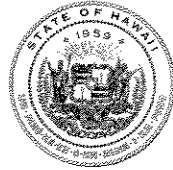


922
JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH

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

December 26, 1989

RECEIVED

JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

'89 DEC 28 AM 11:12

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

Dr. Marvin Miura
Director, OEQC
465 South King St., Rm. 104
Honolulu, Hawaii 96813

Attn: Pat Masueda

Subject: Notice of Determination Proposed New Environmental Health
Facility, Hilo, Hawaii
TMK: 2-2-32:30, Lot B

Dear Dr. Miura:

Please find four (4) copies of our Environmental Assessment - Negative Declaration for the subject project and the completed OEQC Form 89-01 (1/89).

The Environmental Assessment was prepared by the Environmental Health Program staff, Hawaii District. Based on our findings we have determined that the project will not negatively impact the environment. Our assessment concludes that an EIS is not required and the Negative Declaration Notice is issued.

Please publish our notice in the next OEQC bulletin. The contact person is Harold Matsuura, Chief Sanitarian, Hawaii District.

Mahalo,

HAROLD MATSUURA
Chief Sanitarian, Hawaii District

1990-01-08- HA-~~FEA~~

FILE COPY

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

ENVIRONMENTAL ASSESSMENT - NEGATIVE DECLARATION

APPLICANT: Hawaii State Department of Health
Hawaii District Health Office
Environmental Health Services
P.O. Box 916
Hilo, Hawaii 96720

APPROVING AGENCY: State of Hawaii
Board of Land and Natural Resources

Revised 11/20/89

PROPOSAL

The applicant is proposing to obtain by Executive Order a state property from the Board of the Department of Land and Natural Resources (DLNR) and construct an environmental health service facility and related improvements. The property is located adjacent to the KK Tei Restaurant on Kam Highway in Hilo, Hawaii, Tax Map Key No. 2-2-32:30, Lot B. The Tax Map appears to show that the subject parcel contains land area of 25,361 square feet.

CLASS OF ACTION

The proposed development is being funded by the Hawaii State legislative Capital Improvement projects allotments which is approved by the Governor. In addition, the State Department of Health would be utilizing the property for its environmental health service facility.

PROJECT DESCRIPTION

The environmental service facility would provide:

1. Office space for a total of 19 program staff
2. Meeting room to accommodate a total of fifty persons
3. Conference/office room for the program administrator
4. Storage and utility rooms
5. Computer rooms
6. Sanitary facilities for staff and public

Parking stalls for staff and public served by the environmental health programs would also be provided.

The Department of Health is currently requesting for the acquisition of the property from the Board of Land and Natural Resources. The Environmental Assessment is required by Land Management Division staff as part of their recommendation report to the Chairman of the Board, DLNR. A conditional approval of the land transfer may be granted pending approval of the Special Management Area Use Permit Petition because of the time restriction on the CIP funding.

Currently the East Hawaii environmental health service staff are located in the State Building on Aupuni Street and the Waiakea Health Center. The expansion of environmental programs services and manpower addition and the need to centralize the office, technical and administrative staff support the construction of a new facility.

ENVIRONMENTAL SETTING

The subject property is presently vacant. The surrounding area is used for commercial, recreational and public service purposes. These uses include the KK Tei Restaurant, and the Waiakea Health Center where the Department of Health's Laboratory, Sanitation and Vector Control program services are located.

Tsunami inundation is the primary concern, although the property is not in the coastal high hazard area or Tsunami area. The site is located 3/10 miles from Wailoa River at an elevation of 16 feet above mean sea level. The subject project's

construction will provide office rooms, storage room, equipment operating rooms, meeting and conference rooms, sanitary facilities and axillary rooms in a one-story building.

Old cesspool construction records in the subject area identify soil conditions primarily of fractured basalt.

No specific archaeological survey report is available for the subject area. However, visual observation finds that the subject site has been mechanically altered. Historical uses of the area have not identified significant archaeological features nor sites in the general vicinity of the development. However, if any unanticipated sites or remains should be unearthed, work shall cease and the Planning Department notified immediately. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigative measures have been taken.

SOCIAL AND INSTITUTIONAL SETTING

The subject parcel is zoned Neighborhood Commercial (CN-10) by the County and designated Urban by the State Land Use Commission. Public service buildings are a permitted use in any any zoned district.

The General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the area as Medium Density Urban.

The project site is located within the Special Management Area of Hawaii County. The applicant must comply with the

requirements of Chapter 205-A, HRS, relating to Coastal Zone Management and Rule 9 of the Planning Commission, relating to the Special Management Area.

Access is gained from Kam Highway which borders the property on the north side. The adjacent Waiakea Health Center, which is located on the south side of the property is operated by the Department of Health. An additional entry way would be feasible via the Waiakea Health Center property.

Water is available from the Department of Health's Waiakea Health Center, which is adjacent to the proposed project site, through a 5/8 inch connection. A 1-1/4 inch service line to the water meter is currently serving the Waiakea Health Center complex.

The County sewerline is available on Kuawa Street, which currently services the Waiakea Health Center. Connection to the sewerline will be through the Waiakea Health Center sewerage system.

ENVIRONMENTAL IMPACT

The proposed construction of the Environmental Health Facility for East Hawaii is not anticipated to have a significant environmental impact on the resources and current land use practice within the area. The public will be served by a centralized and conveniently located facility. Such land use practice will be in harmony with current land uses in the area. The construction of the upper level offices and storage rooms is

proposed as a precaution for a major Tsunami's potential impact. The area is not within the County's coastal hazard area where building height requirements are imposed. Landscaping around the facility (as much as practicable) to blend in with the KK Tei Restaurant should be imposed as a condition of the permit.

The type of soil condition fractured basalt should not create a fugitive dust problem during the grading phase of the construction. Water is currently available on the adjacent Waiakea Health Center property in the event such a problem should arise.

An intermittent increase to the flow of traffic along Kam Highway is anticipated with the creation of a new ingress and egress. An alternate route through the adjacent Waiakea Health Center to Kuawa Street would decrease the impact to Kam Highway.

The project is not in nor adjacent to a flood hazard zone.

The project will not impede public access to the shoreline.

Finally, the action should not involve an irrevocable commitment of any important lands or ecological resources of the region. The subject site is not suitable for prime agricultural activities, nor does it contain any historic sites identified for preservation. In the event that archaeological features are discovered during the construction phase, it is recommended that subsequent permit(s) include a standard condition which informs the applicant to stop work until clearance can be given by the Planning Department.

DETERMINATION

Based on the above considerations, it is determined that the proposed construction of an Environmental Health Services Facility, which is funded by the legislative Capital Improvement Projects Funding, will have no substantial impact upon the environment. Therefore, a notice of negative declaration is now being filed with the environmental assessment.