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FINAL ENVIRONMENTAL ASSESSMENT AND  
FINDING OF NO SIGNIFICANT IMPACT

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(THE KANOELEHUA - KEKUANA OA PROJECT)

Waiakea, South Hilo, Hawaii

JUNE, 2003

PREPARED FOR:

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

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## **1. Introduction**

### **1.1 Purpose**

The State of Hawaii, Department of Land and Natural Resources (DLNR), is the owner of approximately 2.847 acres of land in Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-37: 41. The subject property is currently vacant and DLNR intends to offer a long-term lease or leases over the property by public auction. DLNR will submit a change of zone application to the Hawaii County Planning Department to allow for light industrial or mixed commercial/industrial uses. The purpose of this Environmental Assessment is to comply with the requirements of Chapter 34-3, Hawaii Revised Statutes (HRS) which are triggered by the use of State land.

### **1.2 Identification of Proposing Agency**

Mr. Peter Young is the Chairperson of the Board of Land and Natural Resources. The mailing address for the Department of Land and Natural Resources is P.O. Box 621, Honolulu, Hawaii 96809.

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

In accordance with Chapter 34-3, HRS, the Department of Land and Natural Resources is also the appropriate accepting authority of the Environmental Assessment.

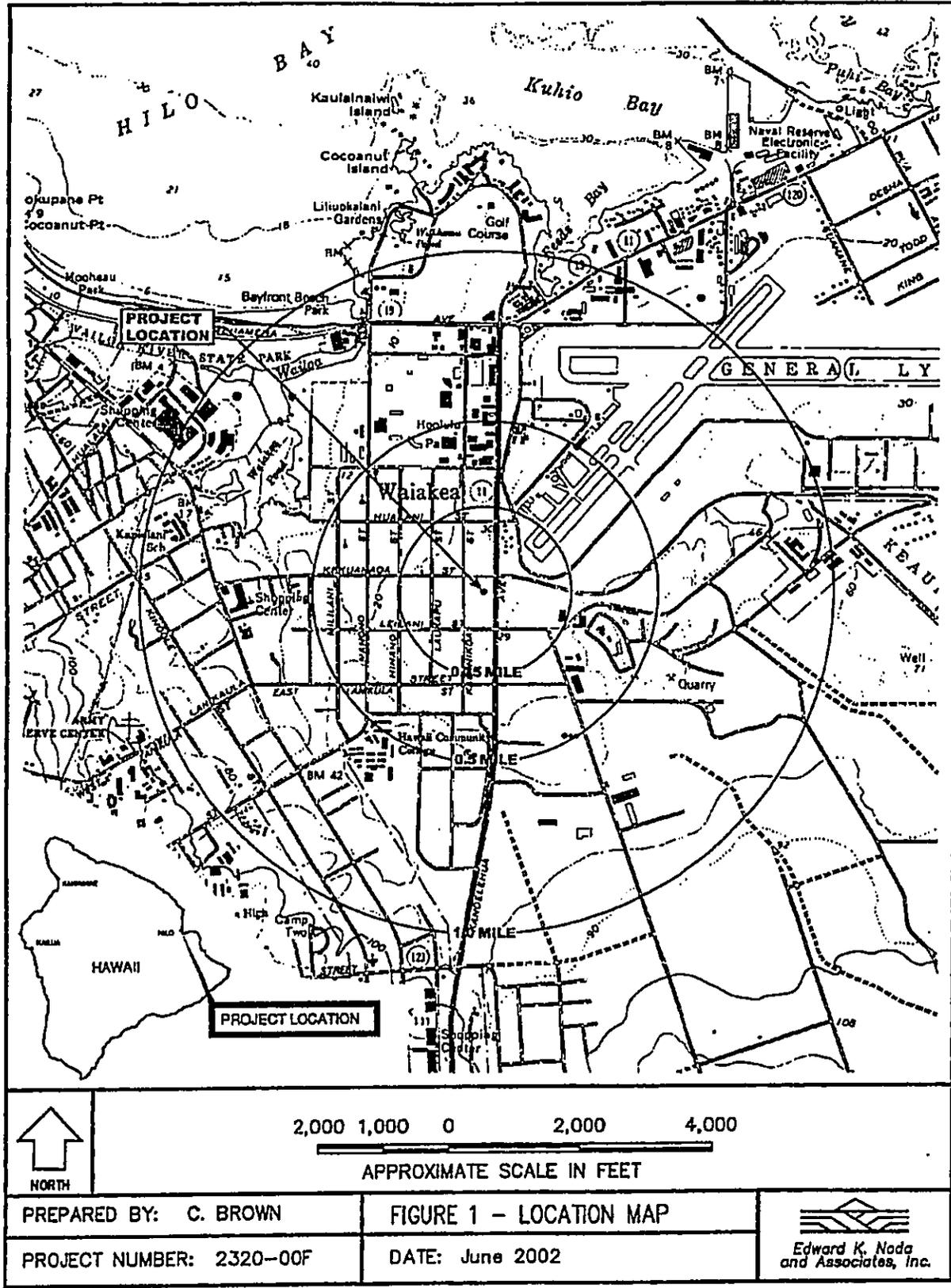
### **1.4 Technical Description**

Tax Map Key No. (3) 2-2-37: 41 consists of six separate lots which total approximately 2.847 acres of land situated on the southwest corner of Kanoelehua Avenue and Kekuaanoa Avenue, Waiakea, South Hilo, Island of Hawaii. The six lots include the remainder of lot 2 as well as lots 4, 6, 8, 10 and 12, Block 30, of the Waiakea House Lots, 1<sup>st</sup> Series. (Please see the attached location map and tax plat map)

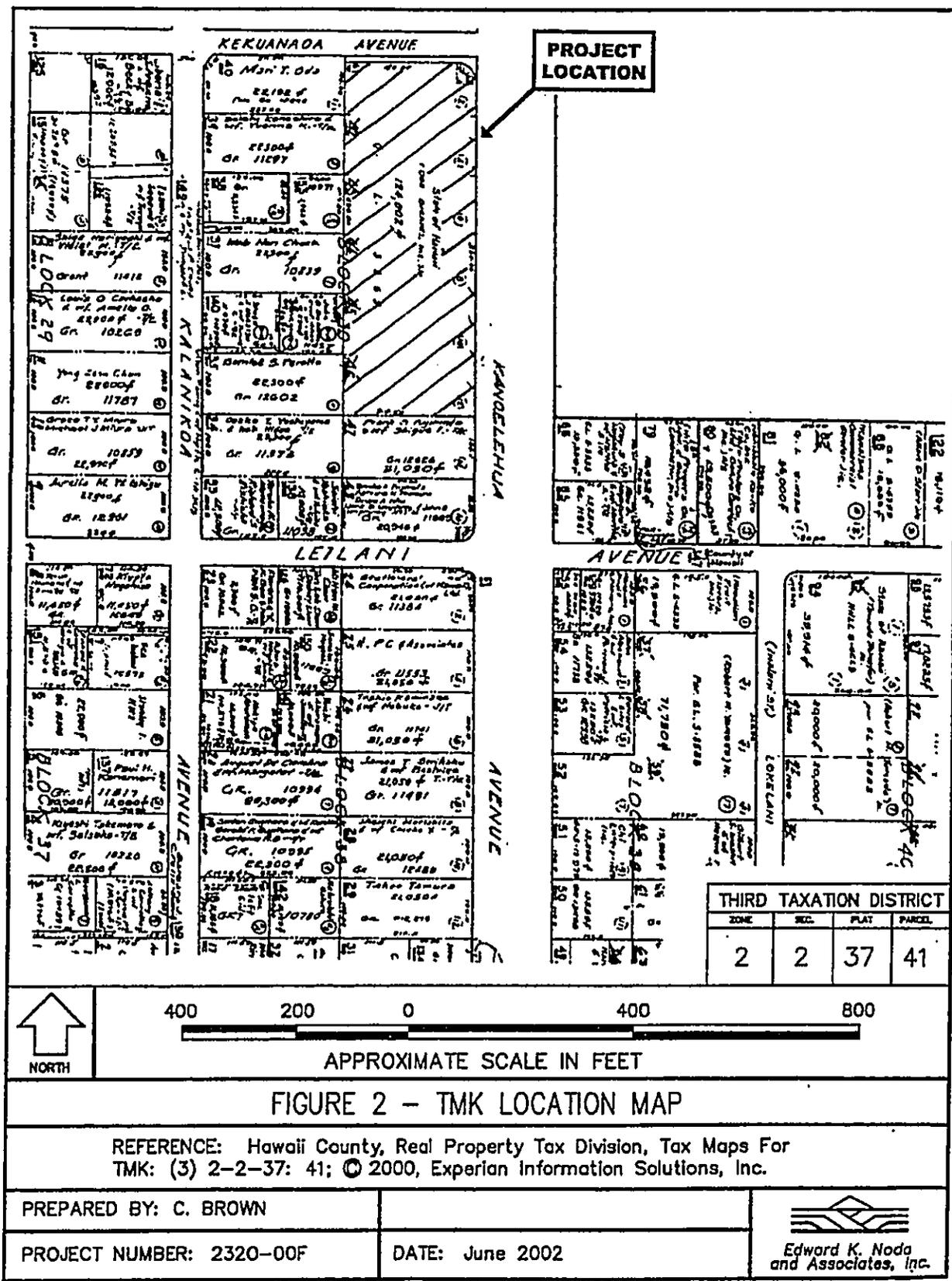
The subject property is currently vacant and zoned for single family residential use with a minimum lot size requirement of ten thousand square feet (RS-10). DLNR will submit a change of zone application to the Hawaii County Planning Department to allow for light industrial or mixed commercial/industrial uses (i.e., MCX zoning district) which is consistent with the Industrial designation in the County General Plan. Upon approval of the change of zone request, DLNR intends to offer a long-term lease or leases over the property by public auction.

The industrial-commercial mixed use district (MCX) is intended to "provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing non-industrial uses to unsafe and unhealthy environments. This district is intended to promote and maintain a viable mix of light industrial and commercial uses." (Section 25-5-130, Chapter 25, Zoning Code, Hawaii County Code) A complete list of uses permitted in the MCX district is provided in Appendix A.

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Source: Edward K. Noda and Associates, Inc. 2002



Source: Edward K. Noda and Associates, Inc. 2002

## **1.5 Project Background**

### **1.5.1 Need for the Project**

The subject property has remained vacant since 1978 when a lease to Oda Orchards, Inc. was discontinued. Since that time, the State has received a number of inquiries for utilizing the property for a variety of uses including a car sales lot, gas station/retail center, a mixed use center with a restaurant, gas station, retail and industrial uses. These potential developers have been stymied by the uncertainty and length of time involved in completing an environmental assessment and change of zone application before the property can be developed for industrial or mixed commercial/industrial uses. DLNR continues to receive inquiries for parcels suitable for industrial or mixed commercial/industrial uses and believes that the subject property will be ideal for these uses.

To address these concerns and allow the site to be put to productive use, DLNR will submit a change of zone application to the Hawaii County Planning Department to allow for light industrial or mixed commercial/industrial uses, i.e., MCX zoning district. Upon approval of the change of zone request, DLNR intends to offer a long-term lease or leases over this site.<sup>1</sup> However, because public land laws (HRS §171-13) require that the leases be sold by public auction and awarded to the highest bidder, the specific use or uses of the site cannot be determined until after the lease(s) are auctioned and awarded. Therefore, the impacts discussed in this Environmental Assessment are discussed in general terms based on potential impacts that could result from any of the uses permitted in the MCX zoning district.

### **1.5.2 Land Use Designations**

The subject property is situated within the State Land Use Urban District. The County General Plan Land Use Pattern Allocation Guide Map (LUP AG) designation for most of the project area is Industrial. The County zoning designation for the property is Single Family Residential 10,000 (RS-10). The project area is not situated within the County's Special Management Area (SMA).

### **1.5.3 Listing of Permits and Approvals**

Federal	None
State of Hawaii	
Department of Health	Underground Injection Control Approval of Drywells
Department of Transportation	Approval of Driveway Connection(s)
County of Hawaii	
County Council	Approval of Change of Zone Request
Department of Public Works	Approval of Project Construction Plans

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<sup>1</sup> The subject property currently consists of six lots, which may be consolidated and resubdivided in the future.

Department of Water Supply	Approval of Project Construction Plans
Planning Department	Plan Approval Approval of Project Construction Plans

### **1.6 Agency and Public Consultation**

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

United States Fish and Wildlife Services, Division of Ecological Services  
State of Hawaii, Department of Land and Natural Resources, Historic Preservation Division  
State of Hawaii, Dept. of Land and Natural Resources, Division of Forestry and Wildlife  
State of Hawaii, Department of Health  
State of Hawaii, Department of Transportation  
State of Hawaii, Office of Hawaiian Affairs  
State of Hawaii, Department of Hawaiian Home Lands  
County of Hawaii, Planning Department  
County of Hawaii, Department of Public Works  
County of Hawaii, Department of Environmental Management  
County of Hawaii, Department of Water Supply  
County of Hawaii, Police Department  
County of Hawaii, Fire Department  
Mr. Keith Akiyama, President – Kanoelehua Industrial Area Association  
Mr. Bernard A. Kratky – adjacent property owner, TMK: (3) 2-2-37:34  
Robert & Sharon Alapai – adjacent property owner, TMK: (3) 2-2-37: 35  
Shigeko Okumura Trust – adjacent property owner, TMK: (3) 2-2-37: 36  
Shoko Nagasawa & Jun Ishimine - adjacent property owner, TMK: (3) 2-2-37: 37  
Joshua Bryant & Lisa Anderson - adjacent property owner, TMK: (3) 2-2-37: 38  
Yvonne K. Kaneshiro - adjacent property owner, TMK: (3) 2-2-37: 39  
Kavana Homes, Inc. c/o Peter Vana - adjacent property owner, TMK: (3) 2-2-37: 40  
Frank S. Fujimoto Family TR. - adjacent property owner, TMK: (3) 2-2-37: 47  
Aloha Petroleum Ltd. – property owner across Kekuaaoa Ave., TMK (3) 2-2-35: 64

## 2. ENVIRONMENTAL SETTING

### 2.1 Physical Environment

#### 2.1.1 Geology and Hazards

##### *Environmental Setting*

The project area is located on the lower northeastern slopes of Mauna Loa and consists of the Kau volcanic series (Stems and Macdonald, 1946). The Kau volcanic series consists mainly of basaltic lava flows.

The volcanic hazard as assessed by the United States Geological Survey for the project area is "3" on a scale of ascending risk 9 to 1 (Heliker 1990). Zone "3" includes the lower slopes of Mauna Loa~ which are "gradationally less hazardous than Zone 2 because of greater distance from recently active vents and/or because the topography makes it less likely that flows will cover these areas."

The island of Hawaii is one of the most seismically active areas in the world and has experienced more than twenty large earthquakes (magnitude 6 or larger) over the past 166 years. (Wyss and Koyanagi, 1992) Magnitude 6 earthquakes can be expected to cause structural damage to non-reinforced buildings. The Building Code rating for the entire island of Hawaii is seismic Zone 4 which has the highest risk for seismic activity.

##### *Impacts and Mitigation Measures*

The proposed industrial or mixed commercial/ industrial use of the subject property will not expose the lessee(s) or the general public to any additional hazard risk that does not already exist for the entire city of Hilo. The volcanic hazard risk is relatively low and the same as any other alternative site that could be utilized for the same purpose in the city of Hilo. The Hawaii County Building Code requires that all new structures be designed to resist forces to seismic Zone 4 standards.

#### 2.1.2 Soils

##### *Environmental Setting*

The soils of the project area are classified as Keaukaha extremely rocky muck with 6 to 20 percent slopes (rKFD) and Papai extremely stony muck, 3 to 25 percent slopes (rPAE) by the U.S. Department of Agriculture Soil Conservation Service (SCS) Soil Survey. (U.S. Soil Conservation Service 1973) The Keaukaha soil series consists of well drained, thin organic soils over pahoehoe lava bedrock. The Papai soil series consists of well-drained, thin, extremely stony organic soils over fragmented A'a lava. The Agricultural Capability Subclass rating for both soils is VIIs which includes soils having very severe limitations that make them unsuited for cultivation and that restrict their use largely to pasture or range, woodland, or wildlife.

### *Impacts and Mitigation Measures*

The project area has been previously graded and is relatively flat. As such, the potential for soil erosion is negligible. In addition, all construction activities will comply with the applicable requirements of the State Department of Health and the Department of Public Works.

#### **2.1.3 Climate**

##### *Environmental Setting*

Hawaii's climate is generally characterized as mild with uniform temperatures, moderate humidity, and two identifiable seasons. The "summer" season, between May and October is generally warmer and drier. The "winter" season, between October and April is cooler and wetter. The project area is situated along the "windward" side of the Island of Hawaii which is exposed to northeasterly trade winds that causes relatively high rainfall (over 150 inches annually). The average monthly minimum temperature in Hilo ranges from the mid 60's to 70 degrees Fahrenheit while the average monthly maximum temperature ranges from the high 70's to the high 80's. (University of Hawaii Press, 1983)

##### *Impacts*

The climatic conditions of the project area will not have a significant impact on the proposed project.

#### **2.1.4 Hydrology and Drainage**

##### *Environmental Setting*

The project area is within the Hilo aquifer system which has a sustainable yield of approximately 347 million gallons per day. In fiscal year 1993-94 daily withdrawals from the Hilo aquifer system averaged approximately 90.8 million gallons per day. (This figure includes large amounts of water used for hydroelectric and steam power generation plants as well as for industrial cooling.)

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency dated September 16, 1988, the project area is situated within Flood Zone "X" (areas determined to be outside the 500 year flood plain).

##### *Impacts and Mitigation Measures*

The proposed use of the subject 2.847 acre parcel for industrial/commercial purposes is not anticipated to have any significant adverse impact on hydrology and drainage. Any potential impacts may be mitigated by complying with State and County regulations. The Department of Public Works provided the following comments regarding drainage:

- "All development-generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties.

A drainage report shall be prepared, and the recommended drainage system shall be constructed meeting with the approval of the Department of Public Works."

The State Department of Health commented that, "Underground Injection Systems (Ph. 586-4258) which receive wastewater or storm run-offs from the proposed development need to address the requirements of Chapter 23, Hawaii State Department of Health Administrative Rules, Title 11, 'Underground Injection Control'."

### **2.1.5 Water Quality**

#### *Environmental Setting*

The Waiakea Pond is the closest water body to the project area and is situated approximately 3/4 of a mile northwest of the subject property. The nearest coastal waters are situated approximately 7/8 of a mile northwest of the project site.

#### *Impacts*

The proposed project is not expected to have any direct impact on any streams or marine waters.

### **2.1.6 Flora and Fauna**

#### *Environmental Setting*

The entire property has been previously cleared and graded for the growing of orchids between 1957 and 1978. The property has remained vacant since 1978 except for a brief period in 1997-1998 when the property was utilized as a contractor's base yard for two roadway improvement projects. The vegetation that is presently on the site consists primarily of a mixture of grasses and weeds including Hilo grass *Paspalum conjugatum* Berg., Natal redtop *Rhynchelytrum repens* (Willd.) Hubb., Molasses grass *Melinis minutiflora* P. Beauv., California grass *Brachiaria mutica*, Guinea grass *Panicum maximum* Jacq. and sensitive plant *Mimosa pudica* L. There are a few trees and shrubs including African tulip *Spathodea campanulata*, gun powder *Trema orientalis* (L.) Blume, *Melochia umbellata* (Houtt.) Stapf. and Coconut palm *Cocos nucifera* L. No candidate, proposed, or listed threatened or endangered species as set forth in the Endangered Species Act of 1973, as amended are known from this area and given the extent of prior disturbance by earthmoving equipment and agricultural use, it is highly unlikely that any are present on the subject property.

Although a faunal survey was not conducted, it is highly unlikely that any candidate, proposed, or listed threatened or endangered species would be found on the project site. This is due to the extensive prior disturbance of the project site by earthmoving equipment and the extensive urban development surrounding the project site including major streets, residences, commercial and industrial businesses.

#### *Impacts*

Based on the extensive prior disturbance of the project site, it is highly unlikely that any candidate, proposed, or listed threatened or endangered species as set forth in the Endangered Species Act of 1973, as amended are present on the subject property. As such, the proposed project will not have any significant impact on any protected or native plant or animal species.

## 2.1.7 Air Quality

### *Environmental Setting*

The air quality of the subject area is affected by pollutants derived from the volcanic emissions from the ongoing Kilauea eruption. Other sources of air pollutants to a limited degree include vehicle exhaust emissions along the neighboring streets. In general, however, the ambient air quality of the project area meets all federal and state standards as evidenced by its designation as an "attainment" area by the State Department of Health, Clean Air Branch.

### *Impacts and Mitigation Measures*

Short term impacts will result from the construction activity involved with developing the subject property including dust and exhaust from machinery and vehicles. Given the temporary nature of the construction time period, the potential impacts of these construction activities should be minimal. In addition, the lessee(s) of the property will be required to comply with all applicable state and County requirements, including the requirements to utilize best management practices to minimize dust impact and comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," and Section 11-60.1-33, Fugitive Dust.

In addition, the uses allowed in the Industrial-Commercial Mixed District (MCX) are limited to those which will not expose non-industrial uses to unsafe and unhealthy environments. As such, the proposed action will not have a significant long term impact on the air quality of the surrounding area.

## 2.1.8 Noise

### *Environmental Setting*

Existing noise levels at the project site are typical of a commercial/industrial district fronting on a major thoroughfare. Existing noise levels were estimated by a noise study prepared for the Draft Environmental Assessment, Hilo International Airport Project No. AH1011-03 by Y. Ebisu & Associates in September, 2001. Two noise level estimates were provided for two different locations on the subject property and indicated noise levels of 58.3 DNL and 58.8 DNL, respectively. These noise levels were influenced by aircraft operating at the nearby airport as well as traffic on the highway. (The noise descriptor currently used by federal agencies to assess environmental noise and is the "Day-Night Average Sound Level" or DNL.) These noise levels are considered to be "moderate exposures" by federal standards and well within guidelines for commercial, industrial and other non-noise sensitive land uses.

### *Impacts and Mitigation Measures*

Temporary noise impacts will occur from construction activities for the development of the property and are unavoidable. Mitigation measures can be taken, however, to minimize noise impacts including the use of mufflers and implementing construction curfew periods. All project activities must comply with the Administrative Rules of the Department of Health, Chapter 11-46, on "Community Noise Control".

### **2.1.9 Scenic Resources**

#### *Environmental Setting*

The predominant scenic views in the vicinity of the project area are of Mauna Kea and Mauna Loa. These views will not be adversely affected by the development of the project site for industrial/commercial uses.

#### *Impacts*

The open space and scenic resources in the vicinity of the project area will not be adversely affected by the development of the project site for industrial/commercial uses.

## **2.2 Social, Cultural and Economic Setting**

### **2.2.1 Socio-Economic Characteristics**

#### *Setting*

Hawaii County's population increased by more than 56,000 persons between 1980 and 2000. Between 1980 and 1990, Hawaii Island's population increased by 30.7 percent, and increased by 23.6 percent between 1990 and 2000. The April 1, 2000 population figure for Hawaii County was 148,677 according to census figures compiled by the County of Hawaii, Department of Research and Development.

The South Hilo district had a population of 47,386 in 2000 which represented approximately 32 percent of the total population for Hawaii Island. The City of Hilo is the largest population center on the island with the main offices of the county government, branch offices of federal and state agencies located there. The island's major deep draft harbor and international airport are also located in Hilo. In addition to industrial, commercial and social service activities, the University of Hawaii at Hilo and Hawaii Community College and affiliated research programs play an important role in Hilo's economy.

Hilo and the rest of the east Hawaii communities are adjusting to the loss of the sugar industry in the mid 1990's. Industrial activities that remain include quarrying, construction material manufacturing and fabrication, storage, wholesaling facilities, garment manufacturing, processing and packaging of agricultural products and supportive services to businesses. Although the district enjoys some economic benefit from tourism, much of it is indirect through the spin-offs from the primary tourism activity in West Hawaii.

#### *Impacts*

The proposed change of zone and subsequent availability of the subject property for industrial/commercial uses will help address a small portion of the demand for industrial/commercial parcels on the island of Hawaii and in particular, this section of the South Hilo district. The DLNR has received numerous inquiries for utilizing the subject property but that interest has been stymied by the uncertainty and length of time involved in completing an environmental assessment and change of zone application before the property can be developed for industrial or mixed commercial/industrial uses. The proposed action, in and of itself, will not generate growth, but provides the necessary support to sustain a growing population and economy in the region.

## **2.2.2 Adjacent Land Uses**

### *Existing Setting*

The project area was previously predominantly residential in character but is now in transition to mixed industrial and commercial uses. The subject property is one of the few properties in the vicinity fronting Kanoelehua Avenue that is not currently being used for industrial or commercial use.

All of the immediately adjoining parcels except for TMK 2-2-37: 40 are being utilized for single family residential purposes but only one parcel (Parcel 47) fronts Kanoelehua Avenue. Parcel 40 has an existing chiropractic office as well as a model home for a building contractor. Other land uses in the immediate vicinity include an animal hospital and the Hilo International Airport immediately across Kanoelehua Avenue, an Aloha Gas Station immediately across Kekuaanaoa Avenue and a Minit Stop Gas Station situated one lot over from the single family dwelling along the southern boundary of the subject property. Other land uses within ¼ mile of the subject property include two restaurants, a used car lot, office supply store, a printing company, an auto parts store, a real estate office and a number of other businesses.

### *Impacts and Mitigation Measures*

The proposed change of zone to allow the property to be leased for industrial/commercial uses will be in character with the majority of the land uses currently existing along Kanoelehua Avenue and is consistent with the County's long-range plans for the area as set forth in the County's General Plan. In the four block section between Piilani Street and Lanikaula Street, 17 of the 25 parcels on the west side of Kanoelehua Ave. are already zoned Industrial or Industrial-Commercial Mixed Use. Only 8 of these parcels, including the subject property, are zoned single family residential. Any impacts on the surrounding properties due to noise and other disturbances caused by the proposed zoning change will be mitigated through careful construction management practices and compliance with federal, state and county regulations.

## **2.3 Public Facilities and Services**

### **2.3.1 Roads**

#### *Existing Setting*

Kanoelehua Avenue, fronting along the eastern border of the project site, is a two-way, six-lane, divided State roadway. Kekuaanaoa Avenue, fronting along the northern border of the project site is a two-way, two-lane County of Hawaii roadway. The intersection of Kanoelehua Avenue and Kekuaanaoa Avenue is a signalized intersection and serves as the entrance to the Hilo International Airport.

Existing traffic levels for the Kanoelehua Avenue and Kekuaanaoa Avenue intersection were measured by a traffic impact report prepared for the Draft Environmental Assessment, Hilo International Airport Project No. AH1011-03 by Wilson, Okamoto & Associates in September, 2001. Field investigations conducted on August 28 and 29, 2001 indicated the following:

"At the intersection of Kanoelehua Avenue and Kekuaanaoa Avenue, Kanoelehua Avenue carries 1,543 vehicles northbound and 841 vehicles southbound during the AM peak period. During the PM peak hour, the total traffic volume is heavier with 1,463 vehicles traveling northbound and 1,149 vehicles traveling southbound. Both approaches of Kanoelehua Avenue operate adequately at LOS "C" during the AM and PM peak hours.

"Kekuaanaoa Avenue carries 218 vehicles westbound and 281 vehicles eastbound during the AM peak hour of traffic. During the PM peak hour, traffic volumes are heavier with 531 vehicles traveling westbound and 485 vehicles traveling eastbound. Both approaches of Kekuaanaoa Avenue operate adequately at LOS "C" during the AM and PM peak hours." (Wilson Okamoto & Associates, 2001)

#### *Impacts and Mitigation Measures*

The proposed use of the subject 2.847 acre parcel for industrial/commercial purposes is not anticipated to have any significant adverse impact on the roads and traffic circulation in the area. Any potential impacts may be mitigated by complying with the requirements of the County Department of Public Works and the State Department of Transportation. The Department of Public Works has provided the following comments relative to the roadways serving the subject property:

- "Based on the intended change of zone, the Department of Public Works will recommend the applicant provide full improvements to the entire frontage along Kekuaanaoa Avenue consisting of, but not limited to, pavement widening with concrete curb, gutter and sidewalk, drainage improvements, and any required relocation of utilities."
- "Access to the subject parcel should be from Kanoelehua Avenue which is under the jurisdiction of the State of Hawaii, Department of Transportation."
- "Streetlights and traffic control devices may be required by the Traffic Division, Department of Public Works. The applicant/developer shall be responsible for the design, purchase, and installation of such devices."

The State Department of Transportation has provided the following comments relative to the roadways serving the subject property:

- "A right turn in only could be allowed from Kekuaanaoa Street."
- "Either one right turn in, right turn out access or one right turn in and one separate right turn out would be allowed on Kanoelehua Street (Route 11)."
- "A traffic assessment may be required."

#### **2.3.2 Water System**

##### *Existing Setting*

Water is available from an existing 12-inch waterline along Kanoelehua Avenue. The Department of Water Supply has indicated that, "The meter connection size will be determined by the anticipated maximum daily water usage recommended by a registered

engineer and will be subject to review and approval during the construction design phase of development.”

#### *Impacts*

The proposed project will not have a significant adverse impact on the existing Department of Water Supply system serving the subject location.

### **2.3.3 Protective Services**

#### *Existing Setting*

The closest County fire station is situated approximately one mile northeast of the project site on Kea'a Street. The police station is situated approximately 1.5 miles away and the hospital is situated approximately 3.1 miles away.

#### *Impacts*

The proposed project will not create an additional burden on the existing service providers.

### **2.3.4 Schools**

#### *Existing Setting*

The project area is served by Kapiolani Elementary School, Hilo Intermediate School and Hilo High School. The enrollment level at all three schools are currently below their operating capacity.

#### *Impacts*

The proposed action, in and of itself, will not generate growth, but provides the necessary support to sustain a growing population and economy in the region. As such, the proposed use of the subject property for industrial/commercial uses will not have a significant adverse impact on the public schools serving the project area.

### **2.3.5 Power and Communication Systems**

#### *Setting*

The project area is served by Hawaii Electric Light Company's (HELCO) power lines from existing roadways fronting the property. Telephone and cable T.V. service is also available to the project site.

#### *Impacts*

The proposed action will not have any significant adverse impact on the power and communication systems serving the region.

### **2.3.6 Wastewater**

#### *Setting*

The project area is within the service limits of the County wastewater disposal system. All wastewater generated will be disposed into the County sewer system.

#### *Impacts*

The proposed action will not have any significant adverse impact on the County sewer system.

#### **2.3.7 Solid Waste**

##### *Setting*

There is no municipal collection system for solid waste in the County of Hawaii. Businesses rely on private firms to collect and dispose of waste at the County's Hilo landfill which is situated approximately 0.5 mile east of the project site.

##### *Impacts*

The proposed action will not have any significant adverse impact regarding solid waste.

#### **2.4 Archaeology, Historic and Cultural Resources**

##### *Setting*

The entire property has been previously cleared and graded for the growing of orchids between 1957 and 1978. Given the extent of prior modification by earthmoving equipment, it is highly unlikely that any historic sites or buried cultural deposits remain on the property. In a letter to the Hawaii District Land Agent dated November 6, 1991, the State Historic Preservation Division provided the following comments regarding a previous request to utilize the subject property:

"This parcel is an existing subdivision and probably has had its land surface disturbed. This area of Hilo was once forest, with few historic sites. Surveys in nearby areas have found no historic sites. Given these factors, we expect the project to have 'no effect' on significant historic sites."

A Cultural Impact Assessment was prepared for the Draft Environmental Assessment, Hilo International Airport Project No. AH1011-03 by Wilson, Okamoto & Associates in February, 2002. The Cultural Impact Assessment provides a historical perspective of the natural landscape and traditional land use patterns of the ahupua'a of Waiakea which includes the project site. The ahupua'a is over 95,000 acres in size and extends along the coast from the west side of Hilo Bay to the Puna district boundary and inland to approximately the 6,000 foot elevation. In describing the ahupua'a of Waiakea, the Cultural Impact Assessment states the following:

"The lands of Waiakea were productive, and the resources of the different environmental and ecological zones were utilized to support the native population. Along the coast, fishponds were constructed to raise and harvest fish, an important source of protein. Inland the decomposed lava and consistent rainfall created fertile lands for growing kalo and other food crops. Hala groves provided an abundance of lau hala for weaving and house thatching. The forest, which extended within a few miles of the coast, provided timber, an array of occupational and medicinal trees and plants, as well as a number of bird species."

An Archaeological Inventory Survey was also prepared for the Draft Environmental Assessment, Hilo Airport Project No. AH1011-03 by Haun & Associates in August, 2001. In describing the prehistoric and early historic use of the project area and vicinity, the Archaeological Survey stated, in part, the following:

“Prehistoric to early historic use of the project area was probably limited because the focus of settlement was along the coast and the lower reaches of the Wailoa River. The only evidence of Traditional Hawaiian use reported for the project area vicinity consists of an agricultural depression and several mounds of stone (ahu) marking the Puna Trail, which extended through Survey Area 3. The area is intermediate between McEldowny’s (1979) Coastal Settlement Zone and her Upland Agricultural Zone because it is greater than 0.5 miles inland and less than 50 ft. in elevation. The very rocky nature of the terrain probably limited traditional use to gathering floral and faunal resources, transit through the area, and limited agricultural activity. Historic use was probably limited to cattle grazing because the terrain is too rocky for sugar cane cultivation.”

### *Impacts*

Any valued archaeological, floral or faunal resources that may have existed on the subject property was removed by the complete clearing and grading of the property for the growing of orchids over 40 years ago. As such, the proposed action is anticipated to have "no effect" on significant historic sites or cultural activities.

### 3. SUMMARY OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

#### 3.1 Overview

As previously mentioned, DLNR intends to offer a long-term lease or leases over the subject property. However, because public land laws (HRS §171-13) require that the leases be sold by public auction and awarded to the highest bidder, the specific use or uses of the site cannot be determined until after the lease(s) are auctioned and awarded. Therefore, the impacts discussed in this Environmental Assessment are discussed in general terms based on potential impacts that could result from any of the uses permitted in the MCX zoning district.

#### 3.2 Short Term Impacts

##### *Construction Activity*

*Impacts:* Short term impacts will result from the proposed construction activity related to developing the property for industrial/commercial uses including increased noise levels, dust and exhaust from machinery.

*Mitigation:* Given the relative short construction time period involved in developing a relatively small (2.8 acre) site, the potential impacts of the construction activities should be minimal. In addition, the lessee(s) of the property will be required to comply with all applicable state and County requirements including the State Department of Health regulations and any requirements to utilize best management practices to minimize impacts.

#### 3.3 Long Term Impacts

##### *Drainage:*

*Impacts:* County requirements stipulate that, all development generated runoff be disposed on site and cannot be directed toward any adjacent properties.

*Mitigation:* The lessee(s) of the property will be required to prepare a drainage report and any recommended drainage system will be constructed with the approval of the Department of Public Works. The lessee(s) will be responsible for obtaining all necessary permits to comply with all drainage requirements, including any requirements to utilize best management practices to minimize any potential impacts.

##### *Roadways and Traffic:*

*Impacts:* The proposed use of the subject 2.847 acre parcel for industrial/commercial purposes is not anticipated to have any significant adverse impact on the roads and traffic circulation in the area. Any potential impacts may be mitigated by complying with the requirements of the County Department of Public Works (DPW) and the State Department of Transportation (DOT).

*Mitigation:* The DPW has indicated that a number of conditions regarding roadway and traffic will likely be included as part of the change of zone approval. These may include requirements

for full improvements to the frontage of Kekuanaoa Street, streetlights and traffic control devices as well as limitations on access points.

## **4. ALTERNATIVES**

### **4.1 No Action Alternative**

The no action alternative would restrict the potential use of the subject property to single family residential uses as permitted by the existing zoning designation. Since the last lease for the property terminated in 1978, there have been a number of inquiries from private businesses for utilizing the property, however, none of these have been for residential purposes. All of the interested parties were proposing industrial or commercial uses which is consistent with the County General Plan designation as well as the existing industrial and commercial uses established along Kanoelehua Avenue.

These potential developers have been stymied by the uncertainty and length of time involved in completing an environmental assessment and change of zone application before the property can be developed for industrial or mixed commercial/industrial uses. As such, the property may remain vacant for an undetermined number of years unless the proposed action to complete the Environmental Assessment and change of zone process is completed. Based on the foregoing, the no action alternative would prevent the property from being utilized for its highest and best use (industrial or mixed commercial/industrial uses) and would likely keep the property vacant and underutilized.

### **4.2 Alternative Uses**

The Draft Environmental Assessment, Hilo Airport Project No. AH1011-03 prepared for the Department of Transportation identifies the subject parcel for acquisition. The stated purpose for the proposed acquisition is to provide the State Department of Transportation – Airports Division (DOT-A) with the greatest control of areas within the Runway Protection Zone (RPZ), beneath the approach path for their runways. The DOT-A has established a policy to proceed with such acquisitions only with the concurrence of the land owner, or at such time that the land otherwise becomes available. In areas where acquisition is precluded by cost or existing uses, FAA safety regulations require the obtainment of aviation easements over the RPZs.

Whether under DOT-A or DLNR ownership, the highest and best use of the property will remain industrial or mixed commercial/industrial uses. Any other uses of the site would mean that the site is underutilized.

## **5. DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION**

### **5.1 Significance Criteria**

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact on the environment if it meets anyone of the following thirteen criteria.

**1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.**

The proposed project involves the change of zone of a 2.847 acre parcel from single family residential to industrial-commercial mixed use to allow the property to be utilized for industrial or mixed commercial/industrial uses. The property has been previously cleared and graded for use as an orchid farm. As such, the subject property does not contain any existing natural or cultural resources that will be destroyed or irrevocably lost by the proposed action.

**2. Curtails the range of beneficial uses of the environment.**

The project site has been previously cleared and graded the existing vegetation is primarily composed of alien species. The development of the subject site for industrial/commercial uses is consistent with the other land uses already established along Kanoelehua Avenue.

**3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders.**

The proposed action is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

**4. Substantially affects the economic or social welfare of the community or state.**

The proposed action will have a positive impact on the economic and social welfare of the community. The availability of the 2.847 acre parcel for industrial/commercial development will address a portion of the demand for such uses as evidenced by the continuing interest in the property. The proposed action, in and of itself, will not generate growth, but provides necessary support to sustain a growing population and economy in the region.

**5. Substantially affects public health.**

The proposed action will not have any substantial impact on public health. Potential noise, air, water and drainage impacts will be addressed through careful construction management practices and compliance with federal, state and County requirements.

**6. Involves substantial secondary impacts, such as population changes or effects on public facilities.**

The proposed project will not have any substantial secondary impacts because it is not a generator of growth. Rather, the proposed action will support and sustain a growing population and economy in the region.

**7. Involves a substantial degradation of environmental quality.**

The proposed industrial/commercial uses will be developed to standards similar to the existing industrial/commercial properties along Kanoelehua Avenue and will not involve a substantial degradation of environmental quality.

**8. Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions.**

As stated previously, the proposed action will not have any substantial secondary impacts and is consistent with the County's long range plans for the area. The proposed action does not involve a commitment for larger actions and will not induce other actions having a cumulative effect on the environment.

**9. Substantially affects a rare, threatened or endangered species or its habitat.**

The project site has been extensively disturbed by earthmoving equipment and does not have any candidate, proposed, or listed threatened or endangered species on the property. As such, the proposed action will not have any substantial adverse effect on any rare~threatened or endangered species or its habitat.

**10. Detrimentially affects air or water quality or ambient noise levels.**

Short term impacts will result from the proposed action including increased noise levels, dust and exhaust from machinery involved in the construction of project improvements. Given the relative short construction time period the potential impacts of these construction activities should be minimal. The lessee(s) of the property will be required to comply with all applicable federal, state and County requirements, including complying with State Department of Health regulations and any requirements to utilize best management practices to minimize all impacts.

**11. Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

The project site is not situated in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.

**12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.**

The proposed action involves a change of zone to allow industrial/commercial uses in an area that has been extensively developed with similar uses. As such, any impacts to the scenic vistas of the area will be similar to what already exists.

**13. Requires substantial energy consumption.**

The proposed project will not require substantial energy consumption,

**5.2 Findings**

Based on the foregoing information presented, it is determined that the proposed action to allow industrial/commercial uses on the project site will not have a significant effect. As such, a determination of a Finding of No Significant Impact for the proposed action is appropriate.

**5.3 Reasons Supporting Determination**

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

## REFERENCES

- Edward K. Noda and Associates, Inc. 2002. *Phase I Environmental Site Assessment, State Land at Kanoiehua and Kekuaanaoa Avenues, Waiakea, South Hilo, Hawaii, TMK: (3) 2-2-037: 041.* Honolulu.
- Haun & Associates. 2001. *Archaeological Inventory Survey, Hilo International Airport Improvements, Land of Waiakea, South Hilo District, Island of Hawai'i (TMK: 2-1-12: Por.9)* Keaau, Hawaii.
- Hawaii County Code. 1996, Ord. No. 96-160, sec. 2; ratified April 6 1999. Section 25-5-130, Chapter 25, Zoning Code, Hilo.
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- University of Hawaii Department of Geography. 1983. *Atlas of Hawaii.* University of Hawaii Press, Honolulu.
- U.S. Soil Conservation Service. 1973. *Soil Survey of the Island of Hawaii, State of Hawaii.* Washington: U.S.D. A.
- Stearns, H.T. and Macdonald G.A. 1946. *Geology and Ground-Water Resources of the Island of Hawaii.* Bulletin 9, Hawaii Division of Hydrography. Advertiser Publishing Co., Ltd. Honolulu.
- Wilson Okamoto & Associates, Inc. 2002. *Hilo International Airport Draft Environmental Assessment, State of Hawaii, Department of Transportation, Airports Division.* Honolulu.
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- Wilson Okamoto & Associates, Inc. 2001. *Traffic Impact Report For The Hilo International Airport Improvements.* Honolulu.
- Y. Ebisu & Associates. 2001. *Acoustic Study For The Proposed New Tour Helicopter Facilities at Hilo International Airport, Hilo, Hawaii.* Honolulu.

**APPENDIX A**  
**PERMITTED USES IN THE MCX ZONED DISTRICT**  
(Section 25-5-130, Chapter 25, Zoning Code, Hawaii County Code)

**Section 25-5-132. Permitted uses.**

(a) The following uses shall be permitted in the MCX district:

- 1) Agricultural products processing, minor.
- 2) Amusement and recreation facilities, indoor.
- 3) Art galleries, museums.
- 4) Automobile sales and rentals.
- 5) Automobile service stations.
- 6) Bars and nightclubs.
- 7) Broadcasting stations.
- 8) Business services.
- 9) Car washing.
- 10) Catering establishments.
- 11) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this code.
- 12) Churches, temples and synagogues.
- 13) Cleaning plants using only non-flammable hydrocarbons in a sealed unit as the cleaning agent.
- 14) Commercial parking lots and garages.
- 15) Community buildings, as permitted under section 25-4-11.
- 16) Convenience stores.
- 17) Data processing facilities.
- 18) Day-care centers.
- 19) Financial institutions.
- 20) Food manufacturing and processing.
- 21) Home improvement centers.
- 22) Kennels in sound attenuated buildings.
- 23) Laboratories, medical and research.
- 24) Manufacturing, processing and packaging establishments, light.
- 25) Medical clinics.
- 26) Meeting facilities.
- 27) Motion picture and television production studios.
- 28) Offices.
- 29) Photographic processing.
- 30) Photography studios.
- 31) Plant nurseries.
- 32) Public uses and structures, as permitted under section 25-4-11.
- 33) Publishing plants for newspapers, books and magazines, printing shops, cartographing, and duplicating processes such as blueprinting or photostating shops.
- 34) Repair establishments, minor.
- 35) Restaurants.

- 36) Retail establishments.
- 37) Sales and service of machinery used in agricultural production.
- 38) Schools, business.
- 39) Schools, photography, art, music and dance.
- 40) Schools, vocational.
- 41) Self-storage facilities.
- 42) Telecommunications antennas, as permitted under section 25-4-12.
- 43) Temporary real estate offices, as permitted under section 25-4-8.
- 44) Theaters.
- 45) Utility substations, as permitted under section 25-4-11.
- 46) Veterinary establishments in sound-attenuated buildings.
- 47) Warehousing.
- 48) Wholesaling and distribution operations.

(b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the MCX district, provided that a use permit is issued for each use:

- 1) *Crematoriums.*
- 2) Major outdoor amusement and recreation facilities.
- 3) Yacht harbors and boating facilities.

(c) Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the MCX district.

**APPENDIX B – REPRODUCTION OF COMMENTS MADE DURING THE PRE-ASSESSMENT CONSULTATION PERIOD**

1. State of Hawaii, Department of Land and Natural Resources, Division of Forestry and Wildlife, January 9, 2003.
2. State of Hawaii, Department of Health, District Environmental Health Program Chief, January 10, 2003.
3. State of Hawaii, Department of Transportation, Director of Transportation, March 19, 2003.
4. County of Hawaii, Police Department, January 24, 2003.
5. County of Hawaii, Department of Water Supply, February 5, 2003.
6. County of Hawaii, Department of Public Works, Engineering Division, February 10, 2003
7. County of Hawaii, Department of Environmental Management, February 12, 2003.
8. County of Hawaii, Fire Department, February 13, 2003.
9. County of Hawaii, Planning Department, April 3, 2003.

LINDA LINGLE  
GOVERNOR OF HAWAII



ERIC T. HIRANO  
ACTING CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF FORESTRY AND WILDLIFE  
1151 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

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

January 9, 2003

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

Dear Mr. Nishimura:

Subject: Request for Comments: Pre-Environmental Assessment, State of Hawaii, Department of Land and Natural Resources - Proposed Lease of State Land for Industrial or Commercial/Industrial Uses, Waiakea, South Hilo, Island of Hawaii TMK (3) 2-2-37: 41.

We have reviewed your cover letter to us dated January 7, 2003 for the subject project description and provide no comments to your request. We need no further notification or consultation for this project. Thank you for the opportunity to comment.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "M. Buck".

Michael G. Buck  
Administrator

Copy: DOFAW, Hawaii Branch

LINDA LINGLE  
Governor of Hawaii



CHIYOME LEINAALA FUKINO, M.D.  
Director of Health

STATE OF HAWAII  
DEPARTMENT OF HEALTH

P.O. BOX 916  
HILO, HAWAII 96721-0916

January 10, 2003

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

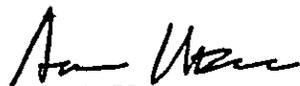
Subject: Pre-Environmental Assessment Consultation  
State of Hawaii, Department of Land & Natural Resources  
Proposed Lease of State Land for Industrial or  
Commercial/Industrial Uses  
Tax Map Key: (3) 2-2-37:41  
Waiakea, South Hilo, Island of Hawaii

The subject project is located within or near proximity to the County sewer system. All wastewater generated shall be disposed into the County sewer system.

Underground Injection Systems (Ph. 586-4258) which receive wastewater or storm run-offs from the proposed development need to address the requirements of Chapter 23, Hawaii State Department of Health Administrative Rules, Title 11, "Underground Injection Control."

The Department of Health will defer comments for building permit application on the subject property.

Sincerely,

  
Aaron A. Ueno  
District Environmental Health Program Chief

LINDA LINGLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

RODNEY K. HARAGA  
DIRECTOR

Acting Deputy Director  
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-PS  
2.9599

MAR 19 2003

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Street 217  
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

**Subject:** Pre-Environmental Assessment Consultation, State of Hawaii, Department of Land and Natural Resources, Proposed Lease of State Land for Industrial or Commercial/Industrial Uses, Waiakea, South Hilo, Hawaii, TMK: (3) 2-2-37:41

Thank you for the opportunity to review the proposed lease.

We have the following comments:

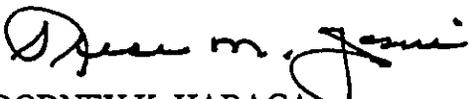
1. A right turn in only could be allowed from Kekuanaoa Street.
2. Either one right turn in, right turn out access or one right turn in and one separate right turn out would be allowed on Kanoelehua Street (Route 11).
3. The Environmental Assessment should clarify whether DLNR's intent is to "offer the property for sale" as stated in paragraph 2 of your letter or to lease it.
4. Because the tax map does not show Kekuanaoa Street east of Route 11 and incorrectly reversed the directional designations on Kanoelehua Avenue, a more accurate map should be provided.
5. A traffic assessment may be required.
6. The Draft environmental Assessment should be sent to the State Highways Hawaii District Office for review.

Mr. Brian T. Nishimura  
Page 2

HWY-PS  
2.9599

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways  
Division, at 587-1830.

Very truly yours,

  
for RODNEY K. HARAGA  
Director of Transportation

**Harry Kim**  
*Mayor*



**Lawrence K. Mahuna**  
*Police Chief*

**Harry S. Kubojiri**  
*Deputy Police Chief*

## County of Hawaii

### POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998  
(808) 935-3311 • Fax (808) 961-8869

January 24, 2003

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

Dear Mr. Nishimura

SUBJECT: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION  
STATE OF HAWAII, DLNR, PROPOSED LEASE OF STATE  
LAND FOR INDUSTRIAL OR COMMERCIAL/INDUSTRIAL USES  
TAX MAP KEY (3) 2-2-37:41  
WAIAKEA, SOUTH HILO, ISLAND OF HAWAII

Our staff has reviewed Department of Land and Natural Resources' proposed use of the subject property and has no comments or objections to offer at this time.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence K. Mahuna".

LAWRENCE K. MAHUNA  
POLICE CHIEF

RN:lli



**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII**

345 KEKUANAOA STREET, SUITE 20 • HILO, HAWAII 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

February 5, 2003

Mr. Brian T. Nishimura  
101 Aupuni Street, Suite 217  
Hilo, HI 96720-4221

**PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION  
STATE OF HAWAII, DEPARTMENT OF LAND & NATURAL RESOURCES – PROPOSED  
LEASE OF STATE LAND FOR INDUSTRIAL OR COMMERCIAL/INDUSTRIAL USES  
TAX MAP KEY 2-2-037:041**

We have reviewed your letter dated January 7, 2003, and our comments are as follows.

Currently, this parcel does not have water service with the Department. Water service will be subject to compliance with the Department's Rules and Regulations and Water System Standards.

With a change of zone application for industrial or mixed commercial/industrial uses, the prevailing water availability in the area is such that water can be made available from the 12-inch waterline along Kanoelehua Avenue. The meter connection size will be determined by the anticipated maximum daily water usage recommended by a registered engineer and will be subject to review and approval during the construction design phase of development. The Department will also require that a backflow preventer be installed just after the meter on the customer's side.

Should there be any questions, please call our Water Resources and Planning Branch at 961-8070, extension 1.

Sincerely yours,

Milton D. Pavao, P.E.  
Manager

SHK:sco

*... Water brings progress...*

Harry Kim  
Mayor



Bruce C. McClure  
Director

Ronald K. Takahashi  
Deputy Director

County of Hawaii  
DEPARTMENT OF PUBLIC WORKS  
Aupuni Center  
101 Pauahi Street, Suite 7 • Hilo, Hawaii 96720-4224  
(808) 961-8321 • Fax (808) 961-8630

February 10, 2003

Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

**SUBJECT: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION**  
Proposed Lease for Industrial or Commercial/Industrial Uses  
TMK: 2-2-37: 041

We have reviewed the subject assessment forwarded by your letter dated January 7, 2003 and have the following comments.

1. All development-generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties.  
  
A drainage report shall be prepared, and the recommended drainage system shall be constructed meeting with the approval of the Department of Public Works.
2. The subject parcel is in an area designated as Zone X by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain.
3. All earthwork activity, including grading and grubbing, shall conform to Chapter 10, Erosion and Sedimentation Control, of the Hawaii County Code.
4. Based on the intended change of zone, the Department of Public Works will recommend the applicant provide full improvements to the entire frontage along Kekuaanoa Avenue consisting of, but not limited to, pavement widening with concrete curb, gutter and sidewalk, drainage improvements, and any required relocation of utilities.
5. Access to the subject parcel should be from Kanoelehua Avenue which is under the jurisdiction of the State of Hawaii, Department of Transportation.

Letter to Brian Nishimura  
Page 2  
February 10, 2003

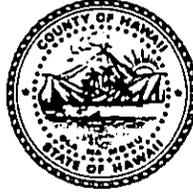
6. Streetlights and traffic control devices may be required by the Traffic Division, Department of Public Works. The applicant/developer shall be responsible for the design, purchase, and installation of such devices.

Should you have any questions or concerns, please contact Mr. Kelly Gomes of our Engineering Division at 961-8327.

*Kelly Gomes*  
for GALEN M. KUBA, Division Chief  
Engineering Division

KG

Harry Kim  
Mayor



Barbara Bell  
Director

**County of Hawaii**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
25 Aupuni Street, Room 208 • Hilo, Hawaii 96720-4252  
(808) 961-8083 • Fax (808) 961-8086

February 12, 2003

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawai'i 96720-4221

**SUBJECT: Pre-Environmental Assessment Consultation  
State of Hawai'i, Department of Land & Natural Resources – Proposed  
Lease of State Land for Industrial or Commercial/Industrial Uses  
TMK: (3) 2-2-37:41  
Waiakea, South Hilo, Island of Hawai'i**

We have reviewed the subject request and have the following comments to offer:

- Commercial operations may not use transfer stations for disposal.
- Aggregates and any other construction/demolition waste should be reused to its fullest extent.
- Ample room should be provided for recycling.
- Greenwaste may be disposed of only at the drop sites located at the Kailua and Hilo Transfer Stations.

A handwritten signature in cursive script, appearing to read "Barbara Bell".

Barbara Bell  
DIRECTOR

cc: SWD  
WWD  
Planning Department

Harry Kim  
Mayor



Darryl J. Oliveira  
Fire Chief

Desmond K. Wery  
Deputy Fire Chief

## County of Hawai'i

### FIRE DEPARTMENT

25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720  
(808) 961-8297 • Fax (808) 961-8296

February 13, 2003

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, HI 96720-4221

Dear Mr. Nishimura:

RE: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION  
STATE OF HAWAII, DEPARTMENT OF LAND & NATURAL RESOURCES  
PROPOSED LEASE OF STATE LAND FOR INDUSTRIAL OR  
COMMERCIAL/INDUSTRIAL USES  
TAX MAP KEY: (3) 2-2-37: 41  
WAIAKEA, SOUTH HILO, ISLAND OF HAWAII

This responds to your request for comments on the above-referenced pre-environmental assessment consultation.

We have no comments to offer at this time regarding the project.

Thank you for the opportunity to comment.

Sincerely,

  
DARRYL OLIVEIRA  
Fire Chief

RK:lk



Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

April 3, 2003

Brian Nishimura, Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, HI 96720-4221

Dear Mr. Nishimura:

**SUBJECT: Request for Comments: Your Letter (January 07, 2003)  
Pre-Environmental Assessment (EA) Consultation  
State of Hawaii Department of Land & Natural Resources (DLNR)  
Proposal Lease of State Land for Industrial or Commercial-Industrial  
Uses @ Kekuaaoa & Kanoelehua Ave., Waiakea House Lots, Hilo,  
Hawaii Island  
TMK: 2-2-37: 41 (2.8747 acres.)**

---

We received the above letter on DLNR's proposal to offer parcel 41 at public auction for sale with a long-term lease or leases. The parcel is presently vacant and unimproved. DLNR intends to apply to the County to rezone the lot from its current residential land use to industrial, a zoning consistent with the parcel's General Plan Industrial land use designation. The remainder of this letter will respond to the request for comments concerning parcel 41.

Land Use. The land use or zoning information cited in your letter on parcel 41 is correct. To confirm its validity that and other related land use information is listed below.

County Zoning:	Single Family Residential (RS-10)
State Land Use:	Urban
SMA Status:	N/A (parcel 41 is not located in the County's Special Management Area)

Brian Nishimura, Planning Consultant

Page 2

April 3, 2003

**General Plan**

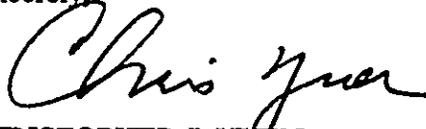
**Land Use Designation:** Industrial

**GP Natural Beauty Element:** Parcel 41 is not listed as a site example of natural beauty in the South Hilo – Waiakea district

**Future Road Widening:** Although you may be aware of this development, please note that the department's zoning tax map shows a future road widening is planned for along parcel 41's road frontage of Kekuanaoa Avenue. Please consult with the County Department of Public Works – Engineering Division concerning width dimension, time table, potential road improvements, if any, etc.

No further notification or consultation is required on this proposed project.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

EML:mad

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