

DRAFT ENVIRONMENTAL ASSESSMENT

Hilo Baseyard Highway Administration Building Office Annex and New Vehicle Storage Shed

TMK: (3rd) 2-2-058:018
South Hilo District, Hawai'i Island, State of Hawai'i

September 2008

Prepared for:
County of Hawai'i
Department of Public Works
101 Pauahi Street
Hilo, Hawai'i 96720

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**PROPOSING/
APPROVING AGENCY:**

County of Hawai'i
Department of Public Works
101 Pauahi Street
Hilo, Hawai'i 96720

CONSULTANTS:

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CLASS OF ACTION:

Use of County Land
Use of County Funds

This document is prepared pursuant to:

The Hawai'i Environmental Protection Act,
Chapter 343, Hawai'i Revised Statutes (HRS), and
Title 11, Chapter 200, Hawai'i Department of Health Administrative Rules (HAR).

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SUMMARY OF THE PROPOSED ACTION, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The Hawai'i County Department of Public Works (DPW) proposes to expand the facilities of its Highway Maintenance Division at the Hilo Baseyard in order to better serve the public and improve the efficiency of its operations. The agency proposes to construct a new Highway Administration building office annex building and a vehicle storage shed.

The project site is located in the Hilo Baseyard, which already serves a variety of the department's divisions. Construction of the project, which will take place in an area already accustomed to truck and other industrial activities, is expected to have no more than a very minor effect on traffic. The site has been cleared and paved in the past, and no valuable biological, historic or cultural resources are present and/or will be affected.

**PART 1: PROJECT DESCRIPTION, PURPOSE AND NEED
AND ENVIRONMENTAL ASSESSMENT PROCESS**

1.1 Project Location and Description

The Hawai'i County Department of Public Works (DPW) proposes to expand the facilities of its Highway Maintenance Division at the Hilo Baseyard with construction of a new Highway Administration building office annex and a new vehicle storage shed in order to improve the efficiency of its operations and better serve the public.

The baseyard occupies a 10.559-acre parcel located at the corner of East Lanikaula Street and Railroad Avenue in the Kanoelehua Industrial Area of Hilo (Figures 1-3). The parcel, which is located north of and adjacent to Hawai'i Electric Light Company's 14.6-acre main plant, is owned by the State of Hawai'i but was placed under the control of the County of Hawai'i through Executive Orders (EO) 1219 and 3246. Originally filed under Tax Map Key (3rd) 2-2-049:061, the parcel was reclassified to its current TMK in 1966. The roughly rectangular property was transferred to the control of the County of Hawai'i through EO 1219, for use as a "garage and utility yard," and EO 3246 for an "Addition to County Garage and Utility Yard." The County Planning Department consolidated the property under the two EOs pursuant to an application by DPW of June 8, 2004.

The Hilo Baseyard began with two World War II-era Quonset hut structures relocated to the site in 1952. The first structure built onsite was a roof built in 1964 over a vehicle hoist used to grease vehicles. Various additions and modifications of existing buildings were carried out throughout the following decades as operations at the baseyard expanded. Today, in addition to serving the Highway Maintenance Division, the baseyard also serves the Automotive, Building, Engineering and Traffic Divisions of DPW, as well as the Solid Waste Division of the County of Hawai'i Department of Environmental Management. It is also the site of a communication tower that supports Police Department operations.

The new Highway Administration building office annex would measure 2,016 square feet and contain five offices and a training room. It would be connected to the existing Highway Maintenance administrative offices building by a 20-foot long covered walkway. The new building's telephone, data and electrical systems would be connected to existing building systems (see Figure 4 and Appendix 2). Water services will connect via a new 1 ½-inch water lateral to an existing 6-inch water line within County property about 325 feet away. No municipal sewer service is available at the baseyard, and the project will include installation of a 1,250 gallon septic tank with a new 12 by 24-foot leach field in the existing parking lot.

Six new parking stalls, including two ADA van-accessible stalls, are included.

The project also includes a 4,000-square-foot pre-engineered metal building to house vehicles (see Figure 4 and Appendix 2). The shed-type structure would be fitted with faucets and eyewash units for safety. No water, sewer, or parking facilities are required for this structure.

Figure 3 – Project Site Photographs



The office building will be centered at location of white and yellow truck.



The vehicle shed will be centered at location of yellow SUV.

The new office annex building and associated site improvements will be designed in accordance with guidelines of the Americans with Disabilities Act (ADA) and the ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)

It is expected that the Highway Administration annex building will be ready for bid by the end of 2008, and that construction would occur from about February to July of 2009. The vehicle storage building will be ready for bid by the early 2009, and construction would occur from about April to August of 2009. The estimated costs at this time are \$500,000 for the Highway Administration annex building and \$500,000 for the vehicle storage building.

1.2 Purpose and Need

The Highway Maintenance Division of DPW is undertaking this project in order to better serve the public and improve the efficiency of its operations. The additional offices and training room are needed to accommodate additional staff, which includes an engineer and safety personnel.

The Highway Maintenance Division is charged with maintaining 879 miles of the 1,393 miles of public roads in the County of Hawai‘i. The remainder is under State control. However, the impacts of a 1999 State Attorney General opinion that all public highways are County highways unless they are declared by HRS Chapter 264 to be State roadways are still to be determined, which leaves the status of other roads on the island unclear. According to the Hawai‘i County General Plan, “additional resources are needed to fairly and adequately address the added responsibility of maintaining what DPW estimates to be anywhere from 500 to 800 miles of homestead roads, many of which are unpaved and have not been maintained for years.” The expansion of the Division’s administrative offices would be a step toward integrating the maintenance of these homestead roads or “paper” roads into the DPW maintenance program as deemed necessary and appropriate.

1.3 Environmental Assessment Process

This Environmental Assessment (EA) process is being conducted in accordance with Chapter 343 of the Hawai‘i Revised Statutes (HRS). This law, along with its implementing regulations, Title 11, Chapter 200, of the Hawai‘i Administrative Rules (HAR), is the basis for the environmental impact process in the State of Hawai‘i. According to Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria. Part 4 of this document states the finding (anticipated finding, in the Draft EA) that no significant impacts are expected to occur; Part 5 lists each criterion and presents the findings (preliminary, for the Draft EA) for each made by the Hawai‘i County Department of Public Works, the proposing/approving agency. If, after considering comments to the Draft EA, the agency concludes that, as anticipated, no significant impacts would be expected to occur, then the agency issues a Finding of No Significant

Impact (FONSI), and the action is permitted to occur. If the agency concludes that significant impacts are expected to occur as a result of the proposed action, then an Environmental Impact Statement (EIS) is prepared.

1.4 Public Involvement and Agency Coordination

The following agencies and organizations were consulted in development of the environmental assessment:

State:

Health Department
Department of Land and Natural Resources, Director
State Historic Preservation Division (DLNR), Administrator and
Hawai'i Island Archaeologist
Office of Hawaiian Affairs, Administrator and Hilo Office

County:

Planning Department
Parks and Recreation Department
Police Department
Fire Department
Water Supply Department
County Council
Environmental Management Department

Private:

Sierra Club
Hawai'i Electric Light Company

Copies of communications received during early consultation are contained in Appendix 1a.

PART 2: ALTERNATIVES

2.1 No Action

Under the No Action Alternative, the development of the new Highway Administration building office annex and vehicle storage shed would not be undertaken. Neither the public nor County employees would benefit from the expansion and increased efficiency of the Highway Maintenance Division.

2.2 Alternative Locations or Strategies

The property is already under County control and is not fully utilized. Other County properties in Hilo with industrial zoning are very limited, and splitting baseyard functions among buildings located on non-adjacent properties would be inefficient. As there do not appear to be any environmental or other disadvantages associated with the particular proposed site, and the property is well suited to the proposed use and has been dedicated for this type of use, no alternative sites have been advanced in this Environmental Assessment.

PART 3: ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Basic Geographic Setting

The baseyard property upon which the new Highway Administration building office annex and vehicle storage shed would be developed is referred to throughout this EA as the *project site*. The term *project area* is used to describe the general environs of this part of Hilo.

The project site is a 10.559-acre parcel that already hosts offices and baseyard activities for the Highway Maintenance Division as well as facilities for a variety of other DPW divisions. The area around the buildings on the project site have virtually all been paved. Adjacent land use in the project area is primarily industrial and commercial. A HELCO electricity generating plant is located directly south.

3.1 Physical Environment

3.1.1 Climate, Geology, Soils and Geologic Hazards

Environmental Setting

The climate in the area is mild and moist, with an average annual rainfall of about 130 inches (U.H. Hilo-Geography 1998:57). Geologically, the site is located on the flanks of Mauna Loa volcano, and the surface consists of lava flows from 750 to 1,500 years before the present (Wolfe and Morris 1996). The project site soil is classified by the Natural Resources Conservation Service (formerly Soil Conservation Service) as Papai extremely stony muck (rPAE) with 3 to 25 percent slopes. This soil is 0 to 8 inches thick, with about 8 percent of the area occupied by lava outcrops. Runoff is slow and erosion hazard slight. Its Capability Subclass is VII. Such soils have very severe limitations that make them generally unsuited for cultivation and restrict its use to mainly pasture and woodland or wildlife (U.S. Soil Conservation Service 1973).

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. Volcanic hazard as assessed by the United States Geological Survey in this area of Hilo is zone 3, on a scale of ascending risk from 9 to 1 (Heliker 1990:23). The high hazard risk is based on the fact that Mauna Loa is presently an active volcano. Volcanic hazard zone 3 areas have had 1-5% of their land area covered by lava or ash flows since the year 1800, but are at lower risk than zone 2 areas because of their greater distances from recently active vents and/or because the local topography makes it less likely that flows will cover these areas.

In terms of seismic risk, the entire Island of Hawai'i is rated Zone 4 Seismic Probability Rating (*Uniform Building Code, 1997 Edition*, Figure 16-2). Zone 4 areas are at risk from major earthquake damage, especially to structures that are poorly designed or built, as the 6.7-magnitude (Richter) quake of October 15, 2006, demonstrated. The project site does not appear to be subject to subsidence, landslides or other forms of mass wasting.

Impacts and Mitigation Measures

In general, geologic conditions impose no constraints on the proposed action, and the proposed project is not imprudent to construct. All design will take into account the soil setting, and the facility will be designed in accordance with regulations related to its the seismic setting.

3.1.2 Drainage, Water Features and Water Quality

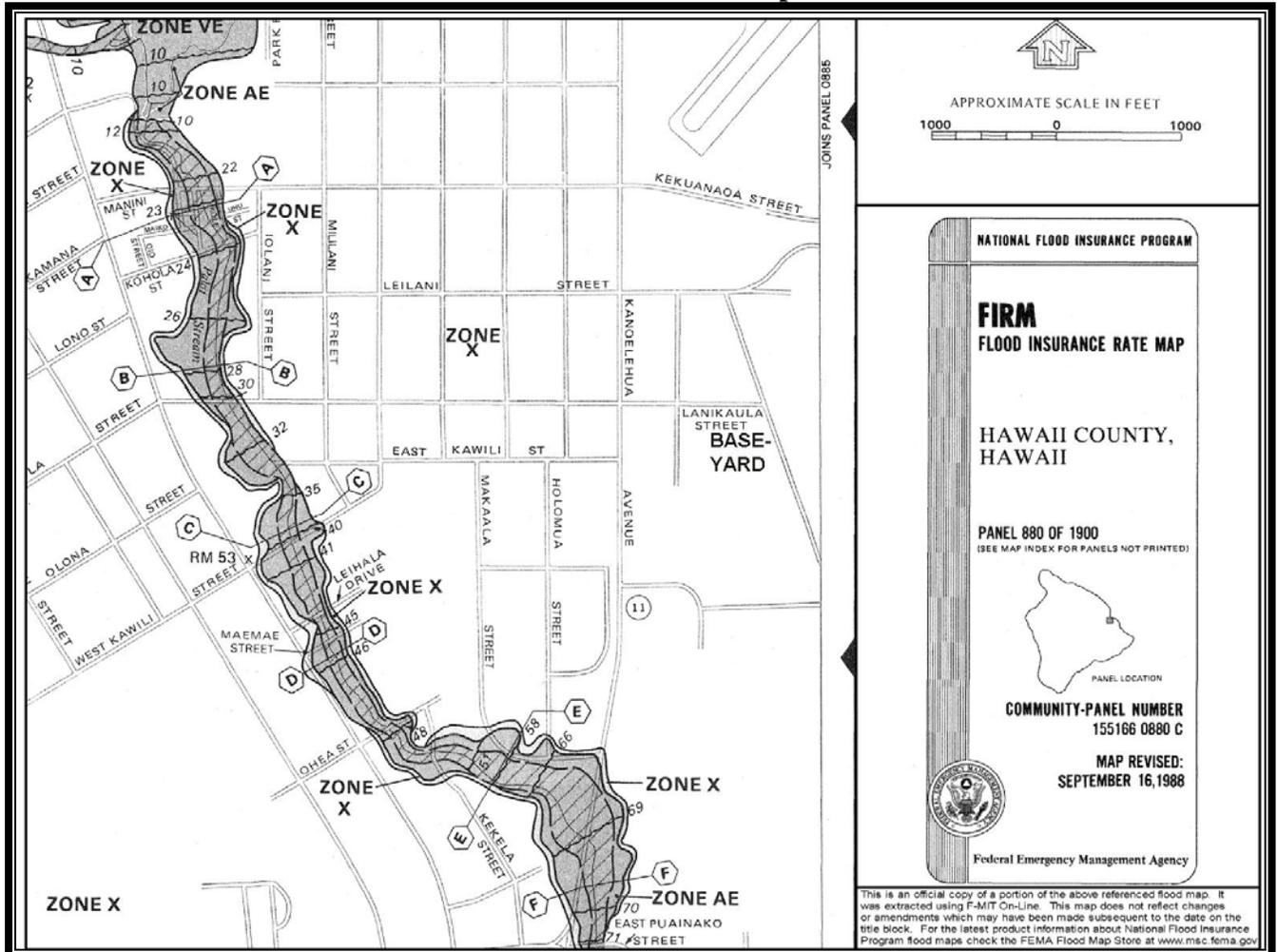
Existing Environment

The project area has no perennial surface water bodies and no known areas of local (non-stream related) flooding. The Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) 1551660880C (9/16/1988) (Figure 5) shows that the project site is in Flood Zone X, outside the 500-year floodplain. Maps printed by the Pacific Tsunami Warning Center and the Hawai'i County Civil Defense Agency locate the parcel outside the area that should be evacuated during a tsunami warning; the closest boundaries are at the intersection of Leilani and Hinano Streets, three blocks makai (<http://www.co.hawaii.hi.us/cd/tsunami/Map1.pdf>).

Impacts and Mitigation Measure

Because of the limited scale of construction on a property already entirely cleared and paved, and because the property is not within a FIRM flood zone and no sensitive water resources are located nearby, additional risks for flooding or impacts to water quality associated with the proposed action are negligible. The total area graded will be less than 14,000 square feet. The project will be required to contain any increase in runoff due to the construction of impermeable surfaces onsite, in conformance with Chapter 27 of the Hawai'i County Code, by directing runoff toward collection points including an existing drywell for the Highway Administration annex building and to a new shallow drywell for the vehicle storage building.

**Figure 5
Flood Insurance Rate Map**



3.1.3 Flora, Fauna and Ecosystems

Existing Environment, Impacts and Mitigation Measures

The natural vegetation of this part of Hilo before human alteration was most likely lowland rain forest dominated by ‘ohi‘a (*Metrosideros polymorpha*) and hala (*Pandanus tectorius*) (Gagne and Cuddihy 1990). These original communities, however, have been destroyed by clearing for industrial and commercial land uses. No trace of the original vegetation remains at the project site, which has been entirely cleared and paved for baseyard activities (see photographs in Figure 3, above). An inspection in June 2008 found the lot with only a few areas where small amounts of grass have taken hold. The nearly complete lack of vegetation precludes habitat for native animals other than urban pest species.

Because of the lack of native ecosystems, or threatened or endangered plant species, no adverse impacts to biological resources would occur as a result of building or occupying the two new buildings.

3.1.4 Air Quality, Noise and Scenic Resources

Environmental Setting

Air pollution in East Hawai‘i is minimal, and is mainly derived from volcanic emissions of sulfur dioxide, which convert into particulate sulfate and produce a volcanic haze (vog) that occasionally blankets the district, particularly during instances of southerly or “kona” wind conditions. The persistent tradewinds keep the project area relatively free of vog for most of the year.

Noise on the project site is moderate and derived mainly from nearby industrial activities and motor vehicles, with occasional noise from road use and maintenance activities.

The project area does not contain any sites that are considered significant for their scenic character in the Hawai‘i County General Plan.

Impacts and Mitigation Measures

The proposed action will not measurably affect air quality or noise levels except minimally during grubbing and grading. In order to minimize impacts from dust, the contractor will consult with the Department of Health (DOH) and, if required, will prepare a dust control plan compliant with provisions of Hawai‘i Administrative Rules, Chapter 11-60.1, “Air Pollution Control,” Section 11-60.1-33, “Fugitive Dust.”

Development would entail limited grading, compressors, vehicle and equipment engine operation. These activities may generate noise exceeding 95 decibels at times, although there are no nearby sensitive noise receptors among the industrial and commercial activities in the project area. In cases where construction noise is expected to exceed the DOH “maximum permissible” property-line noise levels, contractors must obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction. DOH reviews the proposed activity, location, equipment, project purpose, and timetable in order to decide upon conditions and mitigation measures, such as restriction of equipment type, maintenance requirements, restricted hours, and portable noise barriers.

No important viewplanes or scenic sites recognized in the Hawai‘i County General Plan would be affected.

3.1.5 Hazardous Substances, Toxic Waste and Hazardous Conditions

Environmental Setting, Impacts and Mitigation Measures

No professional evaluation such as a Phase I Environmental Site Assessment (ESA) was performed for the project site. To DPW officials' knowledge, there have been no spills or other incidents involving hazardous or toxic substances, and no such materials are stored on the site of the proposed construction. On other parts of the baseyard, hazardous and toxic substances are utilized as part of various operations in conformance with all State laws and regulations. Expansion of office and vehicle storage buildings at the baseyard does not pose any unreasonable risk in terms of worker or public exposure to such materials.

3.2 Socioeconomic and Cultural

3.2.1 Socioeconomic Characteristics

By improving government services of the Department of Public Works, the proposed project would benefit public welfare in the Hilo area as well as the entire County of Hawai'i. Table 1 provides information on the socioeconomic characteristics of Hilo along with those of Hawai'i County as a whole for comparison, from the United States 2000 Census of Population. Hilo has a diverse population of about 40,000, and Hawai'i County is among the 100 fastest-growing counties in the U.S.

Impacts

The proposed project action would facilitate additional development of the property in conformance with its designated industrial zoning and provide some level of benefit through enhancement of County road maintenance. No relocation of businesses or homes, disruption of local traffic patterns, effects to neighborhood character or integrity, or any other social impacts are involved in the proposed action, which is entirely confined to an industrial area.

Table 1
Selected Socioeconomic Characteristics

CHARACTERISTIC	ISLAND OF HAWAI'I	Hilo
Total Population	148,677	40,759
Percent Caucasian	31.5	17.1
Percent Asian	26.7	38.3
Percent Hawaiian	9.7	13.1
Percent Two or More Races	28.4	29.7
Median Age (Years)	38.6	38.6
Percent Under 18 Years	26.1	24.7
Percent Over 65 Years	13.5	16.7
Percent Households with Children	21.3	36.1
Average Household Size	2.75	2.7
Median Family Income	\$39,805	\$35,506
Percentage of Population Below 100% of Federal Poverty Level	15.7	11.7
Percent Housing Vacant	15.5	9.0

Source: U.S. Bureau of the Census. May 2001. *Profiles of General Demographic Characteristics, 2000 Census of Population and Housing, Hawai'i*. (U.S. Census Bureau Web Page).

3.2.2 Cultural and Historic Resources

Existing Environment

County tax records indicate that the 10.5-acre urban property known as Schultz Siding was initially owned by the Territory of Hawai'i and later the State of Hawai'i. In the broader cultural-historical context, the Schultz Siding property is part of the ahupua'a of Waiākea, now a part of the town of Hilo. The earliest historical knowledge of Hilo and Waiākea comes from legends written by Samuel Kamakau (1961) of a 16th century chief 'Umi-a-Liloa (son of Liloa), who at that time ruled the entire island of Hawai'i. Descendants of Umi and his sister-wife were referred to as "Kona" chiefs, controlling Ka'ū, Kona, and Kohala, while descendants of Umi and his Maui wife were "Hilo" chiefs, controlling Hāmākua, Hilo, and Puna (Kelly 1981:1). According to Kamakau (1961), both sides fought over control of the island, desiring access to resources such as feathers, *māmaki* tapa, and canoes on the Hilo side, and *wauke* tapa and warm lands and waters on the Kona side (Kelly 1981:3).

Sometime near the end of the 16th century or early in the 17th century, the lands of Hilo were divided into *ahupua'a*, which till today retain their original names (Kelly 1981:3). These include the *ahupua'a* of Pu'u'e'o, Pi'ihonua, Punahoa, Pōnohawai, Kūkūau and Waiākea. The design of these land divisions was such that residents could have access to all that they needed to live, with ocean resources at the coast, and agricultural and forest resources in the interior. However, only Pi'ihonua and Waiākea provided access to the full range of resources stretching from the sea up to 6,000 feet along the slopes of Mauna Kea (Kelly 1981:5).

Waiākea is a very large land division that includes most of the land in what is now Hilo. As part of an archaeological assessment study, Maly (1996) conducted historical research for the lands of Wainaku, Pōnohawai, Waiākea, and Pi'ihonua. He discussed the significance of the use of the Hawaiian word *wai* in the place names: Waiākea, Pōnohawai, Wainaku, and Wailuku (River). According to Maly, the word *wai* (water) has strong metaphorical associations with the Hawaiian concept of wealth (*waiwai*), stressing its cultural importance (Maly 1996:A-2). In this context, the importance of Hilo can be better understood, with its copious streams that fed taro pondfields and its numerous fishponds.

Waiākea along with Punahoa and Pi'ihonua were held by Kamehameha I until the time of his death in 1819, at which time his holdings, including Waiākea, were passed down to his son, Liholiho. Following the *Māhele*, the population of Hilo grew and the scattered upland habitations gave way to sugar cultivation (McEldowney 1979:37).

By 1905, according to Thrum (1923), the Hawaii Mill Company had 10 miles of cane flumes and produced twenty-five tons of sugar per day. In 1920 Hawaii Mill Company was taken over by the Hilo Sugar Company (Kelly 1981). Commercial sugar production lasted in Waiākea until the mid twentieth century, at which time many of the fields were converted to pastures associated with cattle ranching.

Following the *Māhele*, Kamehameha IV leased large portions of Waiākea to outside interests for pasture and sugarcane cultivation. In 1861 S. Kipi leased the Crown Lands of Waiākea for the rate of \$600 dollars a year to be used as pasture land for five years (Kelly et al. 1981; Maly 1996). In 1874 the first lease for sugarcane cultivation in Waiākea was granted to Rufus A. Lyman for a term of 25 years. The lease granted him all the privileges of the land including the use of the fishponds and the cutting of firewood (Maly 1996). This lease was eventually transferred to the Waiākea Mill Company, founded by Alexander Young and Theo H. Davies, and the Waiākea sugar plantation was established.

The Schultz Siding property does not appear to have any historical or cultural associations with pre-contact or later events or places. The only known use is its modern function as a baseyard. It has been entirely disturbed by landclearing and construction during the 20th century and contains no archaeological resources. No caves, springs, pu'u, native forest groves, gathering resources or other natural features are present on or near the project site. Vegetation is absent and therefore does not

include the quality and quantity of botanical resources that would be important for native gathering. The project site does not support any traditional resource uses, nor are there any Hawaiian customary and traditional rights or practices known to be associated with the property. The Office of Hawaiian Affairs was consulted as part of early consultation and did not provide any information that indicated that cultural resources or practices might be present, although they did recommend preparation of an archaeological inventory survey, an issue discussed below.

Impacts and Mitigation Measures

The State Historic Preservation Division (SHPD) in its letter of June 3, 2008 (see Appendix 1a), stated:

“It is highly unlikely that archaeological resources will be affected by this undertaking because previous industrial activities have severely altered the site. Given the extent of prior disturbance, subsurface archaeological resources are likewise not anticipated.”

The letter goes on to say:

“The only potential historic resources on the property include buildings that may predate 1958 (i.e., that are older than 50 years). This could include the quonset huts and smaller ancillary structures in the base yard which we have not evaluated. Though it is unlikely that any are significant, we recommend that a review of the age of the existing structures be completed.”

The SHPD letter continues:

“For the reasons outlined above a full archaeological inventory survey will not be required. Instead, a letter report prepared by a qualified archaeological firm or architectural historian (a list of which may be found at <http://hawaii.gov/dlnr/hpdlpdfs/2Q08-Permittee.pdt>) concerning the architectural issues will suffice. We recommend that such a letter be prepared and submitted to our office prior to the preparation of the draft EA. Our official letter of concurrence with the findings should be included in the final EA.”

DPW conducted a review of tax records, building permits and other information for the 10.5-acre property (Table 2). The first buildings on the baseyard were two Quonset hut-type structures mostly relocated to the site in 1952. The first structure constructed there was a roof built in 1964 over a vehicle hoist used to grease vehicles. Various additions and modifications of existing buildings were carried out throughout the following decades as operations at the baseyard expanded for use by

DPW's Highway Maintenance, Automotive, Building, Engineering and Traffic Divisions as well as the Solid Waste Division of the County Department of Environmental Management and the Police Department. This research indicates that although portions contain structures built prior to 1958, and could thus date from an era requiring consideration of historic value, those were relocated from other locations. The three structures in the actual vicinity of the proposed improvements (which take up only a small fraction of the baseyard), the South Hilo Road Office/Training Room, the Highway Administration Office, and the Communication Building and Tower, date from 1978, 1998, and ca. 1978, respectively.

Table 2
Inventory of Structures at Hilo Baseyard

Description	Year	Type
Carpentry Shop	1966	Concrete
Civil Defense Warehouse	1974	Steel
Communication Building	Ca. 1978	Concrete
Highway Administration Office	1998	Concrete
Highway Baseyard/Storage	1978	Butler
Mass Transit Office/Gas Pump	1958	Wood
Mass Transit Repair Shop	1958	Quonset
Motor Pool Repair Shop/Office	1978, 1987	Steel
Motor Pool Storage Building (Auto Shop)	1945 Relocated to site 1952	Quonset
Paint Shop	1945 Relocated to site 1952	Quonset
Public Service Center (Traffic)	1978	Butler
S. Hilo Road Office/Training Room	1978	Steel
Traffic Sign Shop	Unknown (post 1964)	Quonset
Traffic/Carpentry Shop Storage	1973	Quonset
Traffic Signal Shop/Engineering Inspectors	Unknown (pre-1964)	Steel
Wastewater Storage	Unknown (pre-1964)	Quonset

The DPW has considered the recommendation of the State Historic Preservation Division and has concluded that the retention of an architectural historian and evaluation of the action is not necessary, as there is no reasonable basis for the conclusion that historic properties will be adversely affected. The following reasons support this position:

- The project does not involve demolition of structures of any era, only the filling in spaces between buildings.
- The buildings adjacent to the proposed action are from the modern era and do not date before 1958.
- The site is not utilized for preserving, viewing or appreciating mid-20th century industrial architecture and instead is a working baseyard for County activities. Any value that structures older than 50 years old would have is for information content only. No information about the property or its structures will be lost by the proposed action.

In terms of other cultural resources, as there appear to be no resources of a potential traditional cultural nature (i.e., landform, vegetation, etc.), and no evidence of any traditional gathering uses or other cultural practices on this urban lot, the proposed additional construction of an office building and vehicle storage shed would not likely impact any historic sites or culturally valued resources or cultural practices.

The Office of Hawaiian Affairs and State Historic Preservation Division have been supplied a copy of the Draft EA for their comment on these findings.

As a further precaution, in the unlikely event that human skeletal remains, undocumented archaeological resources, or cultural or traditional remains are encountered during future development activities within the current study area, work in the immediate area of the discovery shall be halted and the State Historic Preservation Division contacted as outlined in Hawai‘i Administrative Rules 13§13-275-12.

3.3 Infrastructure

3.3.1 Utilities

Existing Facilities and Services, Impacts and Mitigation Measures

The new buildings will tie into utility connections for existing buildings and will not require external connections with water or sewer mains or electrical or telephone lines along East Lanikaula Street. The existing utility services are generally sufficient for the additional requirements.

According to a June 12, 2008 letter from the Hawai‘i County Department of Water Supply (DWS) (see Appendix 1a), water is available from existing 6-inch waterlines within Railroad Avenue and East Lanikaula Street, as well as an existing 8-inch waterline within Lokelani Street, all fronting the subject parcel. The subject parcel is also currently served by an existing 4-inch meter. Prior to issuing a water commitment for the proposed project, DWS will request estimated maximum daily water usage calculations prepared by a professional engineer licensed in the State of Hawai‘i for review and approval. After review of the calculations, the Department will determine whether the existing 4-inch meter is adequate to support the additional demand, the amount of any facilities charges due, and whether other water system improvements are required.

The existing waterlines fronting the property are adequate to provide the required 2,000 gallons per minute flow for fire protection, as required per DWS standards.

Any additional exterior lighting that would be required would consist of low-pressure sodium floodlights with horizontal shielding to adhere to Hawai‘i County’s lighting ordinance (Hawai‘i County Code, Article 9).

3.3.2 Roadways and Traffic

Existing Facilities and Impacts

Street access to the Hilo Baseyard will remain on East Lanikaula Street. The existing driveway is sufficient to handle the minor additional traffic expected from the addition of five offices and a training room.

3.4 Secondary and Cumulative Impacts

Because it involves a minor expansion of existing administrative offices, the proposed project would not involve major secondary impacts, such as population changes or effects on public facilities. Although the project would provide short-term construction jobs, these would largely be filled by local residents and would not induce in-migration.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures.

Although commercial and residential development is planned for Department of Hawaiian Home Lands in nearby areas of Panaewa, and a number of solid waste improvements are being undertaken or considered within one to two miles of the baseyard, none would appear to have impacts that would combine in such a way as to produce adverse cumulative effects or involve a commitment for larger actions.

The adverse effects of the project – minor and temporary disturbance to air quality, noise or visual quality during construction – are very limited in severity, nature and geographic scale.

3.5 Required Permits and Approvals

The following permits and approvals would be required:

- County of Hawai‘i, Department of Public Works, Building Division Approval and Building Permit
- County of Hawai‘i, Planning Department Plan Approval

3.6 Consistency With Government Plans and Policies

3.6.1 Hawai‘i State Plan

Adopted in 1978 and last revised in 1991 (Hawai‘i Revised Statutes, Chapter 226, as amended), the Plan establishes a set of themes, goals, objectives and policies that are meant to guide the State’s long-run growth and development activities. The three themes that express the basic purpose of the *Hawai‘i State Plan* are individual and family self-sufficiency, social and economic mobility and community or social well-being. The proposed project would promote these goals by enhancing road maintenance on the Island of Hawai‘i, thereby enhancing quality-of-life and community and social well-being.

3.6.2 Hawai‘i State Land Use Law

All land in the State of Hawai‘i is classified into one of four land use categories – Urban, Rural, Agricultural, or Conservation – by the State Land Use Commission, pursuant to Chapter 205, HRS. The property is in the State Land Use Urban District. The proposed use is consistent with intended uses for this Land Use District.

3.6.3 Hawai‘i County Zoning and General Plan

Hawai‘i County General Plan Land Use Pattern Allocation Guide (LUPAG). The LUPAG map component of the *General Plan* is a graphic representation of the Plan’s goals, policies, and standards as well as of the physical relationship between land uses. It also establishes the basic urban and non-urban form for areas within the planned public and cultural facilities, public utilities and safety features, and transportation corridors. According to a June 6, 2008 letter from the Hawai‘i County Planning Department (see Appendix 1a), the General Plan LUPAG designation is Industrial, which is characterized as: “Industrial development includes manufacturing and processing, wholesaling, large storage and transportation facilities, power plants, and government baseyards.” The project is consistent with this designation.

Hawai‘i County Zoning and SMA. County zoning is General Industrial District (MG-i a). The Hawai‘i County Code, Chapter 25, Section 25-5-152(a) (47) states: that “Public uses, structures and buildings and community buildings are permitted uses in any district, provided that the director has issued plan approval for such use.” Therefore, both proposed structures would be allowed. Furthermore, Hawai‘i County Code, Chapter 25, Section 25-5-152 (a) (7) states that “Automobile and

truck storage facilities” are permitted uses. Therefore, the new vehicle storage shed would be allowed. According to Hawai‘i County Code, Chapter 25, Section 25-5-157 (c), Plan approval shall be required for all new structures and additions to existing structures in the MG district. The property is not situated within the County’s Special Management Area (SMA).

The *General Plan* for the County of Hawai‘i is a policy document expressing the broad goals and policies for the long-range development of the Island of Hawai‘i. The plan was adopted by ordinance in 1989 and revised in 2005 (Hawai‘i County Department of Planning). The *General Plan* itself is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawai‘i. Most relevant to the proposed project are the following Goal and Policies, and Courses of Action:

GOVERNMENT OPERATIONS – STANDARDS

- Public office center sites shall satisfy modern and reasonable requirements of accessibility and compatibility with the surrounding neighborhood.
- The multipurpose concept of flexibility to satisfy changing requirements should be part of the design for public buildings.

GOVERNMENT OPERATIONS – COURSES OF ACTION

- Improvements to County baseyard facilities shall be undertaken.

TRANSPORTATION – GOALS

- Provide a transportation system whereby people and goods can move efficiently, safely, comfortably and economically.
- Make available a variety of modes of transportation that best meets the needs of the County.

TRANSPORTATION – POLICIES

- A framework of transportation facilities that will promote and influence desired land use shall be established by concerned agencies.
- The agencies concerned with transportation systems shall provide for present traffic and future demands, including the programmed development of mass transit programs for high growth areas by both the private and public sectors.
The improvement of transportation service shall be encouraged.
- Consider the provision of adequate transportation systems to enhance the economic viability of a given area.
- Develop a comprehensive, islandwide multi-modal transportation plan that identifies the location and operation of automobile, mass transit, bicycle and pedestrian systems, in coordination with appropriate Federal and State agencies.

ROADWAYS – GOALS

- Provide a system of roadways for the safe, efficient and comfortable movement of people and goods.
- Provide an integrated State and County transportation system so that new major routes will complement and encourage proposed land policies.

ROADWAYS – POLICIES

- Encourage the programmed improvement of existing roadways by both public and private sectors.
- Investigate various methods of funding road improvements, including private sector participation, to meet the growing transportation needs of the island.
- Support the development of programs to identify and improve hazardous and substandard sections of roadway and drainage problems.
- Coordinate with appropriate Federal and State agencies for the funding of transportation projects for areas of anticipated growth.
- Work in conjunction with the State to establish a clear agreement of the ownership and maintenance of the old homestead roads.
- Develop short and long range capital improvement programs and plans for transportation that are consistent with the General Plan.

ROADWAYS – STANDARDS

- The County shall determine standards for the dedication and upgrade of existing roads.

PUBLIC LANDS – GOALS

- Utilize publicly owned lands in the best public interest and to the maximum benefit.

Discussion: The General Plan notes that baseyards are the operational, storage and maintenance centers for public works services such as those provided by the road and water departments and also serve as agency field offices. The plan notes that improvements are required to the County Public Works baseyard facilities in South Hilo. It also emphasizes that consolidation or the “one stop” concept of housing governmental agencies centralizes services and maximizes the utilization of land and capital expenditures. The General Plan also notes that the mobility of today’s population is expected to increase along with population growth and car ownership, which underscores the need for continued improvement of the County’s roadway system. The proposed project satisfies relevant goals, policies, and courses of action related to governmental facilities in Hawai‘i County, including those dealing with government operations and transportation as well as its subcategory, roadways.

PART 4: DETERMINATION

The Hawai'i County Department of Public Works has determined that the proposed project will not significantly alter the environment, as impacts will be minimal, and intends to issue a Finding of No Significant Impact (FONSI). This determination will be reviewed based on comments to the Draft EA, and the Final EA will present the final determination.

PART 5: FINDINGS AND REASONS

Chapter 11-200-12, Hawai'i Administrative Rules, outlines those factors agencies must consider when determining whether an Action has significant effects:

1. *The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.* No valuable natural or cultural resources would be committed or lost. The project site is a small portion of a baseyard already in industrial use. The surrounding area supports industrial and related commercial uses and will not be affected by the additional buildings.
2. *The proposed project will not curtail the range of beneficial uses of the environment.* The proposed project expands and in no way curtails beneficial uses of the environment.
3. *The proposed project will not conflict with the State's long-term environmental policies.* The State's long-term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The project is minor and fulfills aspects of these policies calling for an improved social and economic environment. It is thus consistent with all elements of the State's long-term environmental policies.
4. *The proposed project will not substantially affect the economic or social welfare of the community or State.* The project will benefit the economic and social welfare of the community by enhancing the County's roadway maintenance efforts and therefore improving its public roadway system.
5. *The proposed project does not substantially affect public health in any detrimental way.* The proposed project will benefit public health by improving public roads.
6. *The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* No adverse secondary effects are expected to result from the proposed action. The project will not enable development, but will instead help assure improved and safer public facilities.
7. *The proposed project will not involve a substantial degradation of environmental quality.* The implementation of best management practices for construction will ensure that the project will not degrade the environment in any substantial way.
8. *The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* No endangered species of flora or fauna are present on the project site or would be affected in any way by the project.

9. *The proposed project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.* The project is not related to additional activities in the region in such a way as to produce adverse cumulative effects or involve a commitment for larger actions.
10. *The proposed project will not detrimentally affect air or water quality or ambient noise levels.* No adverse effects on these resources would occur. Mitigation of construction-phase impacts will preserve water quality. Ambient noise impacts due to construction will be temporary and restricted to reasonable daytime hours.
11. *The project does not affect nor would it likely to be damaged as a result of being located in environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal area.* Although the project is located in an area with volcanic and seismic risk, the entire Island of Hawai‘i shares this risk, and the project is not imprudent to construct, and employs design and construction standards appropriate to the seismic zone.
12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No scenic vistas and viewplanes identified in the Hawai‘i County General Plan will be adversely affected by the project. The buildings will match surrounding buildings of similar height.
13. *The project will not require substantial energy consumption.* The project involves only minor energy use and no adverse effects are expected.

For the reasons above, the proposed action is not expected to have any significant effect in the context of Chapter 343, Hawai‘i Revised Statutes and section 11-200-12 of the State Administrative Rules, and it is anticipated that the Hawai‘i County Department of Public Works will issue a Finding of No Significant Impact for the project.

REFERENCES

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ENVIRONMENTAL ASSESSMENT

Hilo Baseyard Highway Administration Building Office Annex and New Vehicle Storage Shed

Appendix 1a Comments in Response to Early Consultation

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Glen P.I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 981-8394 • Fax (808) 981-2037

April 18, 2008

Mr. Ron Terry
Geometrician Associates
PO Box 396
Hilo, HI 96721

SUBJECT: EARLY CONSULTATION FOR ENVIRONMENTAL ASSESSMENT
FOR HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS HILO
BASEYARD FACILITY HIGHWAY ADMINISTRATION BUILDING OFFICE
ANNEX IMPROVEMENTS AND NEW VEHICLE STORAGE SHED
TMK: 2-2-058:018

In regards to the above-mentioned early consultation for environmental assessment, the following shall be in accordance:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

"Fire Apparatus Access Roads

"Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).



"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) **Width.** The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) **Vertical Clearance.** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Water supply shall be in accordance with UFC Section 10.301(c):

"(c) **Water Supply.** An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

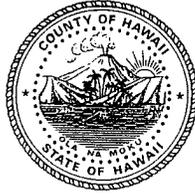
"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.


DARRYL OLIVEIRA
Fire Chief

RP:lpc

Harry Kim
Mayor



Lawrence K. Mahuna
Police Chief

Harry S. Kubojiri
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-8865

May 27, 2008

Mr. Ron Terry
Geometrician Associates
P. O. Box 396
Hilo, Hawaii 96721

Dear Mr. Terry:

**Re: Early consultation for Environmental Assessment for Hawaii County
Department of Public Works Hilo Baseyard Facility Highway
Administration Building Office Annex Improvements and New Vehicle
Storage Shed, TMK 2-2-058:018, Hilo, Island of Hawaii.**

Staff, upon reviewing the provided documents and visiting the proposed site,
does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

Sincerely,

DEREK D. PACHECO
ASSISTANT POLICE CHIEF
AREA I OPERATIONS

KV:lli

Original Message -----

From: "Santos, Nathalie" <parks_recreation@co.hawaii.hi.us>

To: <rterry@hawaii.rr.com>

Cc: "Engelhard, Patricia" <PENGELHARD@co.hawaii.hi.us>; "Komata, James" <JKOMATA@co.hawaii.hi.us>

Sent: Thursday, May 22, 2008 3:29 PM

Subject: Early Consultation for EA for Hawaii County DPW Hilo Baseyard Facility;

TMK: (3) 2-2-058:018, Hilo

> Hi Ron,

>

> P&R Director Engelhard asked me to let you know that P&R does not have
> comments regarding the above-referenced project.

>

> Thanks for sending information to our office.

>

> Aloha,

>

> Nathalie Santos, Secretary

> Department of Parks and Recreation

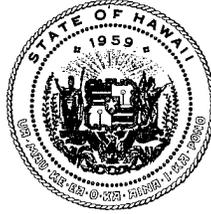
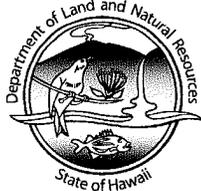
> County of Hawaii

> 808-961-8561

>

>

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

June 3, 2008

Mr. Ron Terry, Principle
Geometrician, Assoc., LLC
P.O. Box 396
Hilo, HI 96721

LOG NO: 2008.1376
DOC NO: 0806TS09
Archaeology

Dear Mr. Terry:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Early consultation for HI County Hilo Baseyard Facility Environmental Assessment
Waiākea Ahupua`a, South Hilo District, Island of Hawai`i
TMK: (3) 2-2-058:018**

Thank you for requesting early comments regarding the preparation of an Environmental Assessment for the aforementioned project, which we received on May 21, 2008. The base yard is graded level and entirely asphalted over its 10.559 acres.

It is highly unlikely that archaeological resources will be affected by this undertaking because previous industrial activities have severely altered the site. Given the extent of prior disturbance, subsurface archaeological resources are likewise not anticipated.

The only potential historic resources on the property include buildings that may predate 1958 (*i.e.* that are older than 50 years). This could include the quonset huts and smaller ancillary structures in the base yard which we have not evaluated. Though it is unlikely that any are significant, we recommend that a review of the age of the existing structures be completed.

For the reasons outlined above a full archaeological inventory survey will not be required. Instead, a letter report prepared by a qualified archaeological firm or architectural historian (a list of which may be found at <http://hawaii.gov/dlnr/hpd/pdfs/2008-Permittee.pdf>) concerning the architectural issues will suffice. We recommend that such a letter be prepared and submitted to our office prior to the preparation of the draft EA. Our official letter of concurrence with the findings should be included in the final EA.

If you have any questions or concerns regarding this letter please contact Assistant Hawaii Island Archaeologist, Timothy E. Scheffler, Ph.D. at (808) 981-2979 (timothy.e.scheffler@hawaii.gov).

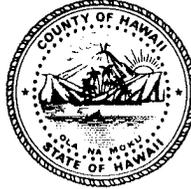
Aloha,

Handwritten signature of Nancy McMahon in black ink.

Nancy McMahon, Deputy SHPO/State Archaeologist and Historic Preservation Manager
State Historic Preservation Division

TS

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai`i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

June 4, 2008

Mr. Ron Terry
Principal
Geometrician Associates, LLC
P O Box 396
Hilo, HI 96721

Subject: Early Consultation for Environmental Assessment for Hawai`i County
Department of Public Works Hilo Baseyard Facility Highway
Administration Building Office Annex Improvements and New Vehicle
Storage Shed
TMK: 2-2-058:018
Hilo, Island of Hawai`i

Dear Mr. Terry,

We have no comments to offer on the subject project.

Thank you for allowing us the opportunity to review and comment on this project.

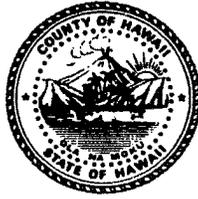
Sincerely,


Bobby Jean Leithead Todd
DIRECTOR

cc: DPW

10754A

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

June 6, 2008

Mr. Ron Terry
Geometrician Associates, LLC
P.O. Box 396
Hilo, HI 96721

Dear Mr. Terry:

Pre-Environmental Assessment Consultation

Applicant: Hawaii County Department of Public Works
Land Owner: State of Hawaii
Project: Hilo Baseyard Facility Highway Administration
Building Office Annex Improvements and New Vehicle
Storage Shed
TMK: 2-2-058:018

This is in response to your request for comments on the above-referenced project.

According to your submittal, the Hawaii County Department of Public Works is improving the facilities at its Hilo Baseyard. These improvements include the following:

- A new 2,016 square foot, single story Highway Administration Building Office Annex that will house five (5) offices, one (1) training room and a corridor as required; and
- A new 4,000 square foot Vehicle Storage Shed Building.

We have the following to offer for the proposed project area:

1. The State Land Use designation is Urban.

Mr. Ron Terry
Geometrician Associates, LLC
Page 2
June 6, 2008

2. The General Plan LUPAG designation is Industrial which is characterized as:
“Industrial development includes manufacturing and processing, wholesaling, large storage and transportation facilities, power plants, and government baseyards.”
3. County zoning is General Industrial District (MG-1a). We note the following:
 - a. Hawaii County Code, Chapter 25, Section 25-5-152(a) (47) states that:
“Public uses, structures and buildings and community buildings are permitted uses in any district, provided that the director has issued plan approval for such use.” Therefore, both proposed structures would be allowed.
 - b. Furthermore, Hawaii County Code, Chapter 25, Section 25-5-152 (a) (7) states that *“Automobile and truck storage facilities”* are permitted uses. Therefore, the New Vehicle Storage Shed Building would be allowed.
 - c. According to Hawaii County Code, Chapter 25, Section 25-5-157 (c), Plan approval shall be required for all new structures and additions to existing structures in the MG district.
4. The project is not located within the County’s Special Management Area.

Please provide us with a copy of the Draft Environmental Assessment for our review and file.

If you have questions, please feel free to contact Christian Kay of this office at 961-8288, extension 254.

Sincerely,



CHRISTOPHER J. YUEN
Planning Department

CRK:cs

P:\public\wpwin60\CKay\EAdraftPre-consul\Terry DPW HILO BASEYARD.rtf



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

June 12, 2008

Mr. Ron Terry
Geometrician Associates, LLC
P.O. Box 396
Hilo, HI 96721

**PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION
DEPARTMENT OF PUBLIC WORKS HILO BASEYARD FACILITY HIGHWAY ADMINISTRATION
BUILDING OFFICE ANNEX IMPROVEMENTS AND NEW VEHICLE SHED
TAX MAP KEY 2-2-058:018**

This is in response to your Pre-Environmental Assessment Consultation letter dated May 20, 2008.

Water is available from existing 6-inch waterlines within Railroad Avenue and East Lanikaula Street, as well as an existing 8-inch waterline within Lokelani Street, all fronting the subject parcel. The subject parcel is also currently served by an existing 4-inch meter.

Prior to issuing a water commitment for the proposed project, the Department would request estimated maximum daily water usage calculations prepared by a professional engineer licensed in the State of Hawaii for review and approval. After review of the calculations, the Department will determine if the existing 4-inch meter is adequate to support the additional demand, any facilities charges due, and any other water system improvements required.

Please be informed that the existing waterlines fronting the property are adequate to provide the required 2,000 gallons per minute flow for fire protection, as required per the Department's Water System Standards.

Please also be informed that any new meter(s) serving the proposed project will require the installation of a reduced principle type backflow prevention assembly within five feet of the meter on private property. The Department must inspect and approve the installation prior to commencement of water service.

Should there be any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,

Milton D. Pavao, P.E.
Manager

FM:dfg

... Water brings progress...

LINDA LINGLE
GOVERNOR OF HAWAII



Laura H. Thielen
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 13, 2008

Geometrician Associates, LLC
P.O. Box 396
Hilo, HI 96721

Attention: Mr. Ron Terry
Principal

Dear Mr. Terry:

SUBJECT: Early Consultation for Environmental Assessment for Hawai'i County
Department of Public Works Hilo Baseyard Facility Highway, Hilo,
Island of Hawaii; TMK: (3) 2-2-058:018

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division, (b) Commission on Water Resource Management, and (c) Hawaii District office of the Land Division on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,


for Morris M. Atta
Administrator

Enclosures



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 22, 2008

MEMORANDUM

RECEIVED
LAND DIVISION
2008 JUN 12 P 3:21
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII
OFFICE OF PUBLIC ENGINEERING

- TO: **DLNR Agencies:**
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division – Hawaii District

FROM: *lee* Morris M. Atta, Administrator *krane*

SUBJECT: Early Consultation for Environmental Assessment for Hawai'i County
Department of Public Works Hilo Baseyard Facility Highway

LOCATION: Hilo, Island of Hawaii; TMK: (3) 2-2-058:018

APPLICANT: Geometrician Associates, LLC on behalf of Hawaii County Department of Public Works

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 12, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Cy J*
Date: 6/12/08

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD\MorrisAtta
REF.:EarlyConsultHiloBaseyard\
Hawaii.388

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X. The National Flood Insurance Program does not have any regulations for developments within Zone X.**
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
 - () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
 - () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
 - () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
 - () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

- () Additional Comments: _____

- () Other: _____

Should you have any questions, please call Ms. Suzie Agraan of the Planning Branch at 587-0258.

Signed:  _____
ERIC T. HIRANO, CHIEF ENGINEER

Date: 6/12/08



RECEIVED

08 MAY 22 P 2: 31



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 22, 2008

MEMORANDUM

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

2008 JUN 10 P 3: 45

RECEIVED
LAND DIVISION

~~TO:~~

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District

FR:

TO:

FROM:

Morris M. Atta, Administrator

SUBJECT:

Early Consultation for Environmental Assessment for Hawai'i County
Department of Public Works Hilo Baseyard Facility Highway

LOCATION: Hilo, Island of Hawaii; TMK: (3) 2-2-058:018

APPLICANT: Geometrician Associates, LLC on behalf of Hawaii County Department of Public Works

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 12, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

Date:

John T. Salas
6/9/08

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 22, 2008

MEMORANDUM

2008 MAY 23 5 12 03

LAND DIVISION

- TO: **DLNR Agencies:**
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division – Hawaii District

RECEIVED
LAND DIVISION
2008 JUN 10 P 12:13
DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

FROM: *lee* Morris M. Atta, Administrator *Thiele*

SUBJECT: Early Consultation for Environmental Assessment for Hawai'i County
Department of Public Works Hilo Baseyard Facility Highway

LOCATION: Hilo, Island of Hawaii; TMK: (3) 2-2-058:018

APPLICANT: Geometrician Associates, LLC on behalf of Hawaii County Department of Public Works

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 12, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

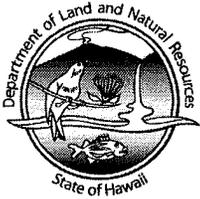
Signed: *Kent Lyon*
Date: 6/9/08

cc: Central Files

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

75 Aupuni Street, Room 204
Hilo, Hawaii 96720
PHONE: (808) 974-6203
FAX: (808) 974-6222

June 9, 2008

MEMORANDUM

TO: Morris M. Atta, Administrator

FROM: Kevin E. Moore, Hawaii District Land Agent 

SUBJECT: Early Consultation for Environmental Assessment for Hawai'i County
Department of Public Works Hilo Baseyard Facility Highway

LOCATION: Hilo, Island of Hawaii, TMK: (3) 2-2-058:018

APPLICANT: Geometrician Associates, LLC on behalf of Hawai'i County Department of Public Works

Pursuant to your request for comments on the above matter, we offer the following:

The subject land is State land set aside to the County of Hawai'i, Department of Public Works pursuant to Executive Order 1219 and Executive Order 3246 for "Garage and Utility Yard Purposes". The County Planning Department consolidated the property under the two EO's pursuant to DPW's application on June 8, 2004. The proposed facilities appear to be in compliance with the use allowed in the EO's.

Please contact me should you have any questions.



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD08/3700

June 13, 2008

Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, HI 96721

RE: Request for pre-consultation for an Environmental Assessment for improvements to the Hilo Baseyard Facility, Hawai'i Island, TMK: (3) 2-2-058:018.

Aloha e Ron Terry,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated May 20, 2008. The Hawai'i County Department of Public Works proposes a number of facilities at the Hilo Baseyard, including the construction of new buildings and parking stalls. OHA has reviewed this project and offers the following comments.

OHA requests that a comprehensive archaeological inventory survey for the project area be conducted and submitted to the Department of Land and Natural Resources – Historic Preservation Division for review and approval. OHA should be allowed the opportunity to comment on the criteria assigned to any cultural or archaeological sites identified within the archaeological inventory survey. OHA points out that the cultural impact assessment is required. According to the Guidelines for Assessing Cultural Impacts established by the Hawai'i State Office of Environmental Quality Control:

The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs. The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both manmade and natural, which support such cultural beliefs.

Ron Terry
June 13, 2008
Page 2

We request the applicant's assurances that should iwi kūpuna or Native Hawaiian cultural or traditional deposits be found during the construction of the project, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

In addition, OHA recommends that the applicant use native vegetation in its landscaping plan for subject parcel. Landscaping with native plants furthers the traditional Hawaiian concept of mālama 'āina and creates a more Hawaiian sense of place.

Further, OHA notes that the subject land is designated as Section 5(b) Ceded Lands, which hold a considerable amount of sentimental, historical and legal significance for Native Hawaiians and OHA. These lands were illegally taken from the Hawaiian Kingdom after the 1893 overthrow and later transferred ("ceded") by the United States government to the State of Hawai'i upon statehood. Today, the state holds the Ceded Lands corpus in trust for Native Hawaiians and the general public. OHA is supposed to receive a portion of all revenues generated on these lands.

Thank you for the opportunity to comment. If you have further questions, please contact Sterling Wong (808) 594-0248 or e-mail him at sterlingw@oha.org.

'O wau iho nō me ka 'oia'i'o,



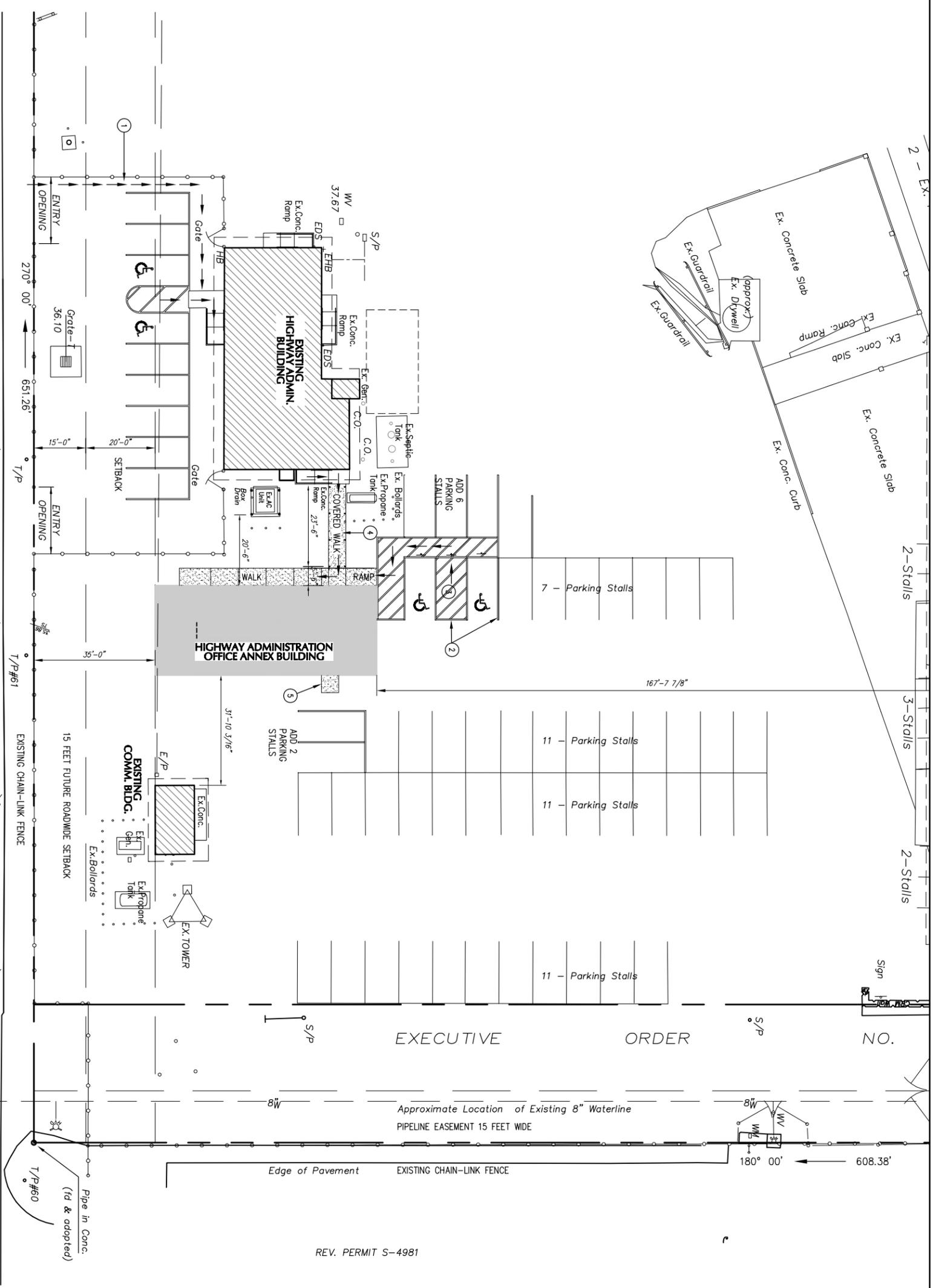
Clyde W. Nāmu'o
Administrator

C: OHA Hilo CRC Office

ENVIRONMENTAL ASSESSMENT

Hilo Baseyard Highway Administration Building Office Annex and New Vehicle Storage Shed

Appendix 2 Selected Schematic Design Figures



REV. PERMIT S-4981

LANNIKAULA STREET



1 EXISTING/NEW PARTIAL SITE PLAN
SCALE 1/16"=1'

SCALE IN FEET
0 8 16'

- KEYNOTES:**
- ① EXISTING ACCESSIBLE ROUTE
 - ② STRIPPING (TRP). SEE CIVIL DWGS.
 - ③ SLOPE 1.75% IN ALL DIRECTIONS. SEE CIVIL DWGS.
 - ④ COVERED WALK. SEE SHEET A8.1
 - ⑤ WALK

- NOTES:**
- 1. FLOOR PLAN SEE SHEET A2.1
 - 2. EXTERIOR ELEVATIONS, SEE SHEET A4.1
 - 3. ACCESSIBILITY SHALL BE PER ADAAG AS MEASUREMENT FOR COMPLIANCE REQUIREMENTS

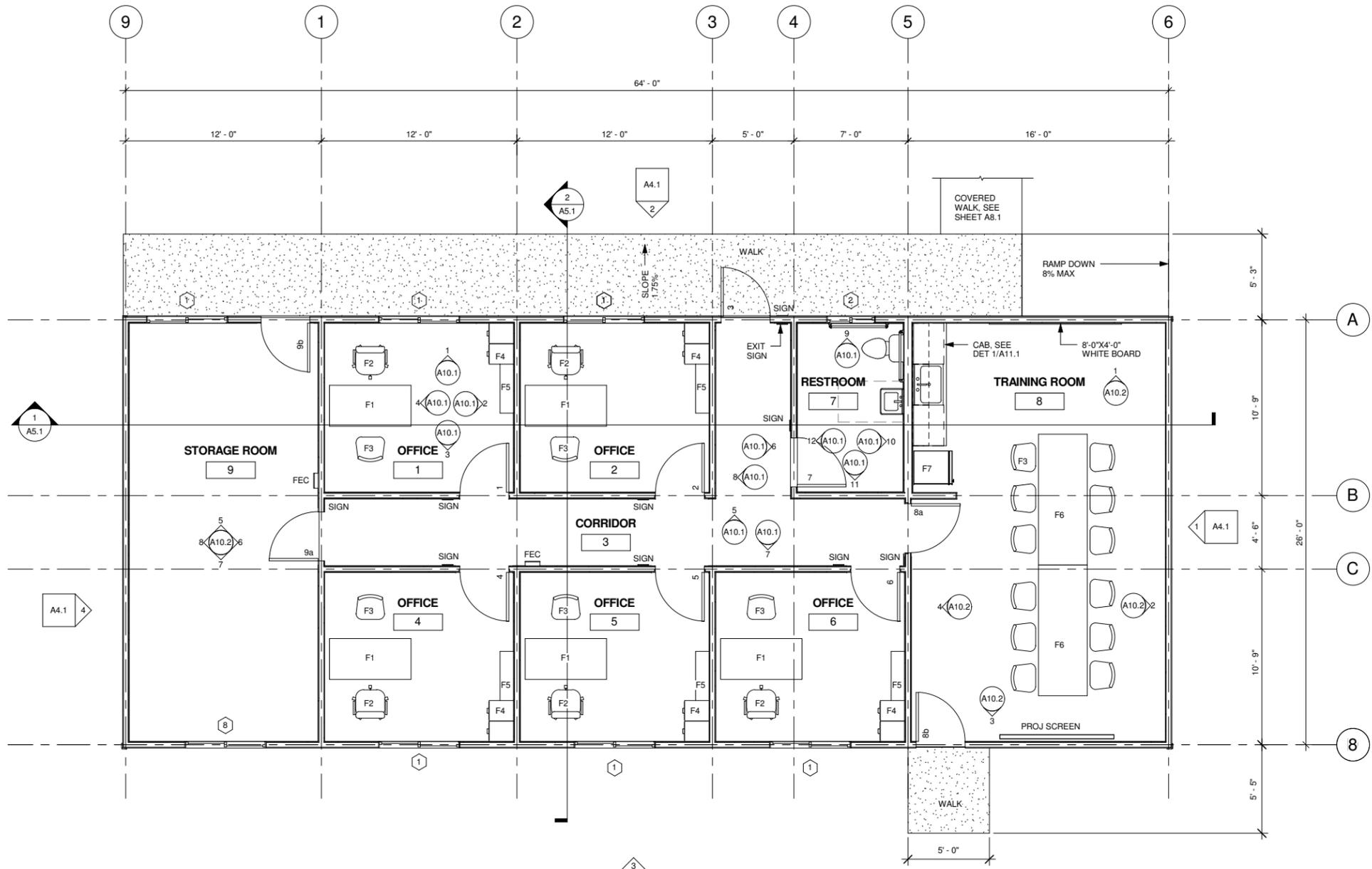


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COUNTY OF HAWAII
DEPT. OF PUBLIC WORKS - BUILDING DIVISION
HILO BASEYARD FACILITY
OFFICE ANNEX
630 EAST LANNIKAULA STREET
HALO HAWAII

DESIGNED BY: SF	APPROVED BY:
DRAWN BY: CK	CHECKED BY: SF
DATE: 8-1-08	DATE:
SHEET NO. A1.2	DATE:
DIRECTOR: COUNTY OF HAWAII	DATE:

00243300



Furniture Schedule				
Mark	Description	Count	Owner Supplied & Installed	Comments
F1	DESK, 30"x60"x30"H	5	X	
F2	CHAIR, EXECUTIVE, ARM REST	5	X	
F3	CHAIR, STACKABLE	17	X	
F4	FILES, LEGAL, 4 DRAWER	10	X	
F5	SHELVING, 36"x12"x72" H	5	X	
F6	TABLES, 36"x96"x30" H	2	X	
F7	REFRIGERATOR	1	X	
		45		



① Ground Floor
1/4" = 1'-0"



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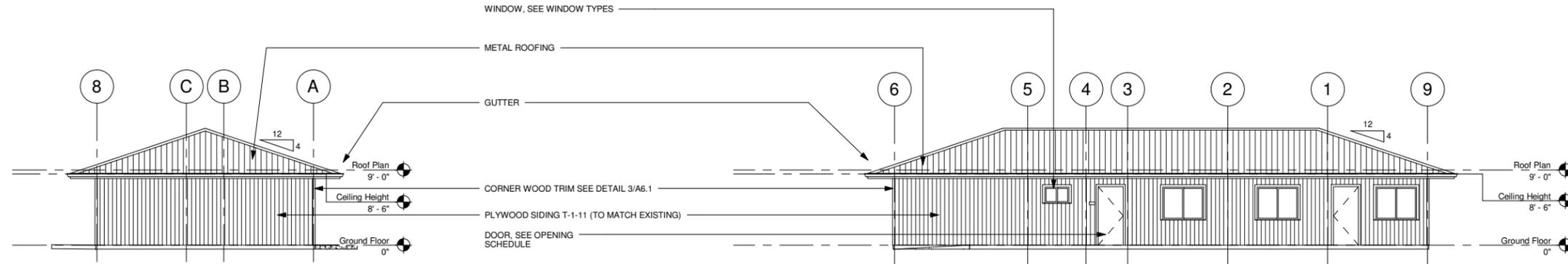


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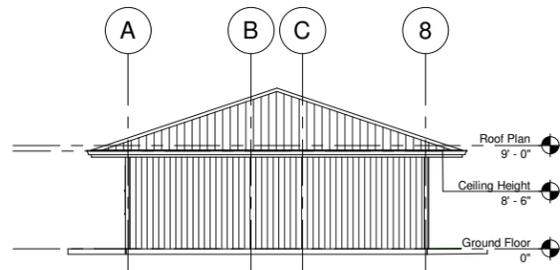
COUNTY OF HAWAII
DEPT. OF PUBLIC WORK - BUILDING DIVISION
HILO BASEYARD FACILITY
HIGHWAY ADMINISTRATION BUILDING
OFFICE ANNEX
JOB NO. B- 3822
LANIKAULA STREET
T.M.K.: 2-2-058: 018
HILO, HAWAII

FLOOR PLAN		DESIGNED BY: SF
APPROVED BY:		DRAWN BY: G-K
		CHECKED BY: SF
		DATE: 8-1-08
DIRECTOR, DEPT. OF PUBLIC WORKS COUNTY OF HAWAII		DATE
		SHEET NO. A2.1 X OF X SHEETS

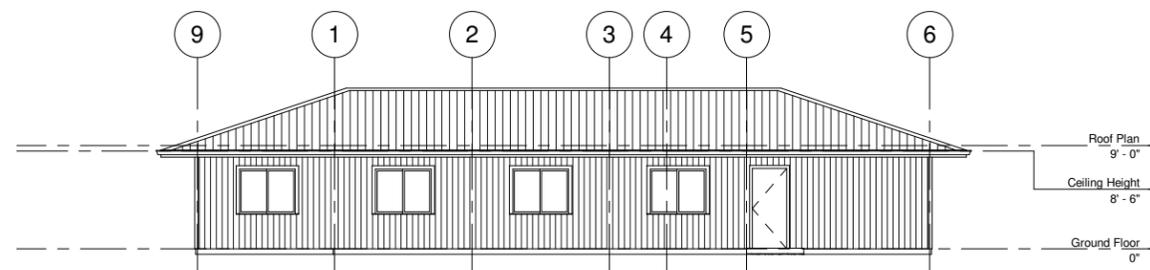


① EAST ELEVATION
1/8" = 1'-0"

② NORTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



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REVISION:	DATE:	DESCRIPTION:	MADE BY:	APPROVED:

COUNTY OF HAWAII
DEPT. OF PUBLIC WORK - BUILDING DIVISION
HILO BASEYARD FACILITY
HIGHWAY ADMINISTRATION BUILDING
OFFICE ANNEX
JOB NO. B- 3822
LANIKAULA STREET
T.M.K.: 2-2-058: 018
HILO, HAWAII

BUILDING ELEVATIONS

APPROVED BY:

DESIGNED BY: SF
DRAWN BY: G-K
CHECKED BY: SF
DATE: 8-1-08

DIRECTOR, DEPT. OF PUBLIC WORKS, COUNTY OF HAWAII

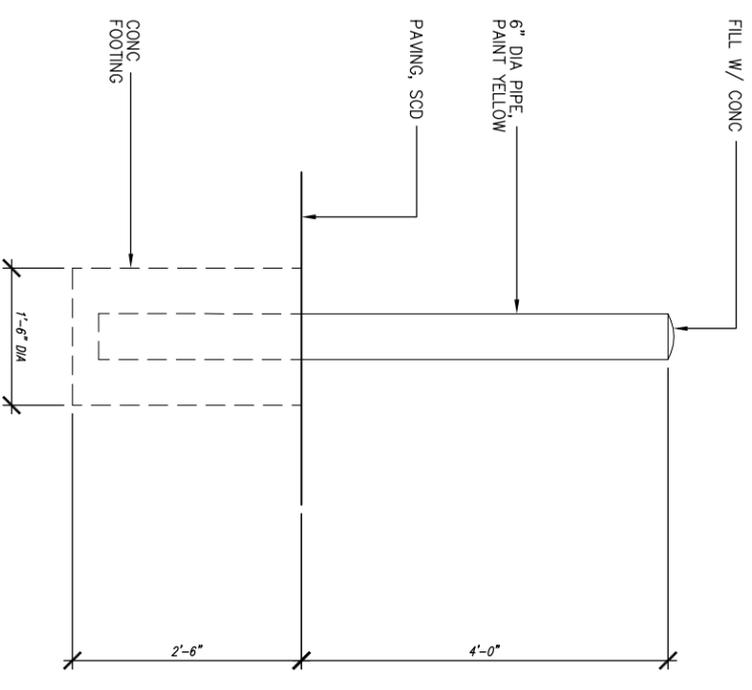
DATE

SHEET NO. **A4.1**

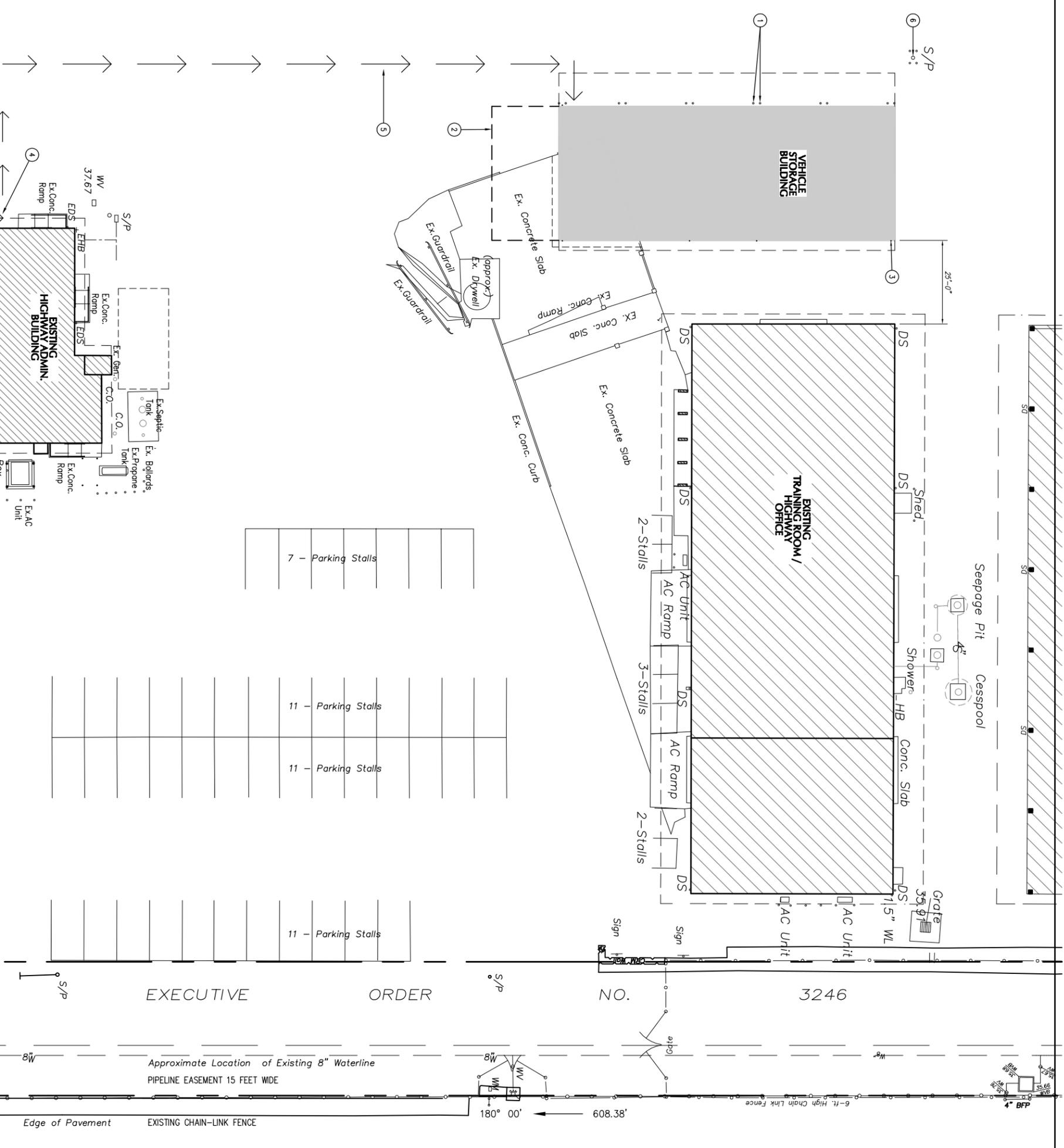
X OF X SHEETS

- KEYNOTES:**
- ① 6" PIPE BOLLARDS (TPP), SEE RLR PLAN
 - ② FUTURE EXPANSION
 - ③ DOWNSPOUTS (TPP)
 - ④ EXISTING ACCESSIBLE ROUTE
 - ⑤ ACCESSIBLE ROUTE
 - ⑥ RELOCATED S/P, SED

- NOTES:**
- 1. FLOOR PLAN SEE SHEET A2
 - 2. EXTERIOR ELEVATIONS, SEE SHEET A4
 - 3. ACCESSIBILITY SHALL BE PER ADAAG AS MEASUREMENT FOR COMPLIANCE REQUIREMENTS



2 PIPE BOLLARD DETAIL
SCALE 1"=1'



1 EXISTING/NEW PARTIAL SITE PLAN
SCALE 1"=16'



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COUNTY OF HAWAII
DEPT. OF PUBLIC WORKS - BUILDING DIVISION
HILO BASEYARD FACILITY
VEHICLE STORAGE BUILDING
JOB NO. B34821
630 EAST LANIKAILUA STREET
HILO, HAWAII
T.M.A.C. 23-058-010

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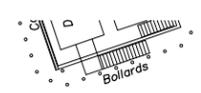
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DESIGNED BY: **SF**
DRAWN BY: **CK**
CHECKED BY: **SF**
DATE: **8-1-08**

DIRECTOR
DEPT. OF PUBLIC WORKS
COUNTY OF HAWAII

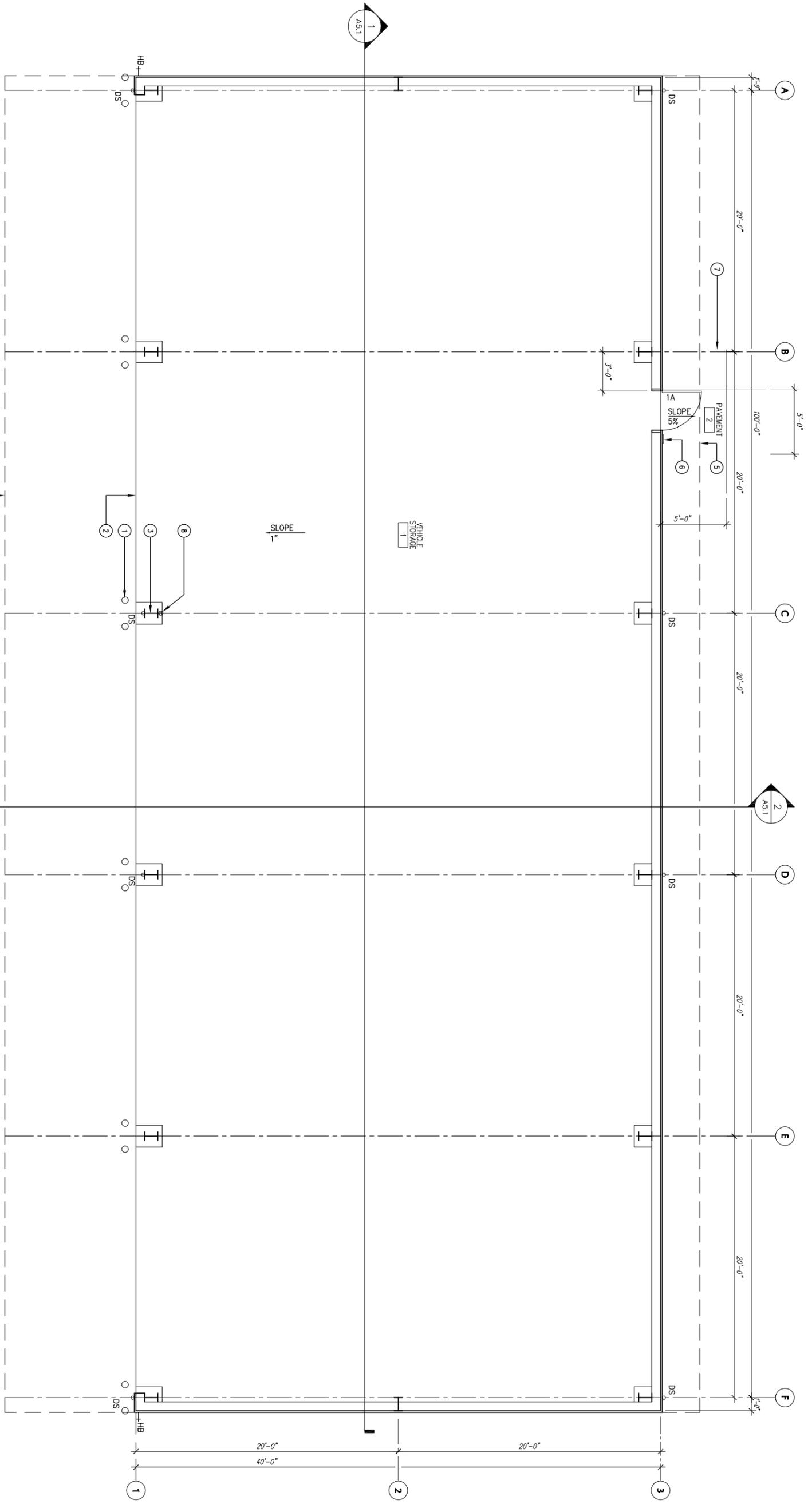
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0824301



- KEYNOTES:**
- 1 6" PIPE BOLLARDS (TYP)
 - 2 SEE DET 2/A1.2
 - 3 CONCRETE EDGE FLUSH SMOOTH CONNECTION
 - 3 MBS RIGID COLUMN (TYP)
 - 4 NOT USED
 - 5 ROOF OVERHANG
 - 6 SIGN, SEE DET 3/A3
 - 7 PAVING
 - 8 FIRE EXTINGUISHER



1 FLOOR PLAN
SCALE 1/4"=1'





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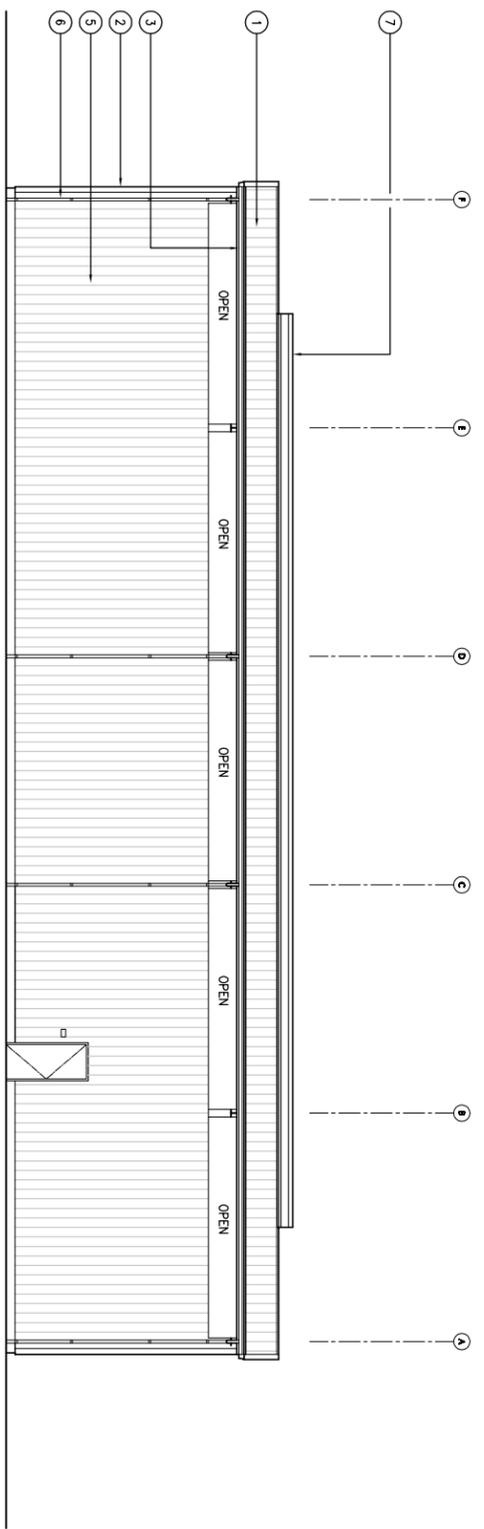
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DEPT. OF PUBLIC WORKS - BUILDING DIVISION
HILO BASEYARD FACILITY
VEHICLE STORAGE BUILDING
JOB NO. B3821
630 EAST LANIKAILUA STREET
HILO, HAWAII

FLOOR PLAN

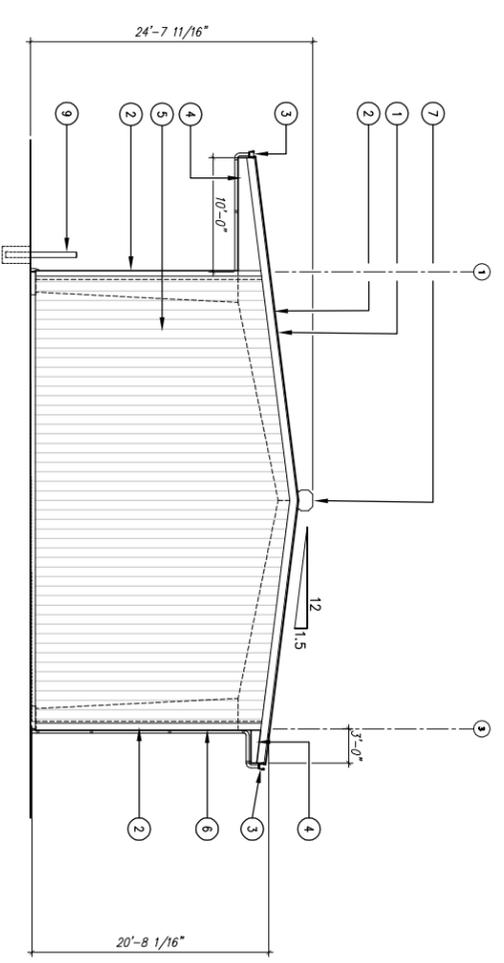
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DESIGNED BY: SF
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DATE: 8-1-08

DIRECTOR: _____ DATE: _____
DEPT. OF PUBLIC WORKS
COUNTY OF HAWAII

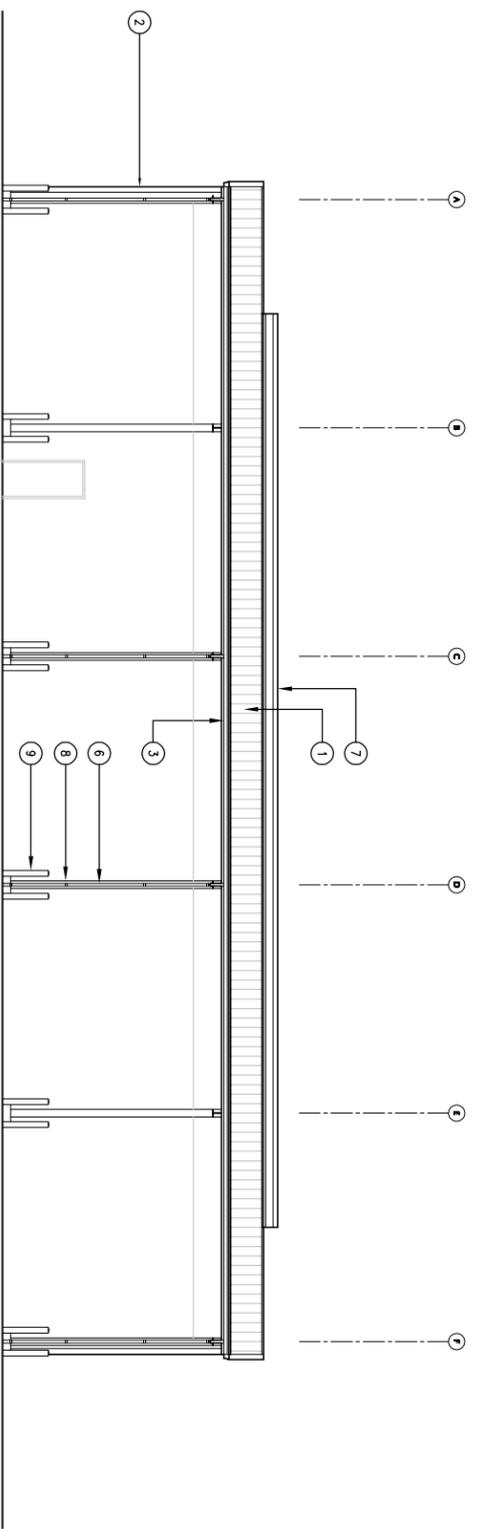
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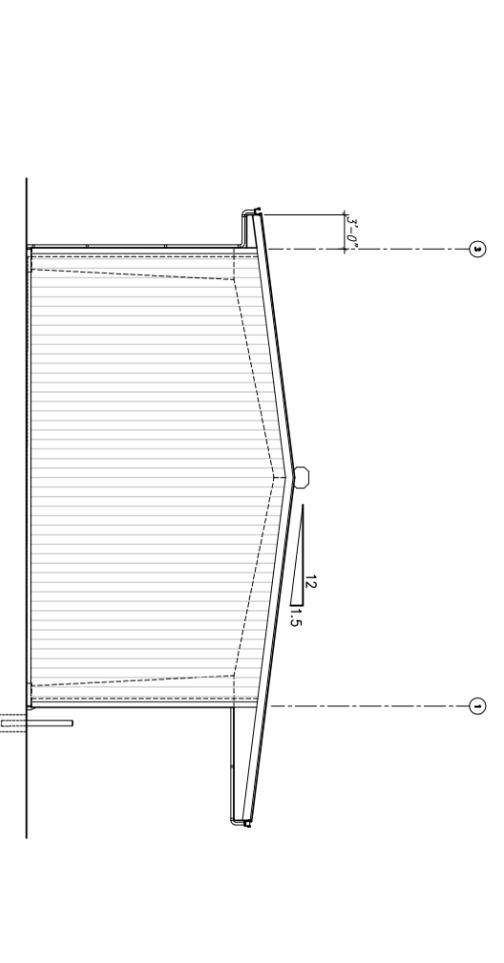
1 EXTERIOR ELEVATION
SCALE 1/8"=1'



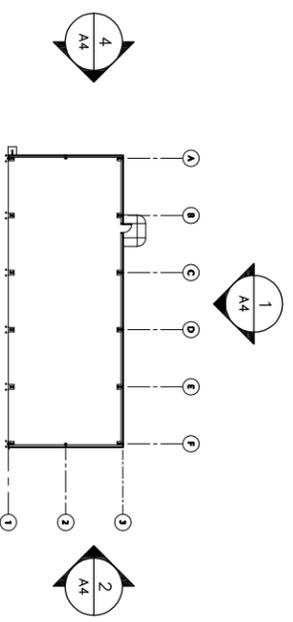
2 EXTERIOR ELEVATION
SCALE 1/8"=1'



3 EXTERIOR ELEVATION
SCALE 1/8"=1'



4 EXTERIOR ELEVATION
SCALE 1/8"=1'



ELEVATION KEY

- KEYNOTES:**
- ① MBS METAL ROOFING
 - ② MBS METAL TRIM
 - ③ MBS METAL CUTLER
 - ④ MBS METAL BEAM
 - ⑤ MBS METAL SIDING
 - ⑥ 3" DIA. PVC DOWNSPOUT W/ STRAPS
 - ⑦ MBS METAL CONT VENT
 - ⑧ MBS LRF FRAME
 - ⑨ 6" PIPE BOLLARDS; SEE DET 2/A.1.2

DURRANT
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HILO BASEYARD FACILITY
VEHICLE STORAGE BUILDING
JOB NO. B.3821
630 EAST LANIKAILUA STREET
HILO, HAWAII

EXTERIOR ELEVATIONS	
APPROVED BY: _____	DESIGNED BY: SF
	DRAWN BY: CK
	CHECKED BY: SF
	DATE: 8-1-08
	SHEET NO: A4
 OF SHEETS

