly, from Kawaihae Road, they will be shielded by an existing stand of ironwood trees.

It should be noted that there will be extensive landscaping throughout the site (see **Figure 6**) that should help make the overall site better blend into the background.

5.3 Socio-Economic Aspects

The estimated construction cost of this project is \$750,000. While not a major project, it should help the construction industry over the short term.

For the longer term, however, this project will not really inject new moneys into the community, as it is designed to accommodate the existing work force. On a different level, however, the new facility will result in increased and efficient services, and thereby reducing the overall future costs of government.

CHAPTER 6: PUBLIC FACILITIES, UTILITIES AND SERVICES

6.1 Roads and Traffic

Opelo Road will serve as the principal access to the new facility. It is a two-lane County-owned roadway with a 40-foot right-of-way. The pavement width from

the Kawaihae Road intersection to the project's entrance is about twenty two (22) feet. There is also a 2-4 foot shoulder on both sides of the road.

The existing entrance serving the maintenance yard from Kawaihae Road will be retained. The County-owned Kawaihae Road has a right-of-way of sixty (60) feet with a pavement width of twenty four (24) feet. There are also 6+ feet of paved shoulders on both sides of the street.

An existing interior graveled roadway will continue to be used to serve as access within the site. This should facilitate movements in and out of site, as the applicant's vehicles need not only be limited to Opelo Road.

It is anticipated that this project will add to the existing ambient traffic levels along Opelo Road. This provision of the interior access road should help mitigate impacts to Opelo Road, however.

It should also be noted that present public parking along the partially improved parking area near the intersection of Opelo Road and the Kawaihae Road is not only inadequate but unsafe. Patrons have also parked illegally in other establishments. As such, although there will be increased vehicular movements along Opelo Road, it would be much safer - from the public's standpoint - than the existing facility.

For the most part, the applicant's employees arrive before 7:00am during the work week. Some leave the base yard around 7:30am and return around 3:00pm. Work ends at 3:30pm. Generally, the start and end periods do not significantly conflict with the normal commuter or work traffic.

The 7:30am outbound traffic, however, could become problematic. The situation, nonetheless, should not be any different than the present. With the retention of the existing interior connection and the Kawaihae Road access, there would be two (2) egresses rather than one (1). The load on Opelo Road could thus be minimized or not significantly different than the existing ambient level.

For the public, however, access would be limited to Opelo Road. Public traffic, however, occurs throughout the day and is not limited or concentrated to any one period. It is not expected to conflict during normal peak hours. As such, the impact to the existing ambient traffic level between 8:00 am to 3:30 pm should not be significant, as the flow will be fairly even. Further, the removal of the existing public parking area at the corner of the site should also aid with the sight distance at the intersection.

6.2 Water System

There is an existing 8-inch County water line along Opelo Road. Water service to this facility would come from this line. The capacity of this line is such that it can readily accommodate the potable and fire protective requirements of the project. The fire flow requirement calls for 2,000 gallons per minute.

The projected water requirement is not expected to exceed two units of water or 1,200 gallons per day. The principal water use will be the restroom for the public and the employees. The landscaping is not intended to be irrigated.

6.3 Wastewater System

Presently, the existing structures are serviced by a cesspool. The new facility, however, would be serviced by an on-site septic system constructed and operated in a manner meeting with the requirements of the State Department of Health. (See Appendix A)

6.4 Drainage System

The subject site is designated Zone X, areas of minimal flood hazard and/or drainage hazards. The proposed parking area should increase the area of semi-impervious surface, and the structure's roof should also add to the on-site drainage. Given the existing permeable condition of the land, on-site drainage problems are not anticipated.

Drywells and other drainage systems as may be required by the County will be constructed on site. Should that be the case, the appropriate Underground Injection Control (UIC) permit from the State Department of Health will be applied for. (See Appendix A)

6.5 Solid Waste

The use should not generate a significant amount of solid waste. All waste will be disposed at the County landfill in Puuanahulu.

6.6 Electrical/Telephone

Electrical and telephone services are currently available to the area. The are poles along Opelo Road, and service to the facility will come from these poles.

The plan went on further to encourage developments to assume an *"architectural style which is consistent with the rural ranch character of Waimea."* In accordance with that theme, the proposed structure was developed with a facade that typify this character.

The plan also suggested that *"landscaping shall be used to complement structures and to minimize negative visual impacts whenever possible. Landscaping shall not disrupt vistas of Mauna Kea, Mauna Loa, and the Kohala Mountains."* As shown in **Figure 6**, the landscaping will not obstruct the Kohala Mountain; further the extensive on-site landscaping will enhance the objectives of this plan.

7.5 Zoning

The County zoning of the entire site is Village Commercial (CV-10). Within this zoning, the proposed office use would be permitted, provided that Plan Approval is issued by the Planning Director.

Parking, setback, height and related design parameters of the Zoning Code would also be complied with.

7.6 Other Requirements

7.6.1 Special Management Area

The subject site is not located within the County Special Management Area (SMA).

7.6.2 Plan Approval

Plan Approval from the Planning Director must be issued before a building permit can be issued. This process is an administrative permit to assure essentially the requirements of the Zoning Code are met.

As noted in the Planning Department's comments (see **Appendix A**), landscaping will be an important component of the Plan Approval process. Landscaping around the perimeter of the property, which will help mitigate the visual effects of the fence, will be implemented. It should be added that the landscaping plan is being coordinated between the Waimea Community Association and the applicant's landscape architect.

7.6.3 Building and Related Construction Permits

Other ministerial permits will still be required. These include the building, driveway, work within the government right-of-way, and related permits will be required prior to the start of construction.

7.6.4 State Department of Health

This permit is for the construction of the above ground gas tank.

7.7 Permits Required

To date, none of the following permits have been secured. However, these will or may be required:

- Plan Approval
- Building Permit, including plumbing, electrical, and air conditioning
- Driveway Permit
- Grading or Grubbing Permit
- Underground Injection Control (UIC) Permits
- Regulations and Standards Relating to Above Ground Fuel Tanks
- Wastewater Permit

CHAPTER 8: SUMMARY OF ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

8.1 Short-Term Impacts

One short-term impact would be noise and dust from construction of the facility. Construction controls will be implemented during the building period. The associated construction-related economic benefit impact will also result during the building phase of the facility.

There will also be some measure of traffic impact associated with the construction vehicles. These include cement trucks for the foundation work; hauling of the construction material; paving; and the related construction employee traffic. These impacts, however, will be short term and regrettably unavoidable.

8.2 Long Term Impacts

One impact is the associated traffic to and from the facility. However, the number of employees and visitors to the site is not expected to be significant to warrant any improvements to the access and roadway. The facility will not really amount to a new function, as it will merely transfer the existing activities from one side to another side of the same site. The relocated site will actually be safer from the public's standpoint, as the existing parking located at the intersection would be eliminated.

Further, Opelo Road is a two-lane County-owned roadway with a 40-foot right-of-way. Although the right-of-way is sub-standard, the pavement width is standard (about 20-22 feet), and the 2-4 foot of shoulders between the proposed entrance to the Kawaihae Road should facilitate movements in a reasonable manner. The speed limit is 25 mph.

Because of the gasoline functions, there will be a measure of increased vehicular activity in this area. That, in turn, could increase the noise level. However, this will occur during the days and intermittently; further, there will be a landscaping buffer at the north end of the site and near the existing residences to help muffle this noise. The other sides of the property are existing commercial uses.

It is not expected that there would be any significant population change or demands on government services, public services, schools, and added infrastructure. Beneficial impacts include opportunity for greater and more efficient delivery of public service, as well as convenience to the public.

CHAPTER 9: ALTERNATIVES

9.1 No Action

The existing facility is too small to provide an efficient delivery of service to the public. There is little or no room for enhanced computer services, and no meeting area to coordinate activities of the staff. This situation does not readily lend itself to an agency being able to efficiently deliver its services to the public.

Equally important, the existing public parking area is quite hazardous and inadequate. It is located at the intersection of Opelo Road and Kawaihae road, making ingress and egress quite hazardous. Then, too, when cars are parked in that area, it impairs visibility at that intersection, particularly for outbound Opelo Road traffic.

The parking area is sufficient to accommodate 2 vehicles; this is not enough, and the public has had to park illegally in the parking lot of other establishments or on the roadside.

No action would thus continue this hazardous condition, let alone not allow for increased and efficient delivery of the applicant's services.

9.2 Alternative Site Location

While alternative sites may be available within Waimea, the applicant would have to purchase the land. That would mean not only additional cost to the applicant, but the public.

Further, finding an alternative site would mean that the existing site would not be fully utilized. More than one (1) acre of commercially-zoned land would be left vacant.

Finally, unless the applicant relinquishes the land to the State or another agency, with a new site, it would then have to operate out of two sites. That would make the operation less efficient and more costly to the applicant and public.

CHAPTER 10: DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

The proposed facility is not expected to cause significant impacts to the environment, pursuant to the thirteen (13) significance criteria established by the State Department of Health relating to EIS (Title 11, Chapter 200-12) as discussed below. As such, the determination is to issue a *Finding of No Significant Impact (FONSI)*.

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

The site upon of the proposed facility does not have any significant natural resources. The area of the proposed improvements is presently a lawn and a garage. As such, the presence of archaeological features appears somewhat remote. Should any unanticipated finds be made in conjunction with the construction phase, work will stop and appropriate State and County clearances will be secured.

The site is also not listed in any published documents as being scenic or the home of any significant natural resources.

The proposed project will not curtail the range of beneficial uses of the environment.

The requested use would not interfere with any of the existing surrounding uses. Its noise and vehicular impacts will be negligible. Any associated drainage and wastewater requirements will be handled in a manner meeting with the requirements of the appropriate government agencies. Thus, environmental options for the surrounding area should still exist in spite of the proposed facility.

The proposed project will not conflict with the State's long-term environmental policies.

The requested use complies with the environmental policies and standards of the State. All required improvements - wastewater and drainage - will be done in accordance with the requirements of the State and/or County. There should be minimal impacts to air and noise quality.

The proposed project will have an affect on the economic and social welfare of the community.

Access to the applicant's operation and facility will be made more accessible. Presently, access is made somewhat difficult - not only because it is not handicapped equipped - because of the parking area. It is not only limited but quite hazardous. These concerns will be addressed with the new facility.

Although no new employment will be created, there will be some measure of employment during the construction phase of this project.

The project will also have some measure of impact on public health.

While this is not a public health project per se, providing better parking area could help with the patrons' overall safety and welfare when frequenting this facility. Further, the interim construction jobs should also provide some level of relief and security to workers in the community. Collectively, then, the project could have some indirect positive impacts to the community's health.

The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.

The requested use is part of the applicant's plans to better deliver its services to the public. It will utilize the existing personnel and possibly consolidate some of the functions at Paauilo and Hawi to this area.

There should not be any new long term direct job creation by this facility. As such, the project should not be any significant secondary impacts. Yet, it is conceded that the installation of a gas pump could take away some of the activities at local commercial pumps, as that is one source of the applicant's gas today.

The proposed project will not involve a substantial degradation of environmental quality.

The requested use will not involve extensive on-site improvements. The land is essentially cleared, as it is now a lawn and portion of a garage. Further, landscaping will be implemented to enhance visual impact. Thus, any environmental impacts should be negligible.

The proposed project is individually limited but cumulatively has considerable effect upon the environment but does not involve a commitment for larger actions.

The project involves less than one-half of the entire property. As such, there would be room for expansion. Any expansion, however, would be a function of not this project but the public's demands for different and/or additional services requiring more personnel and/or equipment to this area.

Although the project will have an impact on the environment and surrounding area, the impacts would not be significant and/or adverse. Further, mitigation measures will be taken during the construction and post-construction period to address any adverse impacts to the environment.

The proposed project will not substantially affect any rare, threatened, or endangered species of flora or fauna or habitat.

It is not anticipated that any rare or endangered plant or animal life, or its habitats will be endangered by the use. Although no commissioned surveys were conducted, the built up nature of the site and surrounding area would suggest the presence of any rare or endangered plant or animal life to be somewhat remote.

The proposed project will not detrimentally affect air or water quality or ambient noise level.

The only discernible air quality impact associated with the proposed facility would be from the vehicular traffic. The frequency and volume of traffic should not be substantial; as such, the impacts would be limited to diurnal, intermittent vehicular traffic and should thus not create any appreciable impact to the ambient air quality.

Like the air impact, possible noise impacts would be associated with the automobile. Like the air quality impacts, the noise ambient level should thus not significantly appreciate with the operation of this facility. Although there are some residences located along the northern edge of the site, a landscaped buffer will be installed to help mitigate potential noise impacts.

The proposed project is not located in an environmentally sensitive area.

The project is not located in any environmentally sensitive area. None of the published documents such as the Draft Waimea Design Plan, Draft Northwest Open Space and Community Development Plan, or the General Plan designate this site to be environmentally sensitive. There are no water sheds or wells proximate to the site; and the built up urban character of the site and surrounding area suggests very little possibility of finding endangered plant or animal life or cultural resources.

The proposed project will not substantially affect vistas and view planes identified in county or state plans or studies.

While the pu'uus or hills provide a scenic backdrop to this area, the project should not impact this view. The height of the structure will be twenty five (25) feet, equivalent to a standard dwelling. Further, the structure will not be readily visible from the principal viewplane (Kawaihae Road), as the existing stand of ironwood trees will effectively shield the structure.

The proposed project will not require substantial energy consumption.

By itself, the project will not utilize substantial electricity. It will be used principally as an office and storage area. The electrical demands should be equivalent to several residences.

Further, being centrally located, this facility should reduce travel times for those being serviced. As a result, it should reduce vehicular energy consumption by the users of this facility.

Final Environmental Assessment for the Proposed Hawaii County Department of Water Supply Waimea District Office and Maintenance Facility and Related Improvements, Waimea, South Kohala District, Hawaii Island, TMK (3) 6-5-07: 8

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The General Plan Hawaii County, November 1989. Land Use Pattern Allocation Guide Map (LUPAG), County of Hawaii General Plan, Ordinance No. 89-142

Public Draft Report Northwest Hawaii Open Space and Community Development Plan, County of Hawaii Planning Department, November 1992

Hawaii County Code Relating to Zoning. An Ordinance Amending Chapter 25 of the Hawaii County Code Relating to Zoning. Bill No. 250 (Draft 8)

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Island of Hawaii, State of Hawaii, December 1973

Rainfall Data, Commission on Resource Management for the State of Hawaii; Department of Land and Natural Resources - Division of Water Resources Management

Waimea Design Plan, The County of Hawaii. State and County Zoning Map, Figure 1.5; Land Use Concept Map, Figure 3.1

APPENDIX A



BUILDING DIVISION - DPW

COUNTY OF HAWAII - 25 AUPUNANI STREET - HILO, HAWAII 96720
TELEPHONE (808) 961-9331

NOV 12 1997
HAWAII COUNTY

KOKUA OFFICE (808) 327-3570

November 7, 1997

Mr. Sidney Fuke
Sidney Fuke & Associates
100 Pauahi Street, Suite 212
Hilo, HI 96720

SUBJECT: DEPT. OF WATER SUPPLY OFFICE & MAINTENANCE FACILITY
TMK: 6-5-7-8 Waimea, South Kohala, Hawaii
Draft EA Consultation Request

Our comments for the proposed project are as follows:

- 1) All new construction shall conform to current building code requirements.
- 2) Demolition permits shall be secured for any existing buildings which are to be removed.

Should you have any questions please contact Stanley Takemura or Jai Ho Cheng at 961-8331.


WAYNE ONOMURA, Division Chief
Building Division

STT:ju

SidneyFuke&Associates

100 Pauahi Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Fax: (808) 969-7996

Consulting Land Use Planners

December 24, 1997

Mr. Wayne Onomura, Building Division Chief
Department of Public Works
COUNTY OF HAWAII
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Onomura:

**Subject: Draft EA Consultation Request - Proposed County Department
of Water Supply's Office and Maintenance Facility**

Thank you very much for your comments, dated November 7, 1997, regarding the subject matter.

Please be informed that the applicant intends to cause the compliance with appropriate building and construction code. Plans will initially be reviewed by your office and other agencies; and subsequent to issuance of the building permit, the contractor will also be responsible for constructing the project in a manner consistent with the approved plans and your requirements.

Again, thank you very much for your comments.

Sincerely,

SIDNEY M. FUCE
Planning Consultant

cc Mr. Kenneth Ikemori

RECEIVED
NOV 14 1997



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLAHU BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5219
PHONE (808) 594-1888
FAX (808) 594-1883

November 7, 1997

Sydney M. Fuke
Sydney Fuke & Associates
100 Faunahi Street, Suite 212
Hilo, Hawaii 96720

Subject: Preparation of Draft Environmental Assessment for
the proposed County Department of Water Supply Office
and Maintenance Facility, Hawaii TMK: (3) 5-5-07:08

Dear Mr. Fuke:

Thank you very much for your letter informing us of the
upcoming Draft Environmental Assessment (DEA) for the above-
referenced project.

The County Department of Water Supply is proposing to
construct a new office and storage facility on a portion of the
site of its existing facility. The proposed 4,000 square foot
facility will provide room for expansion while consolidating
office, storage, and maintenance functions.

At this time OHA has no objections to the proposed project.
However, OHA intends to thoroughly review the DEA when it becomes
available for public review.

OHA's main areas of concern for developments triggering an
Environmental Assessment include, but are not limited to,
potential adverse impacts to cultural and archaeological
resources, ecosystems and associated wildlife habitats, air and
water quality, and public health and safety.

Letter to Sidney Fuke
Page two

Please contact Colin Kippen, Land and Natural Resources
Division Officer, or Richard Cook, EIS Planner at 594-1888,
should you have any questions regarding this matter.

Sincerely yours,

Randall Ogata
Administrator

Colin Kippen, Division Officer,
Land and Natural Resources

RS:rs
cc: Board of Trustees
Jamie Kawauchi, CAC, Hilo Office

Sidney Fuke & Associates

100 Peawahi Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Fax: (808) 969-7996

Consulting Land Use Planners

December 24, 1997

Mr. Colin Kippen, Division Officer
Land and Natural Resources
State Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813-5249

Dear Mr. Kippen:

**Subject: Draft EA Consultation Request - Proposed County Department
of Water Supply's Office and Maintenance Facility**

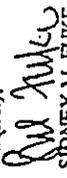
Thank you very much for your comments, dated November 7, 1997, regarding the subject matter.

Please be informed that the State Historic Preservation Division also confirmed that the project site does not have any record of any historic sites. Further, they did not believe that the project would have "no effect" on significant historic sites.

Yet, please be informed that if, during the construction phase, any unanticipated finds are made, work will immediately stop and consultation with appropriate State and County agencies will take place before work is resumed.

Again, thank you very much for your comments

Sincerely,


SIDNEY M. FUKE
Planning Consultant

cc Mr. Kenneth Ikemori

SidneyFuke&Associates

100 Pauahi Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Fax: (808) 969-7986

Consulting Land Use Planners

December 24, 1997

Ms. Virginia Goldstein, Director
Planning Department
COUNTY OF HAWAII
25 Aupuni Street
Hilo, Hawaii 96720

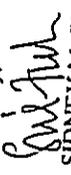
Dear Ms. Goldstein:

Subject: Draft EA - Comments on Proposed DWS' Waimea Office

Thank you very much for your comments, dated November 28, 1997, regarding the subject project

Please be informed your comments have been included in the Draft Environmental Assessment. You might also be interested to know that landscaping has been of concern to the Waimea Community Association. As such, the Department of Water Supply - through its consulting landscape architect (David Tamura) - has been working with the Association on this matter. A plan has been prepared with the Association's inputs, and it will be made a part of the EA.

Again, thank you very much for your inputs.

Sincerely,

SIDNEY M. FUKU
Planning Consultant

cc Mr. Ken Ikemori, DWS

BENJAMIN J. CAYSTANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HEALTH

P.O. BOX 518
HONOLULU, HAWAII 96821-0518

November 10, 1997

LAWRENCE MIKE
DIRECTOR

Sidney M. Fuke
November 10, 1997
Page 2

Sidney M. Fuke
Planning Consultant
Sidney Fuke & Associates
100 Pauahi Street, Suite 212
Honolulu, Hawaii 96820

Dear Mr. Fuke:

Subject: Draft Environmental Assessment Consultation Request
Proposed County Department of Water Supply Office and
Maintenance Facility, Waimae, Hawaii
TMK: (3) 6-5-07:8

Thank you for allowing the Department of Health to make comments on the above proposed project. The following comments are shared:

- 1) The Department of Health Wastewater Rules does not allow the use of a cesspool for sewage disposal for new publicly owned buildings. A septic tank system would be allowed.
- 2) Underground Injection Systems (Ph. 586-4258) which receive wastewater or storm runoff from the proposed development need to address the requirements of Chapter 23, Hawaii State Department of Health Administrative Rules, Title 11, "Underground Injection Control."
- 3) Construction activities must comply with the provisions of Hawaii Administrative Rules, Chapter 11-16, "Community Noise Control".
 - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.
 - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers

- c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.

Should there be any questions on this matter, please contact the Department of Health at 933-0395.

Sincerely,

AARON UENO
District Environmental Health
Program Chief

SidneyFuke&Associates

100 Pa'uahi Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Fax: (808) 969-7598

Consulting Land Use Planners

December 24, 1997

Mr. Aaron Ueno, Program Chief
District Environmental Health
State Department of Health
P.O. Box 916
Hilo, Hawaii 96721-0916

Dear Mr. Ueno:

**Subject: Draft EA Consultation Request - Proposed County Department
of Water Supply's Office and Maintenance Facility**

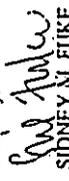
Thank you very much for your comments, dated November 10, 1997, regarding the subject matter.

Please be informed that the applicant intends to use a septic system for this new facility. If appropriate, the Underground Injection Control (UIC) permit will be secured prior to the construction of any drywells.

Further, during the construction phase of this project, the contractor will be required to comply with appropriate dust and noise regulations of the State. These matters have or will be incorporated in the Environmental Assessment

Again, thank you very much for your comments.

Sincerely,


SIDNEY M. FUKÉ
Planning Consultant

cc Mr. Kenneth Ikemori

SidneyFuke&Associates

100 PAULAN STREET, SUITE 212 • HILO, HAWAII 96720
Telephone: (808) 969-1522 • Fax: (808) 969-7956

Consulting Land Use Planners

November 6, 1997

Mr. Peter Boucher, Wastewater Division Chief
County Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Boucher:

Subject: Draft Environmental Assessment Consultation Request -
Proposed County Department of Water Supply Office and
Maintenance Facility, Waimea, Hawaii. TMK (3) 6-5-07:8

The County Department of Water Supply (DWS) is proposing to construct a new office and storage facility on a portion of the site of its existing facility, located on the northeast corner of Opelo Road and Kawaihae Road (Highway 19).

The site consists of 2.296 acres of land. Through Executive Order No. 2748, the State transferred the site to the County DWS on April 16, 1975. There are three (3) existing buildings on the front portion of the site which serve as the agency's office, storage, and maintenance buildings.

The new single-story, 4,000 square foot facility would consolidate all of these functions, while providing room for expansion. The existing structures will be retained for possible storage, meeting, and related uses. Two accesses from Opelo Road are planned - one to serve the main facility, and the other to serve the open storage area for pipe and related appurtenances. The grade difference makes it difficult for an interior access. There will also be at least twenty four (24) parking stalls and an above ground gas service area for the agency's vehicles. (See attached proposed site plan.)

Since public lands and funds are involved, the State EIS law must be complied with. Pursuant to said law and the environmental consultation process, I would appreciate any comments you may have regarding this request before December 1, 1997. Should you need additional information on this matter, please feel free to contact me. Thank you very much.

Sincerely,

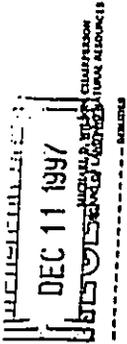
SIDNEY M. FUKÉ
Planning Consultant

11/10/97

No Comments.



encl
cc Mr. Ken Ikemori, DWS



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

November 14, 1997

Mr. Sidney Fuke
Sidney Fuke & Associates
100 Pauahi Street, Suite 212
Hilo, Hawaii 96720

Dear Mr. Fuke:

SUBJECT: Draft Environmental Assessment Consultation Request--Proposed
County Department of Water Supply Office and Maintenance
Facility
Waimea, South Kohala, Hawaii Island
TMK: 6-5-07:8

LOG NO: 20520 ✓
DOC NO: 9711PM13

Thank you for your letter of November 6, 1997, and the opportunity to review and comment on the proposed project.

We have no record of any historic sites on the 2.296 acre subject parcel, located on the northeast corner of Opelo Road and Kawaihae Road (Highway 19) in Waimea. It is unlikely that any would exist on this property, which has three existing buildings on it. We believe that the proposed construction of a new office and maintenance facility will have "no effect" on significant historic sites.

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

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

PM:jk

Sidney Fuke & Associates

100 Pauahi Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 963-1522 • Fax: (808) 969-7998

December 24, 1997

Dr. Don Hibbard, Administrator
Historic Preservation Division
State of Hawaii
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Dr. Hibbard:

Subject: Draft EA Consultation Request - Proposed County Department
of Water Supply's Office and Maintenance Facility

Thank you very much for your comments, dated November 14, 1997, regarding the subject matter.

It is comforting to know that you office concluded that the project would have "no effect" on significant historic sites. Yet, please be informed that if, during the construction phase, any unanticipated finds are made, work will immediately stop and consultation with appropriate State and County agencies will take place before work is resumed.

Again, thank you very much for your comments.

Sincerely,

SIDNEY M. FORE
Planning Consultant

cc Mr. Kenneth Ikemori

WAIMEA COMMUNITY ASSOCIATION

PO Box 685 KAHULA, HAWAII 96743

November 19, 1997

Mr. Ken Ikemon
Dept. of Water Supply
889 Leilani ST.
Hilo, H 96720

Subject: Waimea Operations Center
Schematic Landscape Plan

Dear Mr. Ikemon,

Your Landscape Architect, Mr. David Tamura, has submitted the Schematic Landscape Plan for review by the Planning Committee of the Waimea Community Association. The Committee met on November 18, 1997, reviewed the plan and offer the following comments for your consideration.

- 1 Moving the water department operations away from Kawaihae Road will be a benefit to the community. The addition of trees and hedges are important in order to shield this more industrial use from the surrounding commercial and residential uses.
- 2 New plantings should be of a sufficient size to have an immediate impact. We suggest that new trees have a minimum 3" caliper trunk.
- 3 The perimeter mock orange hedges should be planted and maintained so that it disguises the chain link fence.
- 4 The front access off of Kawaihae Road by the old office, closest to Opelo Road, should be abandoned, as it is too close to the intersection and presents a safety hazard. Additional plantings and grass should be added at the prior driveway location.
- 5 The use of the existing office building and maintenance building after completion of the new operations center is unclear. As has been presented to you in the past, this area presents a unique opportunity to the whole community. We suggest that the DWS consider converting the charming old office into a "water museum" and convert the KAWAIIHE Road frontage into landscaped open space for public use and perhaps parking for surrounding users. This site is a unique location where a well done open space could provide an arrival statement for the west entry to Waimea Town. Your serious consideration of this proposed public use for this public property is appreciated.

The landscape plan is a great improvement and we appreciate the DWS's sensitivity to the visual integrity of the site. WE respectfully request that the plans for the Operations Center buildings be submitted to the Planning Committee of the WCA for review and comment prior to Plan Approval. There are concerns for the visual impact of what would normally be an industrial style building in this commercial neighborhood at the western gateway to Waimea.

Sincerely,

Aza Summers, Chair

SidneyFuke&Associates

100 Palau Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Fax: (808) 969-7566

Counseling Land Use Planners

December 24, 1997

Mr. Aza Summers, Chair
Waimea Community Association
P O. Box 685
Kahula, Hawaii 96743

Dear Aza:

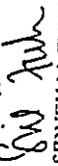
Thank you for sending me a copy of your Association's comments on the Department of Water Supply's proposed operations center in Waimea.

It is my understanding that your group has worked closely with the Department, particularly on the building design and landscaping plan. The building design, capturing the "Panolo" flavor, as well as the landscaping plan will be made a part of the Environmental Assessment.

Relative to the use of existing office as a "water museum", that option still exists as the Department has no plans at this time to remove and/or demolish the structures. That discussion should be pursued further with the County.

Again, thank you for your comments and look forward to any more comments you may on the Environmental Assessment.

Sincerely,


SIDNEY M. FUKU
Planning Consultant

cc Mr. Ken Ikemon, Department of Water Supply

APPENDIX B

BENJAMIN J. CAYETAHO
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

214 SOUTH BERKELENA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 688-4185
FACSIMILE (808) 618-4180

March 10, 1998

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

Dear Mr. Pavao:

Subject: Draft Environmental Assessment for the Department of
Water Supply District Office, Waimea, Hawaii

Thank you for the opportunity to review the subject document. We
have the following comments.

1. Since underground fuel tanks are not applicable to this
project, please delete the reference to "UST Technical
Standards and Corrective Action Requirements" listed on page
15. Instead, add regulations and/or standards relating to
above ground fuel tanks.
2. Please discuss the findings and reasons for supporting the
FONSI determination based on all 13 significant criteria
listed in §11-200-12 of the EIS rules. Please see the
enclosed example.

Should you have any questions, please call Jeyan Thirugnanam at
586-4185.

Sincerely,

Gary Gill
Director

cc: Sidney Fuke

Attachment



Sidney Fuke, Planning Consultant

100 PALAH STREET, SUITE 212 • HAWAII, HAWAII 96720
TELEPHONE: (808) 955-1522 • FAX: (808) 958-7996

Planning, Variances, Zoning
Subdivision, Land Use Permits
Environmental Reports

March 13, 1998

Mr. Gary Gill, Director
Office of Environmental Quality Control
STATE OF HAWAII
235 South Berkeleña Street, Suite 702
Honolulu, HI 96813

Dear Mr. Gill:

Subject: Comments on Draft EA for the Department of Water
Supply District Office, Waimea, HI, TMK: 6-5-7-08

Thank you very much for your comments regarding the subject matter.

Please be informed that we have made the suggested changes to the text of the Final
EA. Specifically, the reference to the regulations relating to the above ground fuel tanks was
made. Further, the two outstanding "significance criteria" were included in the Chapter 10 of
the Final EA (Determination With Supporting Findings and Reasons).

Again, we thank you for the suggested comments.

Sincerely,

SIDNEY M. FUKU
Planning Consultant

cc Mr. Ken Ikemori, Department of Water Supply