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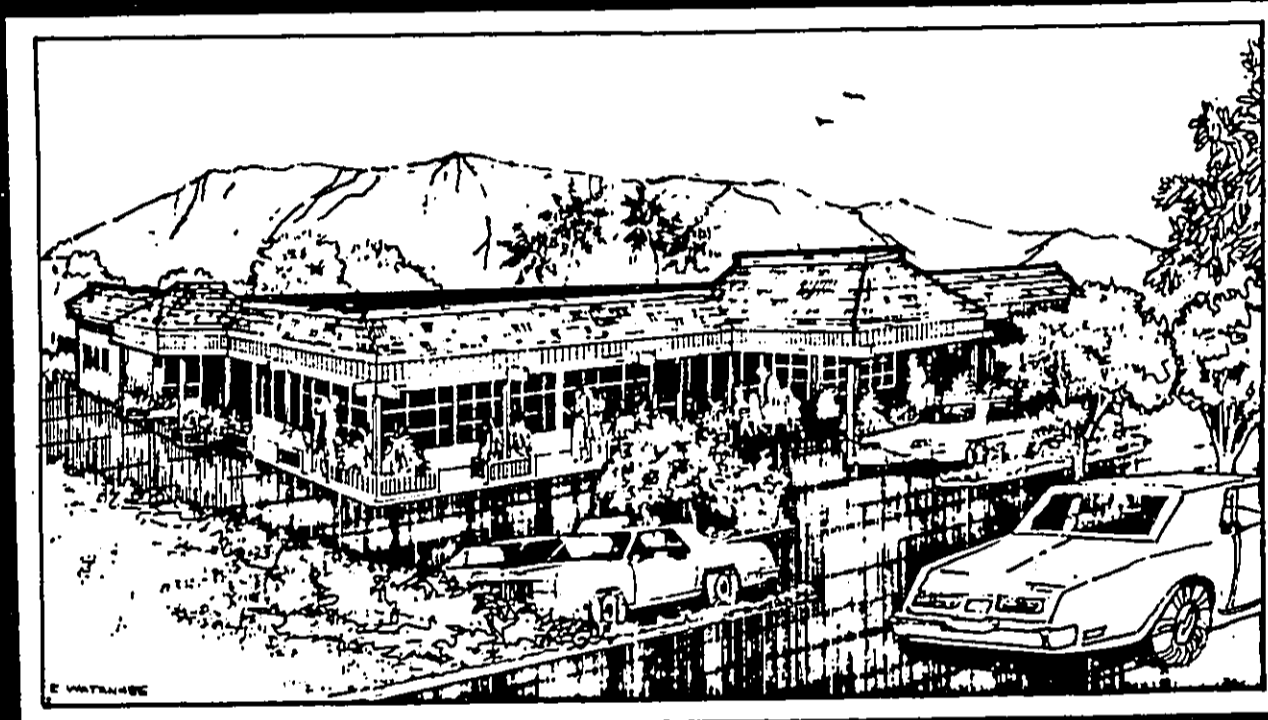
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# ENVIRONMENTAL IMPACT STATEMENT



**HONOKAA, HAWAII**

**Designers Group**

residential and commercial design

# Designers Group residential and commercial design

January 31, 1984

Environmental Quality Commission  
550 Halekauwila St. #301  
Honolulu, Hawaii 96813

Attention: Faith Miyamoto

Re: EIS Statement  
Overlook Park Restaurant  
and Cultural Center  
Honokaa, Hawaii  
TMK: 4-5-10:85

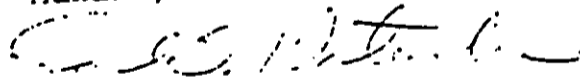
We have enclosed EIS Statement with responses from commenting governmental agencies.

Of note is Appendix G which is an addendum for the County Parks and Recreation additional information, which was provided by that department.

All other responding agencies did not require any response from us.

We would hope to have a response from your department as soon as possible.

Mahalo,



Earl T. Watanabe  
General Manager

ENVIRONMENTAL IMPACT STATEMENT

FOR

PROPOSED

OVERLOOK PARK RESTAURANT

AND

CULTURAL CENTER

AT

HONOKAA, HAWAII

TMK: 4-5-10:85

September 5, 1983

PREPARED FOR:

Mr. Ernest S. Texeira  
P. O. Box 615  
Honokaa, Hawaii 96727

PREPARED BY: \_\_\_\_\_.

Designers Group  
250 Keawe Street  
Hilo, Hawaii 96720

and

Robert E. Oliver III



**PROPOSAL:**

Establishment of a family style restaurant with commercial rental space and an overlook park rest stop with public facilities near the Hawaii Belt Road and Pakalana Street.

**CLASS OF ACTION:**

General Plan Amendment petition from a Density Urban development to a Medium Density Urban development Land Use Pattern Allocation Guide Map designation.

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I. SUMMARY

This document is prepared for the County of Hawaii and the Town of Honokaa. It is part of the requirements for a General Plan Amendment to permit the construction of a family style restaurant with rentable commercial space for offices or shops in Honokaa. The site will be landscaped to provide an overlook public park space to view the town. The site is currently zoned RS-10, Single Family, and the applicant will seek a zone change to CV-7.5 commercial.

The intent of this statement is to present the potential impacts that the proposed project may have on the existing environment and to aid all concerned agencies, organizations and individuals in assessing its environmental impact.

Environmental Setting: The site is on the Big Island northeast coast, known for its characteristically cooler, sunny weather. Mean annual precipitation is 89 inches, and the average yearly temperature is 71°F. The area of the site is nearly flat and consists of silty clay loam soil that has moderately rapid permeability and is presently under agricultural cultivation. No known rare or endangered species of plant or animal inhabit the urbanized site, and the area is excluded from tsunami inundation zones. The site is on the outer boundary of a flood zone.

There is no existing sewerage system, and sewage is handled by private cesspools. Streets bordering the site are the Hawaii Belt Highway, Pakalana and Lehua, each of which are adequate in handling their present traffic loads. Domestic water is available through a 6" line along Pakalana Street, electricity and telephone services are also available.

Probable Impact of the Proposed Action: The proposed project will require minimal site grading and the excavation of a cesspool and a standard drywell. Construction activities will destroy most of the existing flora and temporarily displace the few transient wildlife species. However, this is mitigated by the fact that the site is at present a field under agricultural cultivation.

The atmosphere will be affected during the construction phase by ambient noise, exhaust, and dust. However, this can be mitigated by muffling systems and dust suppressors. The existing traffic situation will experience minimal effect of the proposed project according to traffic counts and calculated road capacities. Adverse effects can be mitigated

through proposed road and intersection improvements in the area. Water requirements of the proposed project will be less than those of the existing residences and therefore will not increase demands. This project is not expected to increase demands on water over those already experienced, and the same holds true for sewage disposal. No archaeological/historical sites exist in the vicinity. The socio-economic outlook of the community may be strengthened by the proposed project. However, it will also have the effect of reducing the land area available for housing. The low height and character of the building and public park space will increase the aesthetic appeal of the site. Mitigating measures include site landscaping and proper suppression of dust, exhaust emission, and machinery noise.

Alternatives to the Proposed Action: Three alternatives to the proposed action were considered. These are: 1) no action; 2) alternate residential density development; 3) alternative sites. The no action residential and alternative sites alternatives are inconsistent with the basic objective of the applicant in seeking to provide restaurant space. The possibility of development on Mamane Street is impractical due to the infrastructural inadequacies regarding vehicular circulation, the insular nature of Mamane Street, and its limited "pocket market" economy.

Adverse Environmental Effects that Cannot be Avoided: Temporary adverse effects include a reduction in air quality during the grading and construction phases.

Although the proposed project will have negligible effect on traffic and circulation in the area, cumulative effects of future public use may increase vehicular traffic to the extent of which cannot be determined at this time.

Relationship of the Proposed Action to Land Use Goals, Policies, and Controls: The proposed action conforms to applicable goals and policies of the General Plan of the County of Hawaii relating to the development of urban commercial areas, the provision of necessary infrastructure, and providing for public necessity and convenience and the general welfare. It is not compatible with existing RS-10 Residential zoning and an amendment is required for the General Plan and Honokaa Urban Development Plan. Plans for the proposed development comply with the applicable requirements of the CV-7.5 commercial zone.

## II. PROJECT LOCATION AND DESCRIPTION

The project site is a 2.879 acre parcel fronting the Hawaii Belt Road, Highway #19 and the junction of Pakalana Street and Lehua Street in the Township of Honokaa. Refer to Tax Map Key #4-5-10:85, Figure 8.

### Description

The project shall consist of a 7,000 square foot, one story building. The restaurant will include a kitchen, a booth type seating area and a banquet hall and drive-in/take-out window. It will take approximately one half of the proposed space. The remaining space shall be devoted to commercial rental space. Specific use of this space has not been determined precisely, but our suggestion of possibilities include: a health club, some tourist oriented shops, office space and/or mini-museum.

Public toilets are to be provided for the park overlook area with direct access from the exterior of the building. Vehicular access to the project will be provided with turn-in and turn-out lanes with dividers at the site frontage along Lehua Street. Vehicular circulation will be controlled by a one-way road system through the site and associated parking. There will be 34 parking spaces, two tour bus spaces, a drive-in food order window lane, as well as restaurant service parking. Eight parking spaces will be provided at the overlook area.

This site provides a high point for viewing the landscape and town of Honokaa, open spaces for recreation.

The overlook will be a bermed area rising to a knoll or small hill. Benches will be located at strategic points so that visitors may avail themselves of the view of Honokaa and the coastline. Several picnic tables will be provided in the overlook area.

The following table represents an estimate of building area, roads, and landscape grounds which are compiled in percentages of space utilization for the project.

TABLE INDICATING PERCENTAGES OF SPACE UTILIZATION

<u>USE</u>	<u>SQUARE FOOTAGE</u>	<u>SPACE UTILIZATION</u>
Building	7,000	5%
Roads & Parking	33,249	27%
Open Space	85,160	68%

Total site area is 125,409 s.f.

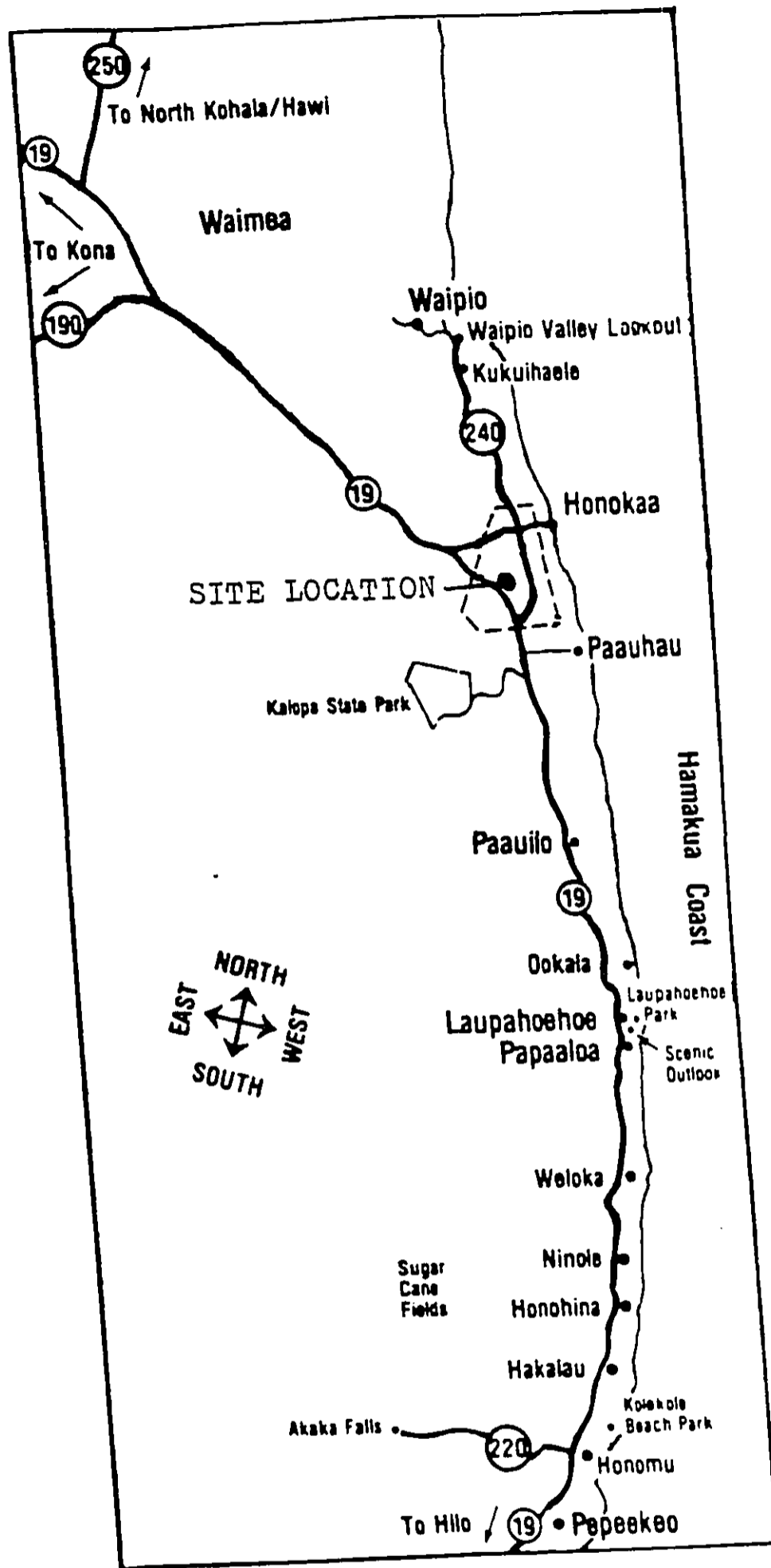


FIGURE 1. VICINITY MAP

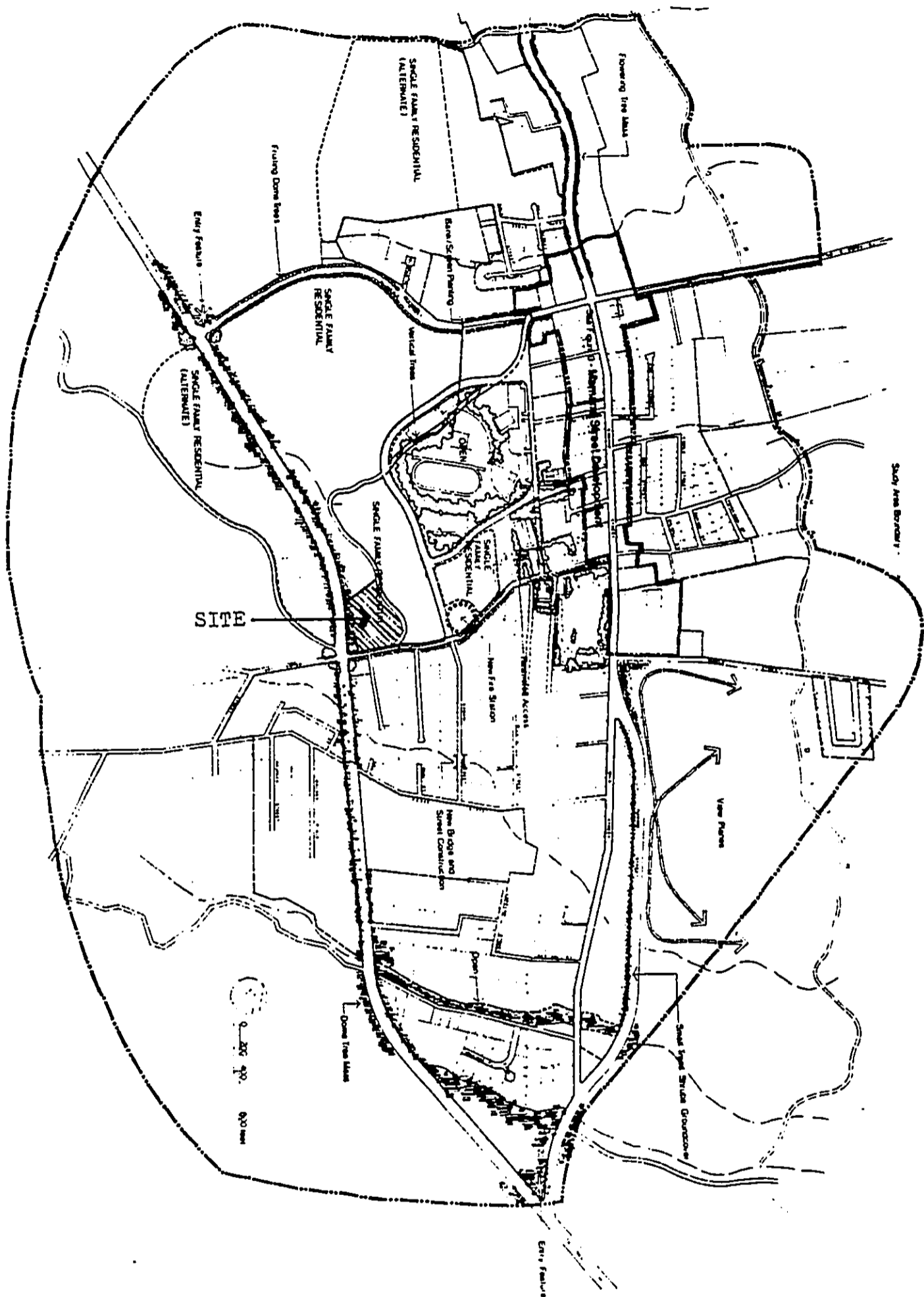


FIGURE 2. Honokaa Urban Design Plan



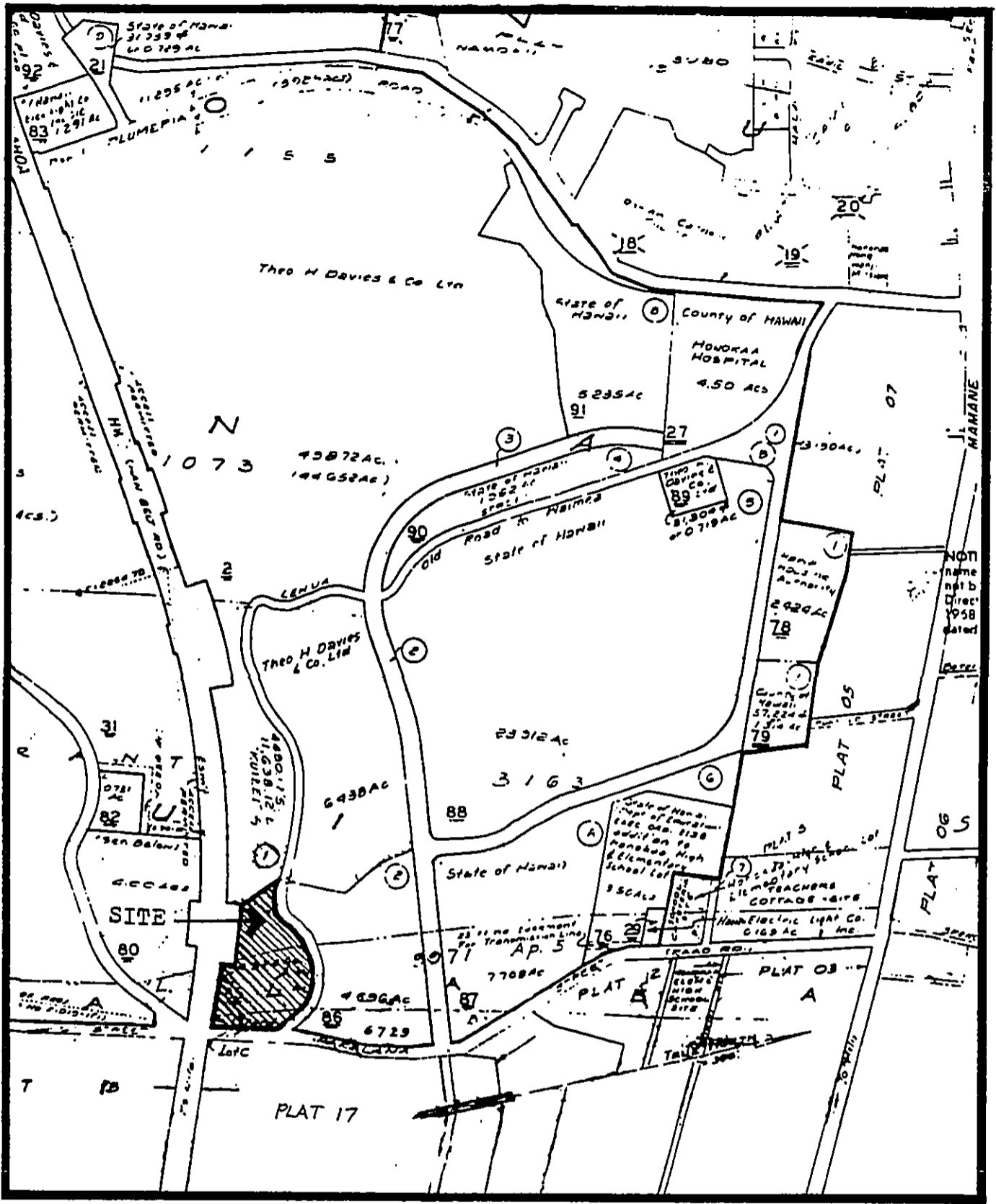


FIGURE 3. ZONING MAP

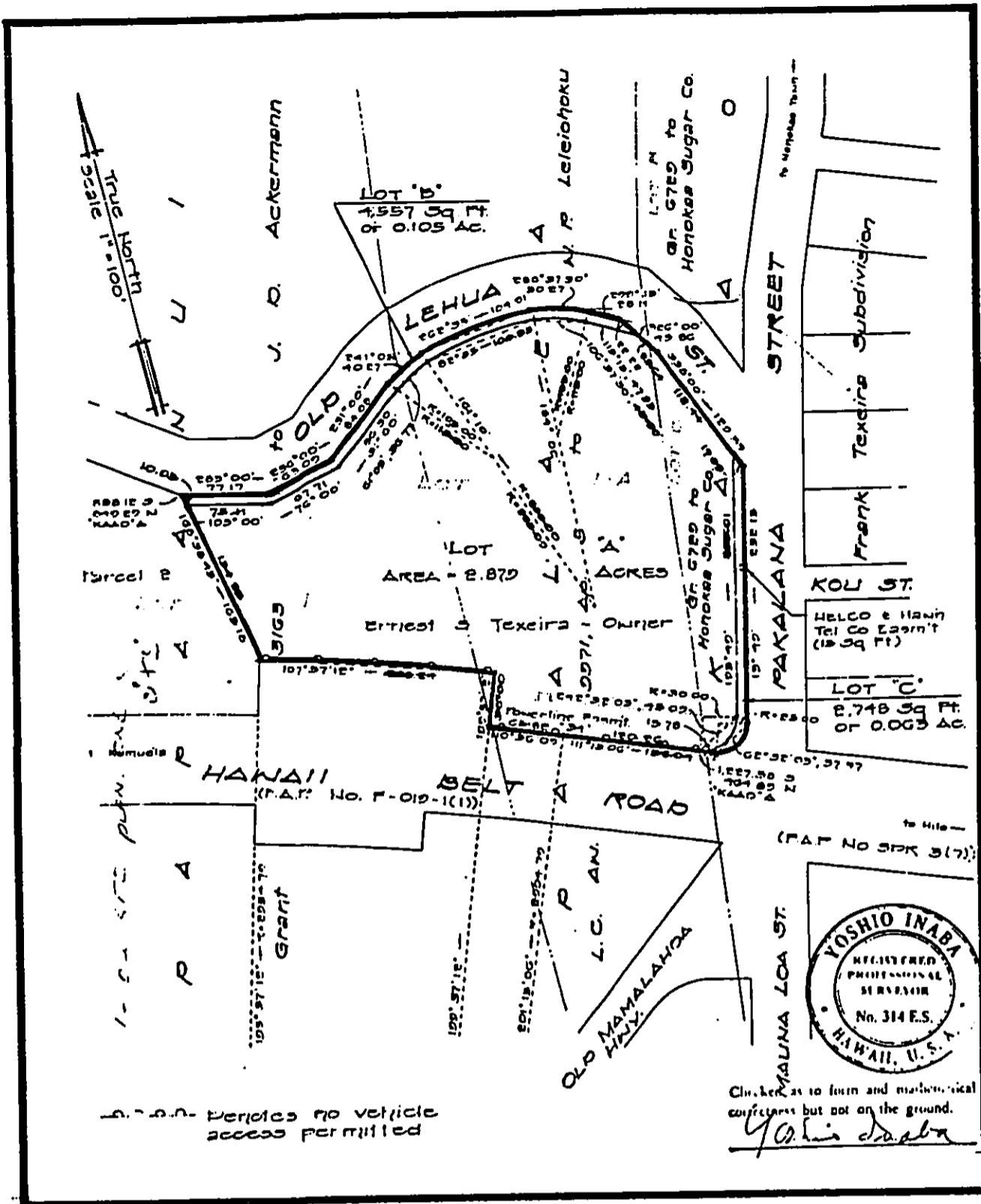


FIGURE 4. SURVEYORS MAP

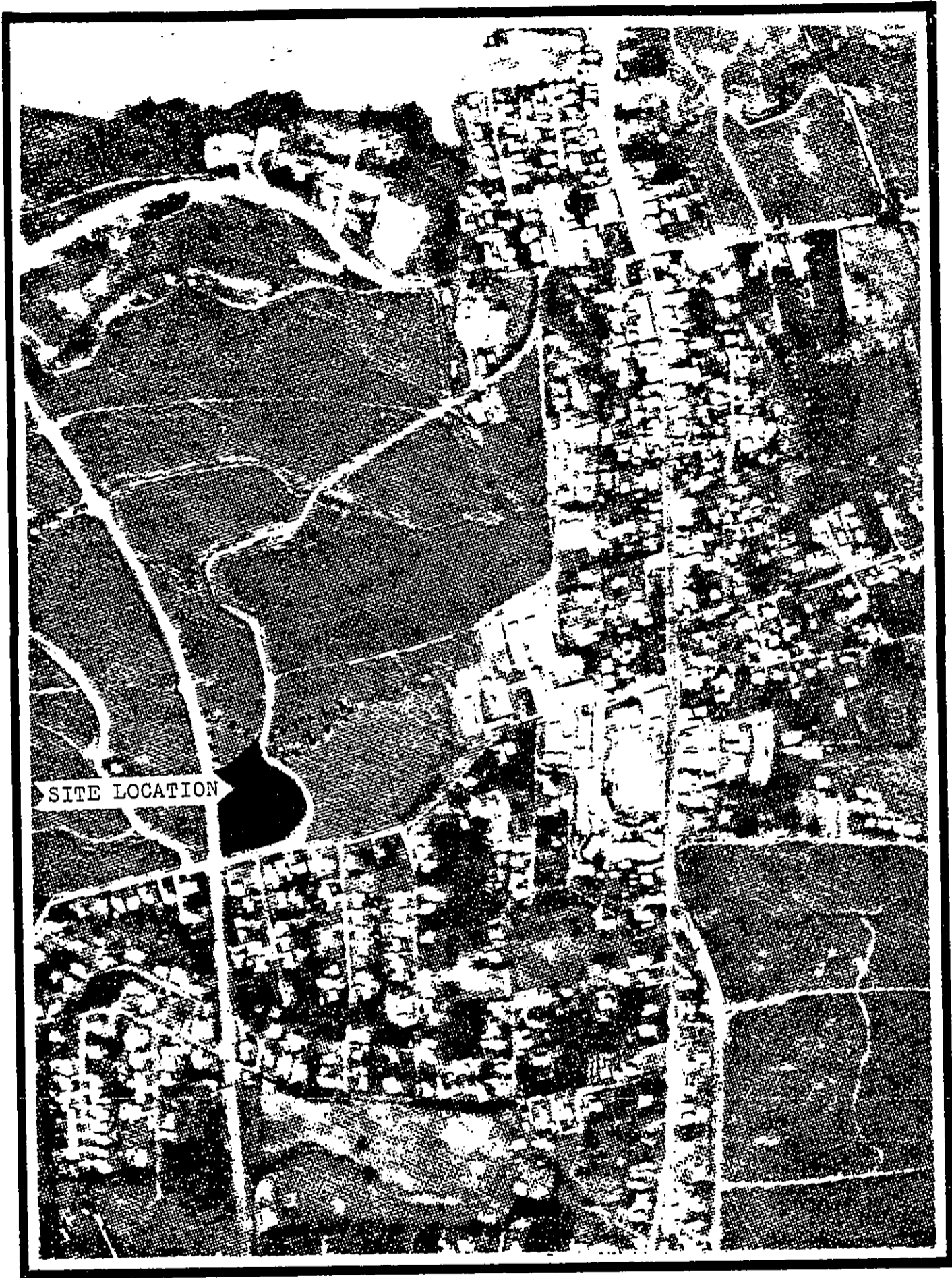


FIGURE 5. SITE LOCATION MAP

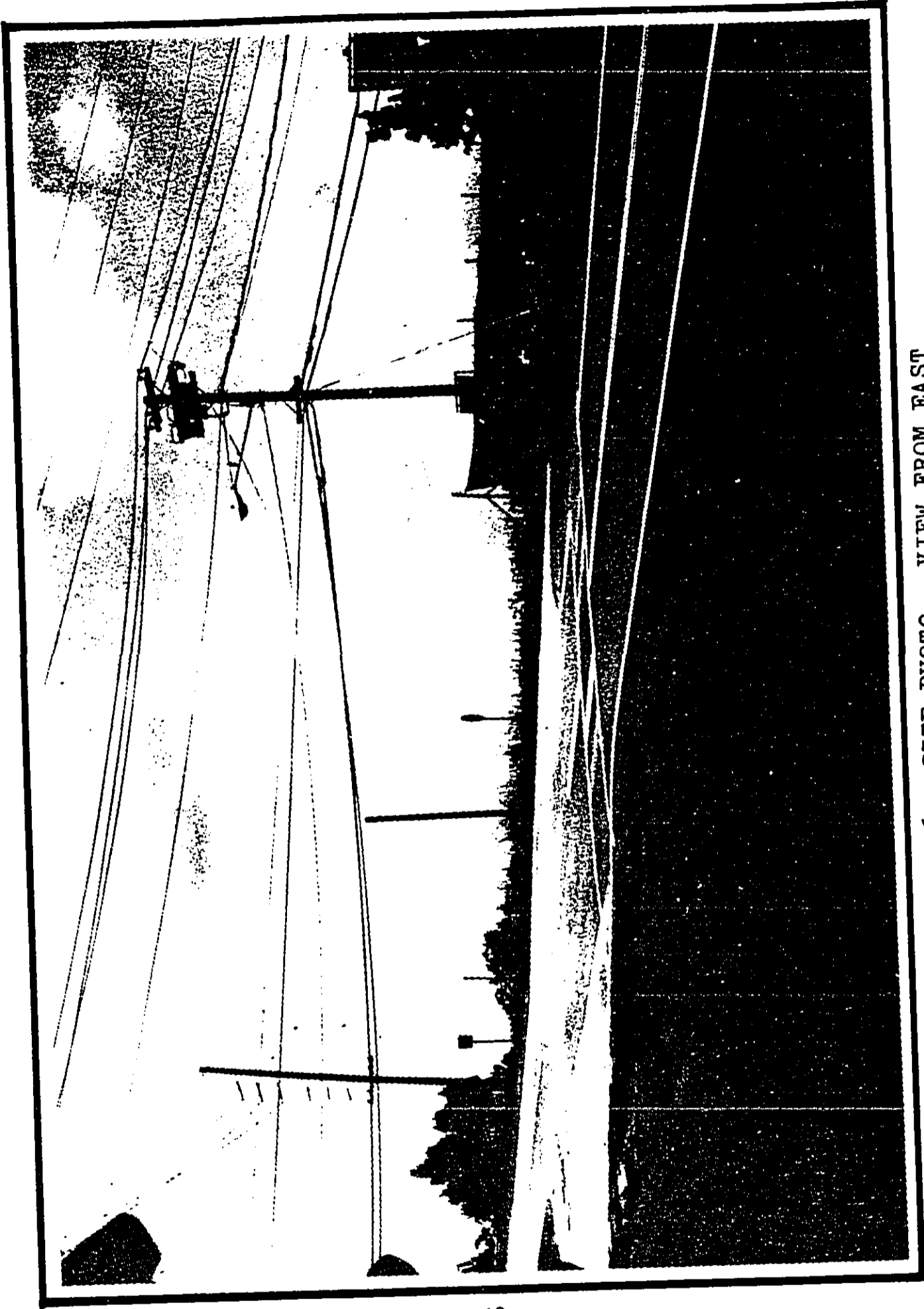


FIGURE 6. SITE PHOTO - VIEW FROM EAST

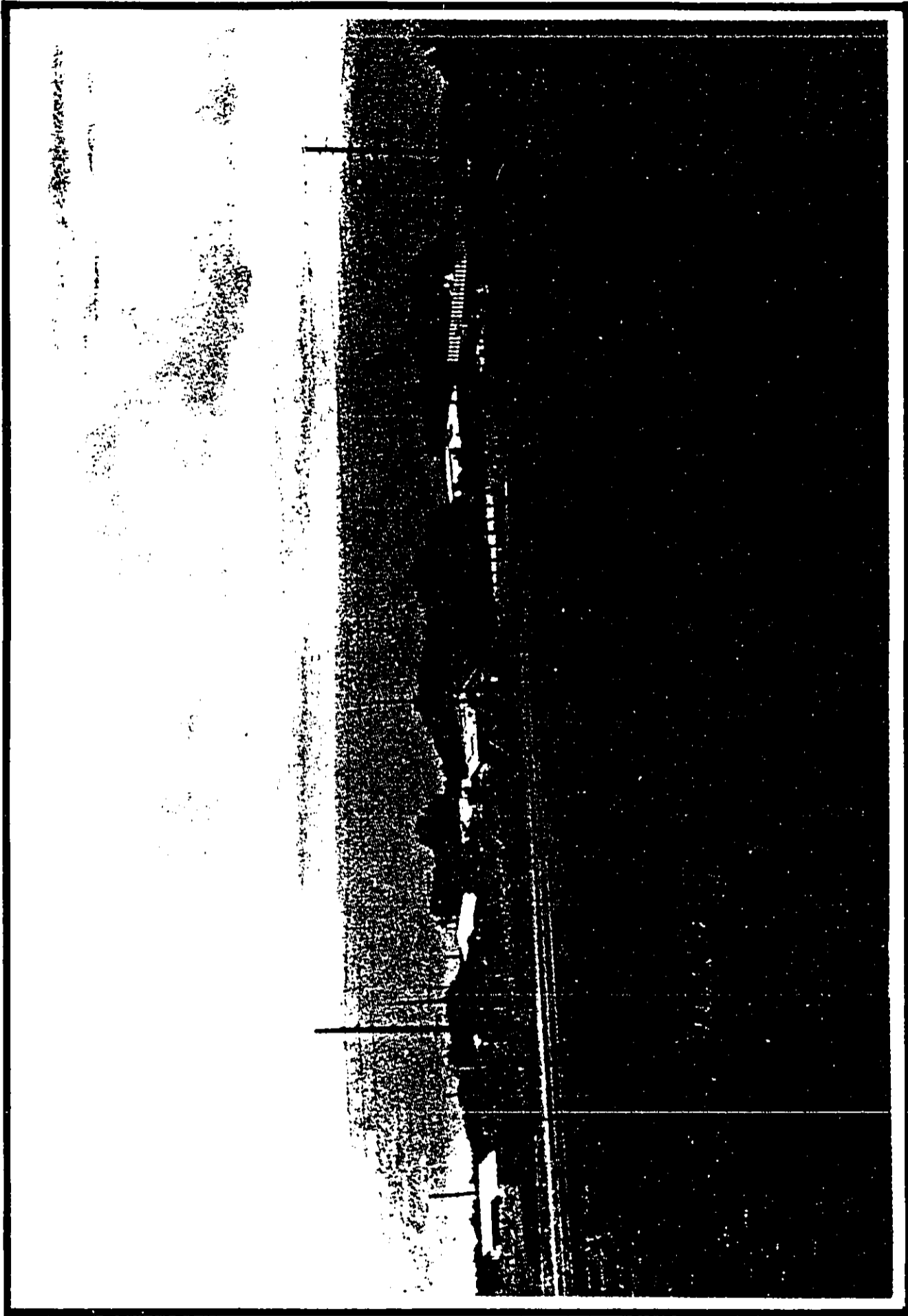


FIGURE 7. SITE PHOTO - VIEW FROM WEST

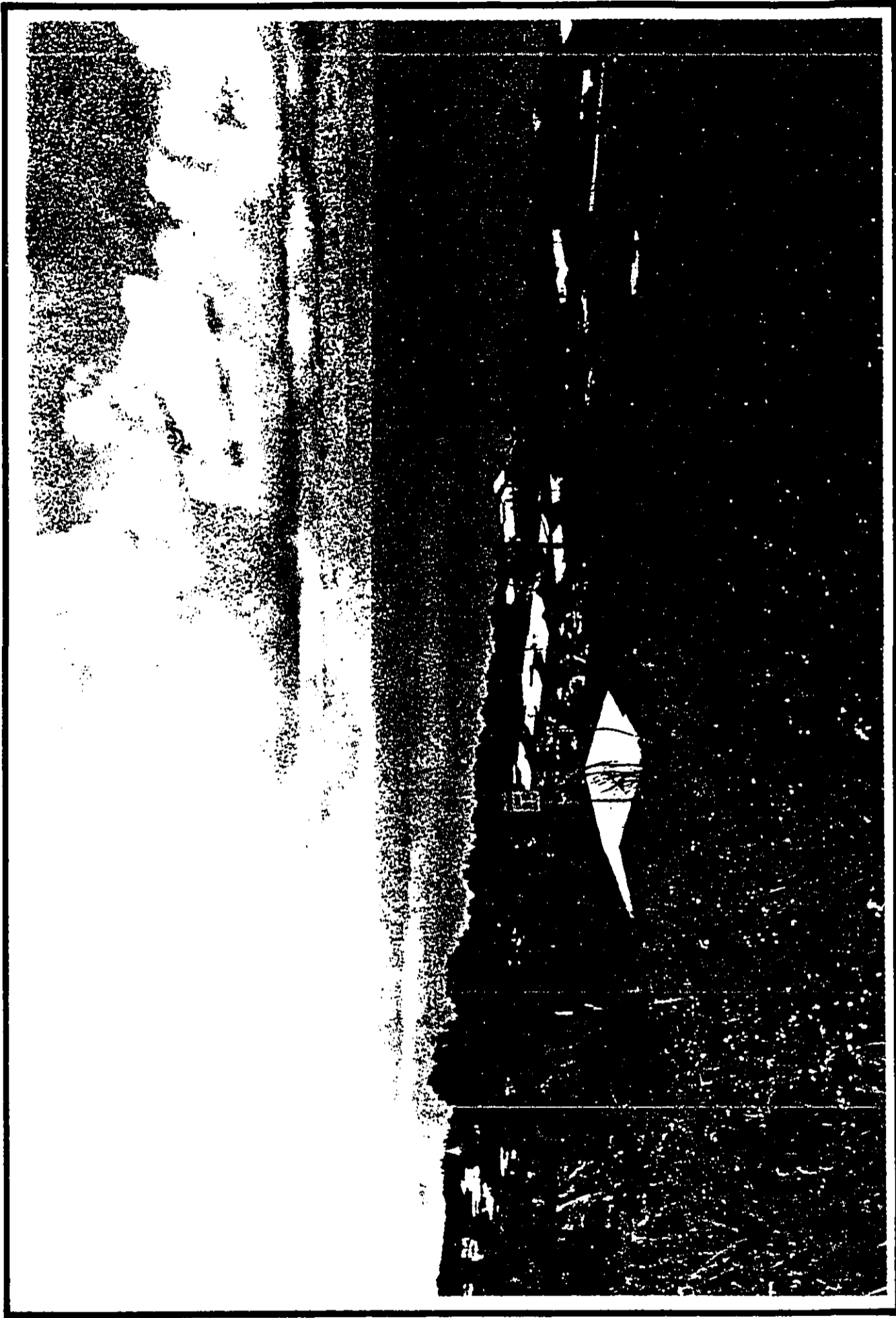
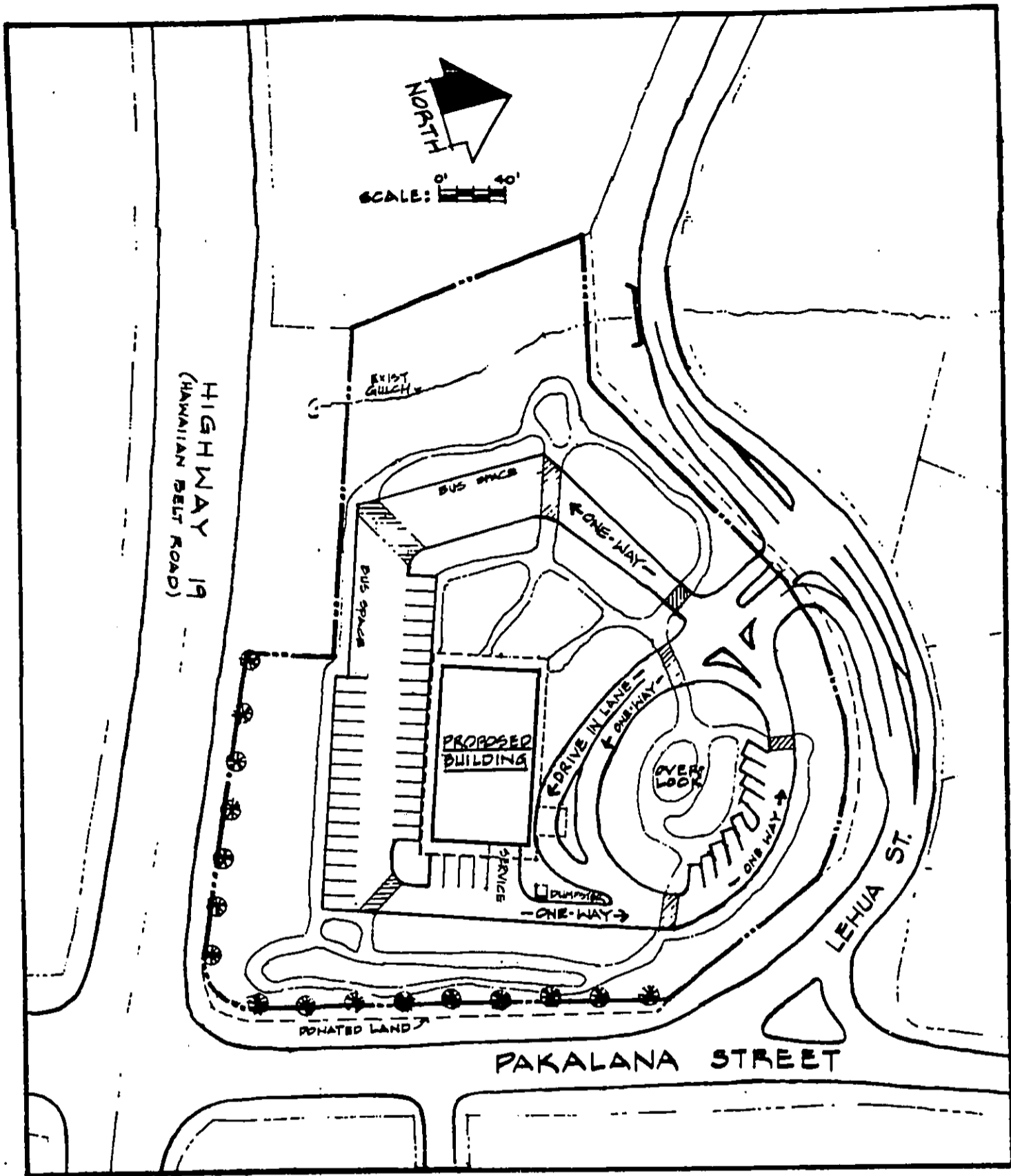


FIGURE 8. SITE PHOTO - VIEW FROM OVERLOOK



# Site Plan

FIGURE 9.



### III. ENVIRONMENTAL SETTING

#### A. NATURAL ENVIRONMENT

##### 1. Climate

The average mean temperature is 71° Fahrenheit. Mean annual precipitation is 88.59 inches, falling predominantly between the months of November to April in a typical year but subject to fluctuation.

##### 2. Soils

Site topography is characterized by gentle slope towards a gully within the parcel and which runs parallel to the western property boundary. Elevation ranges from 1,320 to 1,360 feet. The Soil Conservation Service (SCS) classifies the soil as Kukaiiau silty clay loam, 6 to 12% slopes. This soil type is characteristically dark brown in color, with an extremely acidic surface layer and moderately acidic sub-soil, ten inches and forty inches thick respectively, and underlain by basalt. Permeability is moderately rapid, with slow runoff and slight erosion hazard due to the mild slopes.

##### 3. Drainage

Prior studies done by consulting civil engineers and concurred by the Department of Public Works of an adjacent property (See Appendix C,D,E,F) indicates that this property is not in a flood plain.

There are six drainage culverts beneath the Hawaii Belt Road between Plumeria Road and Pakalana Street. One such culvert drains directly onto the project site into a gully. The Northeast Hawaii Community Development Plan notes that they were "designed to consider the (mauka) land in agricultural use." The culverts may be able to accommodate increased runoff due to residential development.

A 156-inch drainage culvert passes beneath the highway and channels water into the natural gully. The capacity of the gully and extent it collects runoff from the project site is undetermined. Stream flows are directed beneath Lehua Street to the adjacent subdivision, onto a mauka/makai lot precluded as a building site and utilized for drainage conveyance. The existing drainage infrastructure should be adequate.

#### 4. Fauna and Flora

The subject property at one time was planted in sugar cane. It has since been cleared, with approximately one acre planted in bell pepper and eggplant, and contains no structures. There are no endangered species of flora and fauna.

#### 5. Historical

A review of the latest County of Hawaii General Plan shows that there are no historical sites in the immediate area of the parcel. No historic or archaeological resources are known to exist on the property or are anticipated.

### B. INFRASTRUCTURE

#### 1. Roads

Access is available via two County roads which abut the subject property. Pakalana Street is a collector street with a 60-foot right-of-way and 24-foot pavement. Lehua Street is a minor street with a 50-foot right-of-way and 18-foot pavement. Pakalana Street is bordered by a sidewalk on the Hilo side.

#### 2. Power

The Hawaii Electric Light Company advises that electricity may be brought to the site in either of two ways; by connecting to existing lines in the vicinity or by making a new tap of the transmission line running along the highway.

Telephone line connections are available at Pakalana Street.

### 3. Water

Water is available for the project site from a six-inch waterline along Pakalana Street. Fire hydrants are available in the vicinity.

### 4. Sewage

Honokaa is not serviced by a public sewer system. A small private system pipes into underground caves, but the State Department of Health disallows any new connections. The project must therefore include a private disposal system. According to the SCS Soil Survey of the Island of Hawaii, limitations on septic tank filter fields are "moderate to severe, depending on slope". The proposed has very moderate slopes of less than 6% for the area.

### 5. Solid Waste

There are no public waste collection services in Hawaii County. Honokaa has a solid waste transfer station located off Plumeria Street about three miles from the proposed project.

## C. PUBLIC FACILITIES/SERVICES

Honokaa Park, the Honokaa High and Elementary School complex, and Honokaa Hospital are all within one-half mile of the property.

Most of the public facilities in Honokaa town are located at the Civic Center across from the elementary and high school and include:

- Courthouse/Police Station
- Library
- State Taxation Office
- State Health Office
- State Department of Social Services & Housing Office
- University of Hawaii Extension Service
- Fire Station

In Honokaa, the school grounds serve as a regional recreation center which is jointly administered by the County and the Department of Education. Facilities include a 4.5 acre playfield, a swimming pool, and a gym. South Kohala residents also use these facilities. Through the cooperative effort of community groups, the Hamakua Youth Center was recently organized in Honokaa. A rodeo arena and a 9-hole golf course (19 acres) are privately owned facilities in Honokaa.<sup>1</sup>

#### E. SOCIO/ECONOMIC

The town of Honokaa is the primary residential and commercial trade center of the Hamakua district. Its population is about 1555 persons.<sup>2</sup> The economic mainstays of the district are sugar, cattle, macadamia nuts and vegetable crops, such as tomatoes, watermelons, bell peppers and taro.

Sugar is the single largest economic factor in the area. The company is a stable force in the economy.

Government has become the second largest employer in Honokaa with a total of 217 employees who work in county, state and federal activities.

Honokaa's business district stretches along Mamane Street. The 34 commercial buildings on the street contain 63 businesses including grocery and dry goods stores, personal services, automotive services and banking.

The tourist periodical Guide to Hawaii briefly mentions Honokaa as "a quaint town with shops and restaurants" and a visit to the local macadamia nut factory is recommended.<sup>3</sup>

There are only two restaurants in Honokaa operating at this time. One cafe on Mamane Street with counter seating for about 10 people, Honokaa Club, and two drive-in restaurants.

Tourism plays almost a nonexistent role in the economy of the town. Store front vacancy along Mamane Street today is much higher than the 19% indicated in the HUP study of 1979.<sup>4</sup>

F. AESTHETICS

The Honokaa commercial district is an excellent example of wood "cowboy vernacular" or "plantation western" architecture. The district shows many variations on several distinctive building types. The buildings are mainly wood frame, with post and beam construction and stone piers.

IV. PROBABLE IMPACTS OF PROPOSED ACTION AND MITIGATIVE MEASURES TO MINIMIZE IMPACTS

A. NATURAL ENVIRONMENT

1. Landform

The proposed development will take advantage of the existing topography of the site to create a new environment that will provide controls to prevent erosion by strengthening structure of the soil with landscaping and berming.

The perimeter along the Hawaii Belt Highway and Pakalana Street will be planted with a row of Norfolk Pines with 30' sparing ground with cover plantings and low shrubs. This will provide necessary structure to this area but not reduce the view from passing vehicles or the view of neighboring areas. The Lehua Street perimeter will be planted with ground covers and low flowering shrubs. The gulch area of the site to the west shall be densely planted with African Tulips and other flowering trees that will strenghten the soil structure there.

The interior of the site will be designed to create an open space with grass and low shrubs. A limited number of trees will be planted for sculptural effect and shade but no large tree masses are needed because the overall views and vistas to the town and coastline must be retained.

Berming shall occur at the knoll area of the park to improve the view point. In other areas berming shall be used to create swales to control water run off. This is around parking areas.

2. Drainage

The design of the project site as discussed under Landform proposes control measures consistent with soil conservation and flood control goals and Standards outlined in the General Plan. Engineering studies have been performed and have been reviewed by County Department of Public Works. These studies indicated the site is not subject to the extreme conditions that exist in other areas in the proximity of the site, and is not located in the flood plain, see appendix. The County recommends that building pads shall be

elevated to a minimum of 12 inches above existing grades. The site is designed to reduce water run off to a level much less than its present existing condition.

### 3. Fauna and Flora

The project site, although undeveloped, borders upon an urbanized area that has been developed for some time. No significant impacts are expected to occur to flora or fauna in the immediate area, no species of which are rare or endangered. No historic or archaeological resources are known to exist on the property or are anticipated.

## B. INFRASTRUCTURE

### 1. Roads

The proposed project will add traffic to existing roadways. 40 parking stalls and 2 bus stalls are depicted in the site plan. If all stalls are in use during regular business hours and the average length of parking time is one hour, a maximum of 172 vehicles per hour (arriving and leaving) will travel surrounding streets (Appendix A). A few additional vehicles will provide services to the tire center and other operations utilizing the rentable space. Site plans show access and egress on Lehua Street.

Lehua Street: The entrance to the proposed site was selected to provide a minimum of traffic conjection and pedestrian/auto conflict. Lehua Street was the obvious choice. The developer has donated land to widen this street. A 19 foot right-of-way for the purpose of creating a divided median, through traffic lanes, and turn-in, turn-out lanes for entrance to the site (see Fig.9 the Site Plan).

Pakalana Street: This street will collect all traffic coming in from the Belt Highway to the Project. The developer has donated a 20 foot right-of-way to enlarge this street for improved entrance at the highway. It is proposed that Pakalana Street at Lehua Street should have a turn right lane for easy ingress to Lehua. Again the Developer has donated enough property for this improvement. See Site Plan Fig.9.



No current traffic counts from the County Department of Traffic and Safety Control are available for Lehua Street intersection or Pakalana Street. Maximum two-way counts on Lehua Street averaged 391 vehicles during the peak hours (7 to 8 a.m. and 4 to 5 p.m.). The calculated practical capacity of Lehua Street is 1185 cars per hour. These figures indicate that Lehua Street is adequate to handle present peak traffic loads and will accommodate the maximum 172 vehicles per hour added by the proposed parking. Since the daily total traffic count during working hours (6 a.m. to 6 p.m.) was 1,333, the addition of 172 vehicles per hour from the proposed project could increase daily traffic during these times to 1,330 + 172 x 10) or an estimated 3,050 vehicles per day (VPD).

Independent traffic counts of cumulative traffic flow from 6 a.m. to 6 p.m. were conducted on Lehua and Pakalana Streets for use in this document. Two separate counts were made on each street from the site. The first, located on Lehua Street, recorded 1,333 vehicles. The second, located on Pakalana Street between Lehua Street and the Belt Highway recorded 1,967 vehicles in the allotted time period. Assuming that a maximum of 1,720 vehicles could be added to surrounding streets from the proposed project between 6 a.m. and 6 p.m. daily, (1,720 vehicles per day), a projected level of service on surrounding streets is as follows: 3,687 VPD on the Pakalana Street segment and 3,050 VPD on Lehua Street.

These traffic volume estimates remain significantly below the practical capacity estimates for both Pakalana and Lehua Streets.

## 2. Power

Electric power use for the project will be approximately 100 kilowatts per day. Connection to the existing lines on Hawaii Belt Highway will be used. Transmission of power to the project will be brought above ground to the project.

## 3. Water

The proposed project will have two restrooms and one janitor's room for a total of 4 sinks, 8 toilets. These fixtures will generate an estimated water demand load of 50 gallons per minute (g.p.m.) or 500 gallons per 8-hour working day. The restaurant and banquet for toilet and kitchen per patron is 10 gallons, 400 estimated patrons per day is 4,000 gallons, therefore total consumption should be about 4,500 gallons per day. The existing 6-inch water line along Pakalana Street will accommodate 4,500 gallons per day

maximum additional load since current estimated residential consumption at the site is considerably higher. The proposed project water consumption will most likely be less than the existing consumption.

#### 4. Sewage

Three cesspools will collect all sewage from facilities in the proposed project. In addition to the cesspools, one standard drywell will be excavated for draining parking lot run off. Due to moderate permeability of the substrata, some leachates and organic matter may seep to the water table. However, the quantity of wastewater disposed should not contribute significantly to basal water pollution as dissipation of any contaminants is expected before any harmful effects are possible.

#### 5. Solid Waste

The removal of solid waste will be done at the owner's expense. A collection area is indicated on the site plan for the restaurant. This will be a 500 gallon dumpster. Two 50 gallon barrel type recepticals will be located in the overlook area and removal of these will be on a demand collection basis. The restaurant removal will be on a daily basis. There will be no dumping or incineration on the site.

### C. SOCIO/ECONOMIC

The parcel is located in the suburbs of Honokaa, the residential and commercial center of the Hamakua district, and the proposed use is consistent with the General Plan's policies of striving for full employment and for diversification of the economy, strengthening existing industries, and attracting new endeavors. The proposed use will:

(1) Create up to 16 new full-time and part-time jobs and create new business and new jobs for restaurant-related industries and for the construction industry.

(2) Generate additional tax revenue for the State and County.

(3) Provide a convenient rest stop for travelers and tourists driving to Waimea and Kona and attract tourists to Honokaa.

(4) Strengthen the economy of the County and the Honokaa community by development of public park space facilities with improved pedestrian circulation to Honokaa Park.

#### D. PUBLIC FACILITIES/SERVICES

There will be a provision of public toilets with direct access for visitors in the overlook space.

#### E. AESTHETICS

Immediate visual impact of the proposed project will be the open expanse of the landscaped overlook area. The one story building is so located on the site to minimize its visual impact with the surrounding view from the intersection at Pakalana Street and the Belt Highway. Sign location is to be on the building facade in such a manner to provide aesthetic appeal yet not be obtrusive. The character of this project will be one of beauty in keeping with the local architectural vernacular recommended by HUDP.

V. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED

Only short term noise pollution from standard construction techniques. There shall be no pile driving and very little earth moving machinery involved. Anticipated construction will not exceed noise levels that are considered detrimental. There are no present residences within a hundred yards of the proposed, no specific individuals are expected to be affected.

VI. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE GOALS,  
POLICIES AND CONTROLS

- A. Zoning Code
- B. General Plan
- C. Honokaa Urban Development Plan

This project proposes a reconciliation with existing land use policies by the cultivation of tourist trade activities which focus vehicular and pedestrian traffic from the Belt Highway to the central business district by specifically addressing recommendations indicated in the County of Hawaii General Plan and the Honokaa Urban Development Plan, and the existing zoning codes.

A. ZONING CODE

Land Use Designations

The subject property carries the following land use designations:

General Plan	Low Density Urban Development
State Lane Use	Urban
County Zoning	Single-Family Residential (RS-10)
Honokaa Urban Design Plan	Single-Family Residential

Land Use History

The project site and adjacent properties had been planted in sugar cane by Theo Davies Hamakua Sugar. In the 1970's, Davies began to experience problems in maintaining prime lands in cane production. Many agricultural tracts were independently owned, and harvested by the company under contract. A trend developed in subdividing and selling those lands for residential use.

As a solution, Davies petitioned both the State Land Use Commission and the County Council to develop the project site and vicinity for residential use. This would have enabled land exchanges to keep preferred cane lands in agricultural production, and also facilitated development of modern employee housing and phasing out of substandard plantation camps.

In consideration of that proposed use, the State Land Use Commission reclassified 107 acres in 1974 and 1976, including the subject property, from Agricultural to Urban. The County

Council followed suit in April 1978, by rezoning Tax Map Keys 4-5-10:01, 02, 31 (Portion), 85 and 86 from Agricultural to Single-Family Residential. That action was based on a master plan for a 289-Lot residential subdivision, including the subject property.

Furthermore, the Honokaa Urban Design Plan was adopted by County Council Ordinance No. 463 in August 1979. In consideration of the aforementioned land use proposal, the project area was designated for Single-Family Residential development.

#### Surrounding Land Use

Of those properties included in the residential subdivision master plan, parcel 02 immediately west of the project site remains planted in sugar cane. Parcel 86, makai of Lehua Street, has been subdivided into 14 residential lots, with two building permits recently issued. Parcel 32 mauka of the highway remains in sugar cane. Refer to Figure \_\_\_ for a tax map of the area.

Regarding other properties, parcels 4-5-17:15 and 16 are zoned village commercial (CV-10) and include the Tex Drive Inn. The remainder of Plat 17 is a developed residential area. Further makai of the project area lie the school, park and hospital mentioned previously.

#### Commercial Land Use Policy

With the exception of the Tex Drive Inn site, existing commercial land use designations in Honokaa town are restricted to Mamane Street. The Honokaa UDP and the Northeast Hawaii Community Development Plan, adopted by County Council Ordinance No. 445 in June 1979, both contain policy statements regarding the future direction of commercial development in the area.

Among the recommendation for Land Use and Economics in the Honokaa UDP is the following: "Honokaa's continued population growth provides some potential to revitalize declining Mamane Street business. Careful consideration must be given to the kinds of business which provide needed goods and services. To encourage an injection of new business, it is vitally important that a concise commercial area be retained and zoning which would expand the commercial district should be discouraged."

### Zoning Code Analysis

The subject parcel and adjacent properties were granted an amendment to land use and zoning district boundaries in contemplation of development as a residential subdivision. The intent of that scheme was to eliminate substandard plantation camp housing in the area and retain agricultural land for sugar cane production. The proposed project represents a development not included in those earlier land use deliberations.

### B. GENERAL PLAN

The General Plan designates the parcel for urban low-density use which does not allow the proposed commercial use. Proposal requires an amendment to the General Plan, to rezone the parcel from RS-10 to CV-7.5 and pedestrian link be defined as park space.

The General Plan, in its land use policies section, specifically encourages the rehabilitation and utilization of existing urban areas. This policy is developed further in the Northeast Hawaii Community Development Plan with respect to Honokaa.

Both documents clearly oppose creation of new commercial areas and support the rehabilitation of the Mamane Street commercial district. As the proposed location would also be next to the existing Tex Drive Inn, the application poses the potential of a second commercial area outside the urban core.

This project has a significant difference from the typical roadside spot zoned commercial development. It offers public amenities which soften the private commercial element. These amenities of natural beauty, open space, recreation and public facilities are all appropriate in the cultivation of an economic social climate that will benefit Honokaa as a whole and not detract from the existing central business district.

### C. HONOKAA URBAN DEVELOPMENT PLAN

The creation of an overlook park and restaurant will obviously draw more vehicular traffic from the Belt Highway and create a new entry point to Honokaa. The two existing main entry points into Honokaa Town are adequate for major and minor arterial circulation through town, but do not



provide any commercial merchandising considerations that would booster the existing economy. The casual motoring tourist may not realize that the town exists until after passing these entrances.

The HUP indicates that "internal vehicular traffic in Honokaa circulation is inadequate even though severe traffic problems are generally absent", and makes recommendations that have been implemented with some success. However, the implementation of an internal circulation street joining Lehua Street and Pakalana Street across the south end of Honokaa Park has not been completed. Until this route is completed Mamane Street may continue to suffer all the well known associated problems of a strip development central business district. At present, Lehua Street provides the only interior cross circulation link within the Southern area of town. This project utilizes Lehua Street as a scenic route, yet does not conflict with the implementation of the proposed HUP street at the Honokaa Park.

The HUP recommends that Pakalana Street be closed to through traffic because of the present pedestrian/auto conflict. To date, the street is one way during school arrival and departure hours.

The proposed project design concurs with this arrangement.

"Just as structures define the character and working of Honokaa, open space plays a complementary role with these structures in defining the town fabric. Open space is the dominant feature of the landscape surrounding Honokaa. The town is set in a very large scale agricultural environment, further enlarged by a sense of Mauna Kea's enormity on the mauka side, and the vastness of the Pacific Ocean on the makai side. In this setting, Honokaa is a rather small concentration of structures."

The provision of open space within the confines of this project will provide a visual corridor and visual contributor to central business district which is obscure from the Hawaii Belt Highway.

## VII. ALTERNATIVES TO THE PROPOSED ACTION

The proposed site is currently designated for single family residential development. By changing its function to commercial use, the land area designated for the project would further commercially develop the area fronting the Hawaii Belt Road. This project has been carefully planned so that a maximum of open space and natural terrain survive and enhance the existing residential development of the area. However, this does not negate the fact that the Hawaii Belt Road is being developed in a "Strip Development" manner, one piece at a time. The alternative is no development of the property.

As for the alternative of further developing the existing downtown commercial properties, it is not currently feasible. There is very little commercial traffic in the Mamane Street area, and until traffic patterns are improved in the Honokaa City area, there is little chance of Mamane Street being further developed commercially. However, the proposed site, by virtue of its proximity to the Hawaii Belt Road, has adequate traffic to support a commercial concern.

VIII. THE RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The existing zoning of RS-10, residential development for this site can be estimated to be approximately 9 lots. This residential space utilization can be calculated (see table). Assuming about 2000 s.f. for each dwelling and assuming that roads required would be about the same as the proposed project's space utilization. The residence space would be 18,000 s.f. approximate. This represents about 1.7% greater building density than the proposed project, also this site is not particularly attractive for residential use because of its close proximity to the traffic on the Hawaii Belt Highway.

Project residential space utilization for site is:

SPACE UTILIZATION TABLE FOR RESIDENTIAL USE

<u>USE</u>	<u>SQUARE FOOTAGE</u>	<u>SPACE UTILIZATION</u>
9 Residences	28,000 s.f.	6.3%
Roads & Parking	23,000 s.f.	15.0%
Open Space	85,160 s.f.	82.1%
Total site square footage .....	115,160 s.f.	
Typical residence .....	2,000 s.f.	

The excellent view of the site is the main feature. Its beauty should be shared to the fullest extent with the public, rather than by exclusive home sites which would only further the individual owner.

IX. IRREVERSIBLE & IRRETRIEVABLE COMMITMENTS OF RESOURCES

In order to address this issue of short-term environmental usage and the maintenance and enhancement of long-term productivity, these two factors must be defined in regard to this proposed site, or long-term usage as opposed to short-term usage.

The long-term use is now single family residential, RS-10, and the short-term usage is the proposed development of commercial usage. Present usage of this site is agricultural with about an acre planted in green peppers and eggplant.

Residential single family housing will have impact of reducing the available farm land in the area, but this is a forgone conclusion. The change to commercial, CV-7.5 with the provisions of development as outlined in this project, would not significantly reduce the quality of initial land use nor detract from the usage as short term. There would be no natural or cultural resources committed to loss or destruction by this action.

X. INTERESTS AND CONSIDERATIONS OF GOVERNMENT POLICIES THAT ARE THOUGHT TO OFFSET THE ADVERSE ENVIRONMENTAL EFFECTS OF THE PROPOSED ACTION

The probable adverse environmental effects of the proposed development are described in Section V of this Statement. They include: a reduction in air quality; increased traffic and traffic noise; and the loss of single family zoning for the site.

Adverse effects on air quality will be minimal and mainly evident during the construction period. General Plan policies pertaining to environmental quality in the County of Hawaii state that appropriate agencies shall reinforce and strengthen established standards where necessary - by initiating, recommending, and adopting ordinances pertaining to the control of pollutants affecting the environment. Public Health Regulations applicable to the adverse effects are: Ambient Air Quality Standards, Chapter 42, and Air Pollution Control, Chapter 43. In addition to these standards, laws relating to land use, zoning, development, and planning help to offset adverse environmental effects. Such a planning law is the National Environmental Policy Act (NEPA) and its State counterpart, HRS Chapter 343, which require environmental impact statements for certain proposed actions. Environmental quality goals of the Hamakua General Plan are based on NEPA.

**XI. ORGANIZATIONS AND PERSONS CONSULTED**

**Consulting Agencies:**

County of Hawaii -  
Fire Department  
Police Department  
Department of Parks & Recreation  
Department of Water Supply

State of Hawaii -  
Department of Agriculture  
Department of Health

United States Government -  
Soil Conservation Service

Others -  
Hawaiian Electric Light Company, Inc.  
Hawaiian Telephone Company  
Okahara, Shigeoka & Associates

XII. LIST OF NECESSARY APPROVALS

<u>Approval Needed</u>	<u>Approving Agency or Body</u>
General Plan Amendment	Hawaii County Council
Zoning Map Amendment	Hawaii County Council
Plan Approvals	County of Hawaii Planning Department
Building Permits	County of Hawaii Department of Public Works

XIII. FOOT NOTES

1. Page 65 The General Plan, County of Hawaii
2. Page 12 Ibid
3. Page 15 Guide to Hawaii
4. Page 61 Honokaa Urban Design Plan
5. Page 71 Ibid
6. Page 24 Noises from Construction Equipment and  
Operations of Building Equipment and Home  
Appliance
7. Page 35 Honokaa Urban Design Plan
8. Page 16-14 Standard Handbook for Civil Engineers  
16-15



XIV. REFERENCES

1. Department of Urban Affairs  
The General Plan, County of Hawaii, Ordinance #439  
County of Hawaii, State of Hawaii 1971
2. EDAW INC. and JHK TANAKA INC.  
Honokaa Urban Design Plan  
County of Hawaii, State of Hawaii 1979
3. Department of Research and Development  
County of Hawaii Data Book, Hilo, Hi. 96720, 1980
4. Environmental Protection Agency  
Noises from Construction Equipment and Operations  
Building Equipment and Home Appliances  
Washington, D.C. 1971
5. Kemper, Alfred M.  
Architectural Handbook  
John Wiley & Sons Inc., New York 1979
6. Frederick S. Merritt, ED  
Standard Handbook for Civil Engineers  
3rd Ed, N.Y. McGraw Hill 1983
7. F. Warren Stone  
Guide to Hawaii Vol. 3, No. 6  
Noelani Teves - Whittington Go Magazines  
Honolulu 1983

APPENDIX - A

Roads

40 parking stalls x 2 trips per vehicle (arriving and leaving) = 80 vehicles per hour.

Traffic counts on Lehua Street:

$$\text{Both ways 7-8 a.m.} \quad \frac{334 + 80}{2} = 207$$

$$\text{Both ways 11:30-12:30 noon} \quad \frac{334 + 80}{2} = 207$$

$$\text{Both ways 4-5 p.m.} \quad \frac{422 + 80}{2} = 251$$

Practical capacity (p. 16-14, 16-15 Standard Handbook for Civil Engineers\*)

Lehua Street: 9-foot wide lanes with no obstructions  
100 percent of 500 cars per hour

Pakalana Street: 12-foot wide lanes with no obstructions  
100 percent of 500 cars per hour

\*Practical capacity for urban conditions (40 mph) 2-lane, 2-way road for both lanes is 550 cars per hour.

# Designers Group residential and commercial design

Sept. 1, 1983

TO: DEPT. OF WATER SUPPLY  
COUNTY OF HAWAII  
25 AIPUNI ST.  
HILO, HI 96720

RE: WATER REQUIREMENT REQUEST  
MR. ERNEST S. TEIXEIRA  
CHANGE OF ZONE - RS-10 TO CV-7.5  
TMK: 3rd/4-5-10:85 (2.879 Acres)


Gentlemen:

This letter is the water quantity requirements for Mr. Ernest S. Teixeira's application of zone change and proposed development. As of the moment these are the projected usages of the project.

<u>USAGE</u>	<u>QUANTITY PER DAY</u>
I. RENTAL & PUBLIC USE      8 hour working day .....	500 gal.
4 SINKS      Demand load of 50 gal. per min. (g.p.m.)	
8 TOILETS	
II. RESTAURANT/BANQUET	
TOILET AND KITCHEN PER PATRON - 10 gal.	
ESTIMATED PATRONS PER DAY - 400 .....	4,000 gal.
QUANTITY PER DAY TOTAL .....	4,500 gal.

If there are any questions concerning this request, please feel free to call me.

MAHALO,



EARL T. WATANABE  
DESIGNERS GROUP

250 KEARNE ST • HILLO, HAWAII 96720 • TELEPHONE (808) 935-2251

COPY

COUNTY OF HAWAII  
DEPARTMENT OF PUBLIC WORKS  
HILO, HAWAII 96720

July 19, 1982

Mr. Roy Shigehara  
Island Director, East Hawaii  
Farmers Home Administration  
Room 325  
Federal Building  
Hilo, HI 96720

SUBJECT: Teixeira Incorporated Subdivision  
TMK: 4-5-10:01 (portion)  
Honokaa, Hawaii

The intent of this letter is to clarify and supplement our July 8, 1982 letter addressed to you regarding the subject subdivision.

Although as noted in the above letter, the subject parcel is designated by FIRM as Zone A and may be subject to inundation by a 100-year occurrence flood, it is our considered opinion that the subdivision is not in a flood plain. Our judgment is a result of reviewing the consultant's drainage study and conducting a field investigation to verify actual conditions.

Now that an acceptable detailed engineering study is available for the subdivision, we intend to file an appeal with the Federal Emergency Management Agency (FEMA), which administers the review and approval of FIRM map appeals, requesting a change in classification from its present Zone A to one which clearly delineates the floodway and flood fringes for the area covered by the drainage study.

For your information, the estimated time frame to process a FIRM map appeal, from filing to approval by FEMA, is six to nine months.

  
EDWARD HARADA  
Chief Engineer

cc: Okahara, Shigeoka & Associates, Inc.  
Mr. Ernest Teixeira

APPENDIX - D

COPY

COUNTY OF HAWAII  
DEPARTMENT OF PUBLIC WORKS  
HILO, HAWAII 96720

July 8, 1982

Mr. Roy Shigehara  
Island Director, East Hawaii  
Farmers Home Administration  
Room 325  
Federal Building  
Hilo, HI 96720

SUBJECT: Teixeira Incorporated Subdivision  
TMK: 4-5-10:01 (portion)  
Honokaa, Hawaii

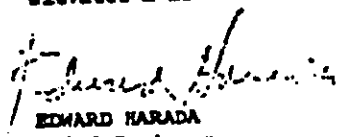
As you may be aware, the subject subdivision is located in an area which is designated by the Flood Insurance Rate Map (FIRM) as Zone A or an area which may be subjected to inundation by a flood which occurs, on the average, once in 100 years. The FIRM, which was developed by the Federal Emergency Management Agency, designation of Zone A is where the base flood elevation and flood hazard factor has not been determined by the Federal Insurance Administration due to insufficient detailed engineering studies.

Mr. Ernest Teixeira, developer of the subdivision, contracted Okahara, Shigeoka and Associates (a civil engineering consultant) to conduct a detailed drainage study to evaluate the flood hazard factor associated with the subdivision and to recommend precautionary and protective measures for future buildings in the subdivision.

Please be advised that we have reviewed the consultant's drainage study for the subdivision, dated June 1982, and concur with their findings and recommendations.

Furthermore, in our opinion, the drainage study conforms to requirements of Section 4.3 of County Ord. No. 778 (Flood Hazard Control), which governs development in areas subject to inundation.

Building permit applications for this subdivision will be approved by the County, provided the consultant's recommendation that building pads be elevated a minimum of 12 inches above existing grades are complied with.

  
EDWARD HARADA  
Chief Engineer

cc: Okahara, Shigeoka & Associates  
Mr. Ernest Teixeira

# **Designers Group**

**residential and commercial design**

APPENDIX - E

RE: TEXEIRA CULTURAL CENTER  
Honokaa, Hawaii  
TMK: 4-5-10:85

TO WHOM IT MAY CONCERN:

Okahara, Shigeoka & Associates Consulting Engineers, who did a study of an adjacent property (TMK: 4-5-10:01) has assured me that our site TMK: 4-5-10:85 should be considered as in the same flood plain designation as the former study done (See Appendix C, D, F)

It is also noted that the Chief Engineer concurred with the study done by Okahara, Shigeoka & Associates (See Appendix C, D, F).

Sincerely,

  
EARL T. WATANABE

APPENDIX-F



Okahara / Shigeoka & Associates  
ENGINEERING AND PLANNING CONSULTANTS

November 14, 1983  
Letter No. 2045  
Job No. 83-129

Mr. Galen Kuba  
Plans and Survey  
PUBLIC WORKS DEPARTMENT  
COUNTY OF HAWAII  
25 Aupuni Street  
Hilo, Hawaii 96720

RE: REQUEST FOR CHANGE OF FLOOD ZONE  
TMK: 4-5-10:85

Mr. Kuba:

It is our understanding that Mr. Ernest Texeira has applied for a change of zone from RS-10 to CV-7.5 for the above mentioned subdivision.

Since a 100-year flood evaluation has already been done for Subdivision TMK: 4-5-10:01, which is below the subject subdivision, we feel that a similar condition exists for this subdivision. We thereby request for a change of flood zone from A to B.

We recommend, however, that a ditch be cut parallel to the Mamalahoa Highway to prevent any drainage water from entering the subject subdivision since the lot is lower than the highway. All building pads should also be a minimum of one foot above the highest point around the perimeter of the building. This should minimize any damages to building structures within the subdivision.

Should you have any questions, please do not hesitate to call me here in my office at 961-5527.

Sincerely,

MASAHIRO NISHIDA, P.E.  
Vice President/Civil

cc: Mr. Ernest Texeira  
Designers Group

Donald K. Okahara PE • Dennis K. Shigeoka PE • Melvin Tanaka PE • Masahiro Nishida PE  
210 KONA WAY • HILLO, HAWAII 96720 • TELEPHONE (808) 961-5527

# **Designers Group**

---

## **residential and commercial design**

### Appendix G

Addendum: Additional information provided by Department of Parks and Recreation, County of Hawaii to be added to Public Facilities Service on page 15.

"Reference is made to the Public Facilities/Services section on pages 15-16. The County developed and maintains a 23.9-acre community park complex (E.O. #3042, TMK: 4-5-10:88) adjacent to the Honokaa School complex. Situated within the park complex are two ballfields, a football-track field, and playground equipment. The County also owns and maintains the Honokaa Rodeo Arena complex (TMK: 4-5-03:18).



# **Designers Group**

---

## **residential and commercial design**

December 7, 1983

Office of Environmental Quality Control  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Attn.: Faith Miyamoto

Re: Environmental Impact Statement  
Proposed Overlook Park Restaurant  
and Cultural Center  
Honokaa, Hawaii  
Tax Map Key 4-5-10:85

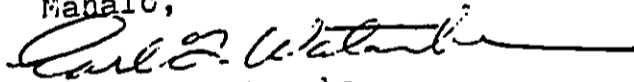
Enclosed are the addendums concerning the Dept. of Water Supply  
and Dept. of Health reply to said EIS Statement.

Also, please be advised that on page 20 of EIS Statement should  
read: "The proposed project will have two restrooms and one  
janitor's room for a total of 4 sinks, 8 toilets. These fixtures  
will generate an estimated water demand load of 50 gallons per  
minute (g.p.m.) or 500 gallons per 8-hour working day. The  
restaurant and banquet for toilet and kitchen per patron is 10  
gallons, 200 estimated patrons per day is 2,000 gallons, there-  
fore total consumption should be about 2,500 gallons per day.  
The existing 6-inch water line along Pakalana Street will accom-  
modate 2,500 gallons per day maximum additional load since cur-  
rent estimated residential consumption at the site is considera-  
bly higher. The proposed project water consumption will most  
likely be less than the existing consumption."

Also, on Appendix-B Water Requirement Request, page 37, should be  
amended to reflect the above figures.

If there are any questions, please call me.

Mahalo,



Earl T. Watanabe  
General Manager

GEORGE R. ARIYOSHI  
GOVERNOR



JACK K. SUWA  
CHAIRMAN, BOARD OF AGRICULTURE

SUZANNE D. PETERSON  
DEPUTY TO THE CHAIRMAN

State of Hawaii  
DEPARTMENT OF AGRICULTURE  
1428 So. King Street  
Honolulu, Hawaii 96814

Mailing Address:  
P. O. Box 22159  
Honolulu, Hawaii 96822

December 30, 1983

MEMORANDUM

To: Mr. Sidney M. Fuke, Director  
Planning Department, County of Hawaii

Subject: Environmental Impact Statement  
Overlook Park Restaurant and Cultural Center  
TMK: 4-5-10:85 Honokaa, Hawaii

The Department of Agriculture has reviewed the subject statement and does not have any comments to offer.

Thank you for the opportunity to comment.

*Suzanne D. Peterson*  
for JACK K. SUWA  
Chairman, Board of Agriculture

cc: Mr. Ernest S. Teixeira  
Mr. Earl T. Watanabe

*"Support Hawaiian Agricultural Products"*

GEORGE R. ARIYOSHI  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
OFFICE OF THE ADJUTANT GENERAL  
3949 DIAMOND HEAD ROAD, HONOLULU, HAWAII 96818

ALEXIS T. LUM  
MAJOR GENERAL  
ADJUTANT GENERAL

DANIEL K. C. AU  
COLONEL  
DEPUTY ADJUTANT GENERAL

21 DEC 1983

HIENG

Mr. Sidney M. Fuke, Director  
County of Hawaii Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

Thank you for providing us the opportunity to review the proposed project,  
"Overlook Park Restaurant and Cultural Center" Environmental Impact Statement.

We have completed our review and have no comments to offer at this time.

Yours truly,

JERRY M. MATSUDA  
Major, HANG  
Contr & Engr Officer

cc: ~~Mr.~~ Ernest S. Texeira  
✓ Mr. Earl T. Watanabe/Designers Group  
Env Quality Comm w/EIS

GEORGE R. ARIYOSHI  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
XXXXXXXXXX  
XXXXXXXXXXXX  
Honokaa, Hawaii 96727  
December 5, 1983

GEORGE A. L. YUEN  
DIRECTOR OF HEALTH

JOHN F. CHALMERS, M.D.  
DEPUTY DIRECTOR OF HEALTH

HENRY N. THOMPSON, M.A.  
DEPUTY DIRECTOR OF HEALTH

JAMES S. KUMAGAI, PH.D., P.E.  
DEPUTY DIRECTOR OF HEALTH

TADAO BEPPU  
DEPUTY DIRECTOR OF HEALTH

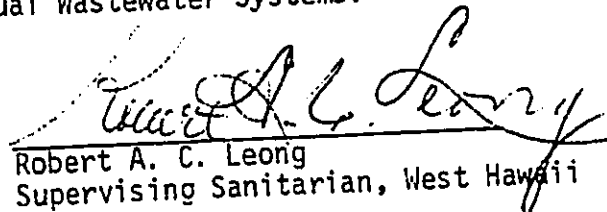
TO: Mr. Earl T. Watanabe, Designers Group, 250 Keawe St.,  
Hilo, Hawaii 96720

THROUGH: Chief Sanitarian, Hawaii *HW*

SUBJECT: Mr. Ernest Texeira's Development, TMK: 4-5-10-85

Reference is made to your letter regarding sewage generation for Mr. Ernest Texeira's development and our telephone conversation regarding Ms. Faith Miyamoto's request per your Environmental Impact Statement submittal.

I met with Mr. Texeira and discussed the amount of sewage (2,500 gpd) to be generated by his proposed development and its ultimate disposal. He was informed of the requirements of Public Health Regulations, Chapter 38, Private Wastewater Treatment Works and Individual Wastewater Systems.

  
Robert A. C. Leong  
Supervising Sanitarian, West Hawaii

RACL/acp

Jan - 5

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII



CHARLES G. CLARK  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH

P. O. BOX 3378  
HONOLULU, HAWAII 96801

In reply, please refer to:  
EPHSD-55

January 3, 1983

MEMORANDUM

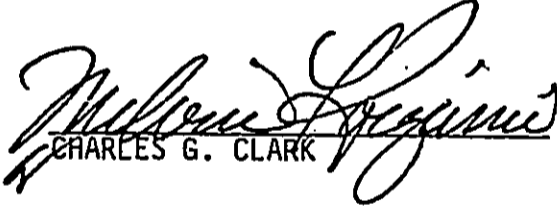
To: Mr. Sidney M. Fuke, Director  
County of Hawaii Planning Department

From: Director of Health

Subject: Environmental Impact Statement (EIS) for Overlook Park Restaurant  
and Cultural Center, Honokaa, Hawaii

Thank you for allowing us to review and comment on the subject EIS.  
On the basis that the project will comply with all applicable Administrative  
Rules, please be informed that we do not have any objections to this project.

We realize that the statements are general in nature due to preliminary  
plans being the sole source of discussion. We, therefore, reserve the right  
to impose future environmental restrictions on the project at the time final  
plans are submitted to this office for review.

  
CHARLES G. CLARK

cc: Mr. Ernest S. Texeira  
Mr. Earl T. Watanabe ✓

(P)1982.3

DEC 27 1983

Mr. Sidney M. Fuke  
Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

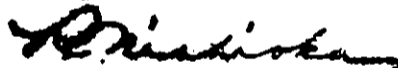
Subject: EIS for Overlook Park Restaurant  
and Cultural Center  
Honokaa, Hawaii

We have reviewed the EIS and offer the following  
comment:

The project will probably increase the traffic  
count on the lower section of Pakalana Street  
which bisects Honokaa High and Elementary School.  
If the increase is significant, this may affect  
the safety of students crossing the street.

Should there be any questions, please have your staff  
call Mr. Edmund Morimoto of the Planning Branch at 548-3923.

Very truly yours,



RIKIO NISHIOKA  
State Public Works Engineer

EM:jl

cc: Mr. Ernest S. Texeira  
Mr. Earl T. Watanabe

GEORGE R. ARIYOSHI  
GOVERNOR



**STATE OF HAWAII**  
**DEPARTMENT OF TRANSPORTATION**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

Wayne J. Yamasaki  
DIRECTOR

DEPUTY DIRECTORS

Adam D. Vincent  
JONATHAN K. SHIMADA, Ph.D.  
CHERYL D. SOON

IN REPLY REFER TO:

STP 8.9623

January 11, 1984

Mr. Sidney M. Fuke, Director  
County of Hawaii Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

Environmental Impact Statement  
Proposed Overlook Park Restaurant  
and Cultural Center, Honokaa, Hawaii  
TMK 4-5-10: 85

The EIS adequately addresses the traffic impacts and mitigation measures for the project. There should be no significant impact upon the State Highway system.

Please advise the proposing party of the following:

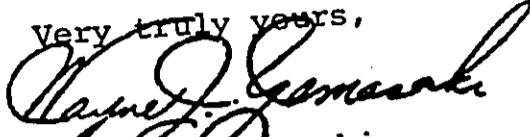
1. Direct access to the property from Hawaii Belt Road will not be permitted;
2. Parking along the Belt Road will not be allowed;
3. We have no objections to an intercepting ditch on the developer's property paralleling the highway to protect the building structure. However, downstream resumption of the existing drainage flow from the highway culverts is the responsibility of the developer;
4. A permit from the State Highways Division must be obtained for any work conducted within the highway right-of-way.

STP 8.9623

Mr. Sidney M. Fuke  
Page 2  
January 11, 1984

Thank you for the opportunity to review this document.

Very truly yours,



Wayne J. Yamasaki  
Director of Transportation

✓ cc: Mr. Earl T. Watanabe  
Designers Group  
250 Keawe Street  
Hilo, Hawaii 96720





# University of Hawaii at Manoa

Water Resources Research Center  
Holmes Hall 283 • 2540 Dole Street  
Honolulu, Hawaii 96822

19 January 1984

Mr. Sidney M. Fuke, Director  
County of Hawaii Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

Subject: Environmental Impact Statement for Proposed Overlook  
Park and Cultural Center at Honokaa, Hawaii,  
TMK: 4-5-10:85, September 5, 1983

We have reviewed the subject EIS and have no comment to offer. Thank you  
for the opportunity to comment. This material was reviewed by WRRRC personnel.

Sincerely,

Edwin T. Murabayashi  
EIS Coordinator, WRRRC

ETM:jmn

cc: Ernest S. Texeira  
Earl T. Watanabe



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 15TH AIR BASE WING (PACAF)  
HICKAM AIR FORCE BASE, HAWAII 96853

21 DEC 1983

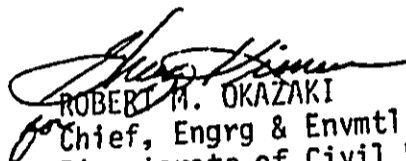
REPLY TO  
ATTN OF: DEEV (Mr Yamada, 449-1831)

SUBJECT: Environmental Impact Statement for the Overlook Park Restaurant and Cultural Center

TO: Ms Letitia N. Uyehara, Interim Director  
Office of Environmental Quality Control  
550 Halekauwila Street, Room 301  
Honolulu, HI 96813

1. This office has reviewed the subject EIS and has no comment relative to the proposed project.

2. We greatly appreciate your cooperative efforts in keeping the Air Force apprised of your project and thank you for the opportunity to review the document. The EIS is returned for your file.

  
ROBERT M. OKAZAKI  
for Chief, Engrg & Envmtl Plng Div  
Directorate of Civil Engineering

1 Atch  
EIS

cc: Mr Sidney M. Fuke, Director wo Atch  
County of Hawaii Planning  
Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Mr Ernest S. Texeira wo Atch  
P. O. Box 615  
Honokaa, Hawaii 96727

Mr Earl T. Watanabe wo Atch  
Designers Group  
250 Keawe Street  
Hilo, Hawaii 96720



HEADQUARTERS  
NAVAL BASE PEARL HARBOR  
BOX 110  
PEARL HARBOR, HAWAII 96860

IN REPLY REFER TO:  
002B:WKL:jam  
Ser 2572  
21 Dec 1983

Mr. Sidney M. Fuke, Director  
County of Hawaii Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

Environmental Impact Statement  
Overlook Park Restaurant and Cultural Center

The EIS for the Overlook Park Restaurant and Cultural Center has been reviewed and the Navy has no comments to offer. As this command has no further use for the EIS, the EIS is being returned to the Environmental Quality Commission, by copy of this letter.

Thank you for the opportunity to review the EIS.

Sincerely,

M. M. DALLAM  
CAPTAIN, CEC, U. S. NAVY  
FACILITIES ENGINEER  
BY DIRECTION OF THE COMMANDER

Enclosure

Copy to:  
Mr. Ernest S. Texeira  
P. O. Box 615  
Honokaa, Hawaii 96727

Mr. Earl T. Watanabe  
Designers Group  
250 Keawe Street  
Hilo, Hawaii 96720

Environmental Quality Commission



United States  
Department of  
Agriculture

Soil  
Conservation  
Service

*Watanabe*  
P.O. Box 50004  
Honolulu, Hawaii  
96850

January 16, 1984

Mr. Sidney M. Fuke  
Director, Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, HI 96720

Dear Mr. Fuke:

Subject: Environmental Impact Statement - Overlook Park Restaurant  
and Cultural Center, Honokaa, Hawaii

The above-mentioned document has been reviewed as requested. We have  
no comments to offer on this proposal.

Thank you for the opportunity to review this document.

Sincerely,

FRANCIS C.H. LUM  
State Conservationist

cc:

Mr. Ernest S. Texeira  
P.O. Box 615  
Honokaa, Hawaii 96727

Mr. Earl T. Watanabe ✓  
Designers Group  
250 Keawe Street  
Hilo, Hawaii 96720



The Soil Conservation Service  
is an agency of the  
Department of Agriculture

U.S. Department  
of Transportation  
United States  
Coast Guard



Commander (dpl)  
Fourteenth Coast Guard District

Prince Kalanianaʻole  
Federal Building  
300 Ala Moana Blvd.  
Honolulu, Hawaii 96850  
Phone: 546-2861

11000  
Serial 641

20 DEC 1983

Mr. Sidney M. Fuke, Director  
County of Hawaii Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

The Fourteenth Coast Guard District has reviewed the Environmental Impact Statement (EIS) for the Overlook Park Restaurant and Cultural Center and has no objection or constructive comments to offer at the present time.

Sincerely,

A handwritten signature in black ink, appearing to read "J. E. Schwartz".

J. E. SCHWARTZ  
Commander, U. S. Coast Guard  
District Planning Officer  
By direction of  
Commander, Fourteenth Coast Guard District



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 ALA MOANA BOULEVARD  
P. O. BOX 50167  
HONOLULU, HAWAII 96850

IN REPLY REFER TO:

ES  
Room 6307

DEC 28 1983

Mr. Sidney H. Fuke  
Director, County of Hawaii  
Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Re: Overlook Park Restaurant and  
Cultural Center at Honokaa,  
Hawaii

Dear Mr. Fuke:

Due to current manpower and budget restrictions, the Office of Environmental Services cannot devote the time necessary to conduct a thorough review of fish and wildlife concerns associated with the referenced action at this time. We strongly recommend that you consult directly with the State of Hawaii, Department of Land and Natural Resources, Division of Aquatic Resources and Division of Forestry and Wildlife and consider their recommendations in your project planning.

Sincerely yours,

Original signed by

William R. Kramer  
Acting Project Leader  
Office of Environmental Services

cc: NMFS-WPFC  
BDF&W  
HDAR  
EPA, San Francisco  
Mr. Ernest S. Teixeira  
Mr. Earl T. Watanabe



DEPARTMENT OF PARKS & RECREATION

COUNTY OF HAWAII

Herbert Matayoshi, Mayor

Milton Hakoda, Director

January 5, 1984

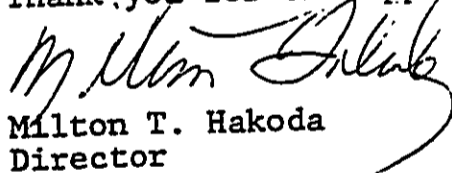
Mr. Sidney Fuke, Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, HI 96720

Subject: Overlook Park Restaurant and  
Cultural Center EIS, Honokaa, Hawaii  
TMK: 4-5-10:85

Reference is made to the Public Facilities/Services section on pages 15-16. The County developed and maintains a 23.9-acre community park complex (E.O. #3042, TMK: 4-5-10:88) adjacent to the Honokaa School complex. Situated within the park complex are two ballfields, a football-track field, and playground equipment. The County also owns and maintains the Honokaa Rodeo Arena complex (TMK: 4-5-03:18).

With regard to the proposed restaurant and cultural center, we foresee no adverse effect on the County's recreational complex or programs

Thank you for the opportunity to review the report.

  
Milton T. Hakoda  
Director

MTH:GM:ai

cc: Mr. Ernest Texeira  
Mr. Earl Watanabe, Designers Group



COPY

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720

December 5, 1983

Office of Environmental Quality Control  
550 Halekauwila Street, Room 301  
Honolulu, HI 96813

ENVIRONMENTAL IMPACT STATEMENT  
PROPOSED OVERLOOK PARK RESTAURANT  
AND CULTURAL CENTER  
HONOKAA, HAWAII  
TAX MAP KEY 4-5-10:85

We reviewed the subject document as prepared by the developer's, Mr. Ernest Texeira's, consultants.

The Department of Water Supply currently has a water commitment in effect for the proposed project. The Department's existing water system facilities will be able to accommodate the additional water demand for the project.

Should there be any questions, please do not hesitate to call Mr. Quirino Antonio, Jr., of our staff at 969-1421.

H. William Sewake  
Manager

QA

cc - ✓ Designers Group  
Planning Department

*Water brings progress...*