Overlook Park Restaurant and Cultural Center at Honokaa, Hawaii
NOTICE

ALL reference material borrowed from this library will be on a 30-day loan period, limited to ONE RENEWAL ONLY.

If borrowed material is not returned when DUE, is DAMAGED, or LOST, there will be a REPRODUCTION CHARGE OF 25¢ PER PAGE.

OEOC LIBRARY - PHONE 549-6915
550 HALEKAUWILA STREET  ROOM 301
ENVIRONMENTAL IMPACT STATEMENT

HONOKAA, HAWAII

Designers Group
residential and commercial design
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.
## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. SUMMARY</td>
<td>1</td>
</tr>
<tr>
<td>II. PROJECT LOCATION AND DESCRIPTION</td>
<td>3</td>
</tr>
<tr>
<td>III. ENVIRONMENT SETTING</td>
<td>13</td>
</tr>
<tr>
<td>A. Natural Environment</td>
<td>13</td>
</tr>
<tr>
<td>1. Climate</td>
<td></td>
</tr>
<tr>
<td>2. Soils</td>
<td></td>
</tr>
<tr>
<td>3. Drainage</td>
<td></td>
</tr>
<tr>
<td>4. Fauna &amp; Flora</td>
<td></td>
</tr>
<tr>
<td>5. Historical</td>
<td></td>
</tr>
<tr>
<td>B. Infrastructure</td>
<td>14</td>
</tr>
<tr>
<td>1. Roads</td>
<td></td>
</tr>
<tr>
<td>2. Power</td>
<td></td>
</tr>
<tr>
<td>3. Water</td>
<td></td>
</tr>
<tr>
<td>4. Sewage</td>
<td></td>
</tr>
<tr>
<td>5. Solid Waste</td>
<td></td>
</tr>
<tr>
<td>C. Public Facilities/Services</td>
<td>15</td>
</tr>
<tr>
<td>D. Socio/Economic</td>
<td>16</td>
</tr>
<tr>
<td>E. Aesthetics</td>
<td>17</td>
</tr>
<tr>
<td>IV. PROBABLE IMPACTS OF PROPOSED ACTION AND MITIGATIVE MEASURES TO MINIMIZE IMPACTS</td>
<td>18</td>
</tr>
<tr>
<td>A. Natural Environment</td>
<td>18</td>
</tr>
<tr>
<td>1. Landform</td>
<td></td>
</tr>
<tr>
<td>2. Drainage</td>
<td></td>
</tr>
<tr>
<td>3. Fauna &amp; Flora</td>
<td></td>
</tr>
<tr>
<td>B. Infrastructure</td>
<td>19</td>
</tr>
<tr>
<td>1. Roads</td>
<td></td>
</tr>
<tr>
<td>2. Power</td>
<td></td>
</tr>
<tr>
<td>3. Water</td>
<td></td>
</tr>
<tr>
<td>4. Sewage</td>
<td></td>
</tr>
<tr>
<td>5. Solid Waste</td>
<td></td>
</tr>
<tr>
<td>C. Socio/Economic</td>
<td>21</td>
</tr>
<tr>
<td>D. Public Facilities/Services</td>
<td>22</td>
</tr>
</tbody>
</table>
**TABLE OF CONTENTS (Continued)**

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>V.</td>
<td>ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED</td>
<td>22</td>
</tr>
<tr>
<td>VI.</td>
<td>RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE GOALS, POLICIES, AND CONTROLS</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>A. Zoning Code</td>
<td>24</td>
</tr>
<tr>
<td></td>
<td>B. General Plan</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>C. Honokaa Urban Development Plan</td>
<td>26</td>
</tr>
<tr>
<td>VII.</td>
<td>ALTERNATIVES TO THE PROPOSED ACTION</td>
<td>28</td>
</tr>
<tr>
<td>VIII.</td>
<td>THE RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY</td>
<td>29</td>
</tr>
<tr>
<td>IX.</td>
<td>IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES</td>
<td>30</td>
</tr>
<tr>
<td>X.</td>
<td>INTERESTS AND CONSIDERATIONS OF GOVERNMENTAL POLICIES THAT ARE THOUGHT TO OFFSET THE ADVERSE ENVIRONMENTAL EFFECTS OF THE PROPOSED ACTION</td>
<td>31</td>
</tr>
<tr>
<td>XI.</td>
<td>ORGANIZATIONS AND PERSONS CONSULTED</td>
<td>32</td>
</tr>
<tr>
<td>XII.</td>
<td>LIST OF NECESSARY APPROVALS</td>
<td>33</td>
</tr>
<tr>
<td>XIII.</td>
<td>FOOTNOTES</td>
<td>34</td>
</tr>
<tr>
<td>XIV.</td>
<td>REFERENCES</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>Appendix A. Road Capacity</td>
<td>36</td>
</tr>
<tr>
<td></td>
<td>Appendix B. Water Fixture Demand Calculations</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td>Appendix C. Review Letter</td>
<td>38</td>
</tr>
<tr>
<td></td>
<td>Appendix D. Civil Engineers' Review Letter</td>
<td>39</td>
</tr>
<tr>
<td></td>
<td>Appendix E. Civil Engineers' Review Letter</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>Appendix F. Civil Engineers' Review Letter</td>
<td>41</td>
</tr>
</tbody>
</table>
# LIST OF FIGURES

<table>
<thead>
<tr>
<th>FIGURE</th>
<th>DESCRIPTION</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vicinity Map</td>
<td>5</td>
</tr>
<tr>
<td>2</td>
<td>Honokaa Urban Plan</td>
<td>6</td>
</tr>
<tr>
<td>3</td>
<td>Zoning Map</td>
<td>7</td>
</tr>
<tr>
<td>4</td>
<td>Surveyors Map</td>
<td>8</td>
</tr>
<tr>
<td>5</td>
<td>Site Location Map</td>
<td>9</td>
</tr>
<tr>
<td>6</td>
<td>Site Photo - View from East</td>
<td>10</td>
</tr>
<tr>
<td>7</td>
<td>Site Photo - View from West</td>
<td>11</td>
</tr>
<tr>
<td>8</td>
<td>Site Photo - From site Overlook</td>
<td>12</td>
</tr>
<tr>
<td>9</td>
<td>Site Plan</td>
<td></td>
</tr>
</tbody>
</table>
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 prescription 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 Manane Street is impractical due to the infrastructural inadequacies regarding vehicular circulation, the insular nature of Manane 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>
<thead>
<tr>
<th>USE</th>
<th>SQUARE FOOTAGE</th>
<th>SPACE UTILIZATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>7,000</td>
<td>5%</td>
</tr>
<tr>
<td>Roads &amp; Parking</td>
<td>33,249</td>
<td>27%</td>
</tr>
<tr>
<td>Open Space</td>
<td>85,160</td>
<td>68%</td>
</tr>
</tbody>
</table>

Total site area is 125,409 s.f.
FIGURE 1. VICINITY MAP
FIGURE 3. ZONING MAP
FIGURE 4. SURVEYORS MAP
III. ENVIRONMENTAL SETTING

A. NATURAL ENVIRONMENT

1. Climate

The average mean temperature is 71° Farenheit. 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 Kukaiau 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.

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. 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.

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.
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' spacing 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 strengthen 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 congestion 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 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
- State Lane Use
- County Zoning
- Honokaa Urban Design Plan
- Low Density Urban Development
- Urban
- Single-Family Residential (RS-10)
- 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

<table>
<thead>
<tr>
<th>USE</th>
<th>SQUARE FOOTAGE</th>
<th>SPACE UTILIZATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 Residences</td>
<td>28,000 s.f.</td>
<td>6.3%</td>
</tr>
<tr>
<td>Roads &amp; Parking</td>
<td>23,000 s.f.</td>
<td>15.0%</td>
</tr>
<tr>
<td>Open Space</td>
<td>85,160 s.f.</td>
<td>82.1%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Approval Needed</th>
<th>Approving Agency or Body</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Amendment</td>
<td>Hawaii County Council</td>
</tr>
<tr>
<td>Zoning Map Amendment</td>
<td>Hawaii County Council</td>
</tr>
<tr>
<td>Plan Approvals</td>
<td>County of Hawaii Planning Department</td>
</tr>
<tr>
<td>Building Permits</td>
<td>County of Hawaii Department of Public Works</td>
</tr>
<tr>
<td></td>
<td>Page</td>
</tr>
<tr>
<td>---</td>
<td>--------</td>
</tr>
<tr>
<td>1</td>
<td>65</td>
</tr>
<tr>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>3</td>
<td>15</td>
</tr>
<tr>
<td>4</td>
<td>61</td>
</tr>
<tr>
<td>5</td>
<td>71</td>
</tr>
<tr>
<td>6</td>
<td>24</td>
</tr>
<tr>
<td>7</td>
<td>35</td>
</tr>
<tr>
<td>8</td>
<td>16-14</td>
</tr>
<tr>
<td></td>
<td>16-15</td>
</tr>
</tbody>
</table>
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

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
   Noelandi 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:

Both ways 7-8 a.m. \( \frac{334 + 80}{2} = 207 \)

Both ways 11:30-12:30 noon \( \frac{334 + 80}{2} = 207 \)

Both ways 4-5 p.m. \( \frac{422 + 80}{2} = 251 \)

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.
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/4-5-10:485 (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.

<table>
<thead>
<tr>
<th>USAGE</th>
<th>QUANTITY PER DAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. RECREATIONAL &amp; PUBLIC USE</td>
<td>8 hour working day</td>
</tr>
<tr>
<td>4 SINKS</td>
<td>Demand load of 50 gal. per min. (g.p.m.)</td>
</tr>
<tr>
<td>8 TOILETS</td>
<td></td>
</tr>
<tr>
<td>II. RESTAURANT/BANQUET</td>
<td></td>
</tr>
<tr>
<td>TOILET AND KITCHEN PER PATRON - 10 gal.</td>
<td></td>
</tr>
<tr>
<td>ESTIMATED PATRONS PER DAY - 500</td>
<td>4,300 gal.</td>
</tr>
<tr>
<td>QUANTITY PER DAY TOTAL</td>
<td>4,300 gal.</td>
</tr>
</tbody>
</table>

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

MAHALO,

[Signature]

EARL T. WATANABE
DESIGNERS GROUP

250 KEAHANE ST • Hilo, Hawaii 96720 • Telephone (808) 935-3251

-37-
July 19, 1982

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

SUBJECT: Texiera Incorporated Subdivision

TKX: 4-5-1982 (portion)
Monokas, 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 Henda
Chief Engineer

Oshara, Shigeoka & Associates, Inc.
Mr. Ernest Texiera
July 9, 1982

Mr. Roy Shigehara
Island Director, East Hawaii
Farmers Home Administration
Room 315
Federal Building
Hilo, HI 96720

SUBJECT: Tumulsa Incorporated Subdivision

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 Tumulsa, developer of the subdivision, contracted Onahara, Shigehara 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 Controls), 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 grade are complied with.

/Edward Karada
Chief Engineer

OCA: Onahara, Shigehara & Associates

Mr. Ernest Tumulsa
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,

[Signature]
EARL T. WATANABE

250 KEAWE ST • Hilo, Hawaii 96720 • Telephone (808) 935-2251
Okahara / Shigeoka & Associates
ENGINEERING AND PLANNING CONSULTANTS

November 14, 1983
Letter No. 2045
Job No. 82-129

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
THK: 4-5-10:18

Mr. Kuba:

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

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

We recommend, however, that a ditch be cut parallel to the Manalaha 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
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: 4-5-05:18)."
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 6-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 Pakea 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
MEMORANDUM

To: Mr. Sidney M. Fuik, 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.

[Signature]
JACK K. SUWA
Chairman, Board of Agriculture

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

"Support Hawaiian Agricultural Products"
Mr. Sidney M. Fuhe, Director
County of Hawaii Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuhe:

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

THROUGH: Chief Sanitarian, Hawaii

SUBJECT: Mr. Ernest Texeira's Development, TMK: 4-5-10-95

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. L. Leong
Supervising Sanitarian, West Hawaii

RACL/acp
MEMORANDUM

To: 
Mr. Sidney M. Fuko, 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.

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

Charles G. Clark
Director of Health
Mr. Sidney H. 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 MISHIOKA  
State Public Works Engineer

EM:jl  
cc: Mr. Ernest S. Texeira  
Mr. Earl T. Watanabe
Mr. Sidney M. FuKe, Director  
County of Hawaii Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. FuKe:

Environmental Impact Statement  
Proposed Overlook Pack 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.
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
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 WRRC personnel.

Sincerely,

[Signature]

Edwin T. Murabayashi
EIS Coordinator, WRRC

ETN: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

REPLY TO
ATTN OF:

DEEV (Mr. Yamada, 449-1831) 21 DEC 1983

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.

[Signature]
ROBERT M. OKAZAKI
Chief, Engrg & Envtl 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
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
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
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,

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 20167
HONOLULU, HAWAII 96850

Mr. Sidney M. 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: EAPFS-NPPC
UDFAH
HDAR
EPA, San Francisco
Mr. Ernest S. Teixeira
Mr. Ernil T. Watanabe
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
December 5, 1983

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

ENVIRONMENTAL IMPACT STATEMENT
PROPOSED OVERLOOK PARK RESTAURANT
AND CULTURAL CENTER
HONOKAA, HAWAII
TAX MAP KEY 4-5-10:95

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...