

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII



HOALIKU L. DRAKE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

April 30, 1991

RECEIVED

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OFC. OF ENVIRON.
QUALITY CONTROL

MEMORANDUM

TO: Brian Choy, Director
Office of Environmental Quality Control

FROM: Hoaliku L. Drake, Chairman *Hoaliku L. Drake*
Hawaiian Homes Commission

SUBJECT: Request for Publication in the OEQC Bulletin, DHHL
General Lease No. 177, Kawaihae, Hawaii

We have reviewed and granted approval to the construction plans presented by Beery Construction Company, Inc. Since no significant environmental impact is anticipated, we have prepared the attached Notice of Determination, Negative Declaration for publication in the OEQC Bulletin.

Should you have any question, please call me at 548-6450 or have your staff contact Linda Chinn, Land Agent of our Land Management Branch at 548-5410.

HLD:lc

Enclosures

2113I

Department of Hawaiian Home Lands General Lease No. 177

1991-05-08-HI-FEA-DHHL general lease # 177 in South Hilo

NOTICE OF DETERMINATION

NEGATIVE DECLARATION

RECEIVED

'91 MAY -1 AM 1:32

I. PROJECT

Beery Construction Company, Inc., general lessee under Department of Hawaiian Home Lands General Lease No. 177, proposes to build a 5,100 square feet (60' x 85') pre-fab metal warehouse in the Kaei Hana II Industrial Subdivision, Kawaihae 1st, South Kohala, Hawaii, Tax Map Key No. 6-1-06:12. The warehouse will be for dry storage purposes only. The estimated cost of the improvement is \$150,000.00.

OFC. OF ENVIRONMENT

II. PROPOSING AGENCY

owner

Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

Lessee

Beery Construction Company, Inc.
P. O. Box 2131
Kamuela, Hawaii 96743

III. GENERAL DESCRIPTION OF ACTION

The area adjacent to the new structure has been paved, facilitating the storage, delivery and parking needs of warehousing and wholesaling operations. There also exists a paved driveway to the property entrance on Moluokalani Place. Also existing on the property are a 20' x 40' duplex dwelling structure used for watchmen's quarters and a larger warehouse. The watchmen's quarter will be removed as part of this structure improvement. Appropriate landscaping will be planted to provide visual aesthetics.

IV. DESCRIPTION OF ENVIRONMENT

The project is located approximately one mile from Kawaihae Harbor and is identified as Lot E-2 in the Kaei Hana II Industrial Subdivision. The

parcel slopes toward the sea from approximately 130 feet to 100 feet above sea level. The land has been previously graded and presently supports only scattered weeds and peripheral landscaping. Since the property has been extensively improved, there are no rare or endangered plant or animal species present in the area nor any sites of Historic significance.

The site is within the State Land Use Urban District and is zoned General Industrial 1-acre (MG-1a) by the County of Hawaii. The proposed use is permitted under the current zoning code. According to the Flood Insurance Rate Map (FIRM) prepared by the U.S. Army Corps of Engineers, the area is within the minimal flood Zone C.

V. POTENTIAL IMPACTS

Normal noise and dust will accompany the construction operations and the sparse vegetation will be disturbed. Some noise will come from power wrenches, riveting and miscellaneous metal work. Any pollution after completion will be negligible since tenants will be warehousing and not manufacturing.

VI. EVALUATION OF POTENTIAL IMPACTS

Noise and dust from construction will be short term. Dust will be kept to a minimum by watering. Appropriate grass, shrub or trees will be planted in exposed area for ground cover, shade and appearance. The finished product will improve and enhance the appearance of the site and subdivision generally.

No endangered species of plants or animals will be adversely affected by the project. No extra ordinary noise, dust, or other pollution is anticipated from the warehousing activities of the expected tenants.

VII. DETERMINATION

Noise and dust pollution will be minimal and short lived with the vegetation enhanced and regrowth occurring rapidly. With completion of the construction and landscaping, noise and dust pollution will virtually cease.

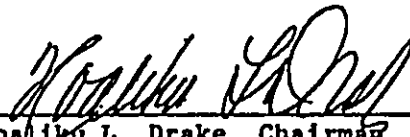
The warehouse will provide needed industrial support facilities for the economic growth in Kohala.

VIII. SUMMARY

The proposed action would not be significant enough to warrant preparation of a full Environmental Impact Statement. We respectfully request acceptance and publication of a Notice of Negative Declaration.

STATE OF HAWAII
Department of Hawaiian Home Lands

By


Hoanani L. Drake, Chairman
Hawaiian Homes Commission

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<u>Owner</u>	<u>Lessee</u>
Department of Hawaiian Home Lands P. O. Box 1879 Honolulu, Hawaii 96805	Beery Construction Company, Inc. P. O. Box 2131 Kamuela, Hawaii 96743

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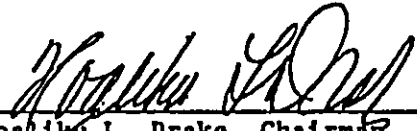
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10/21/21

Please file

in DHH

General Lease 177.

Nov Dec file

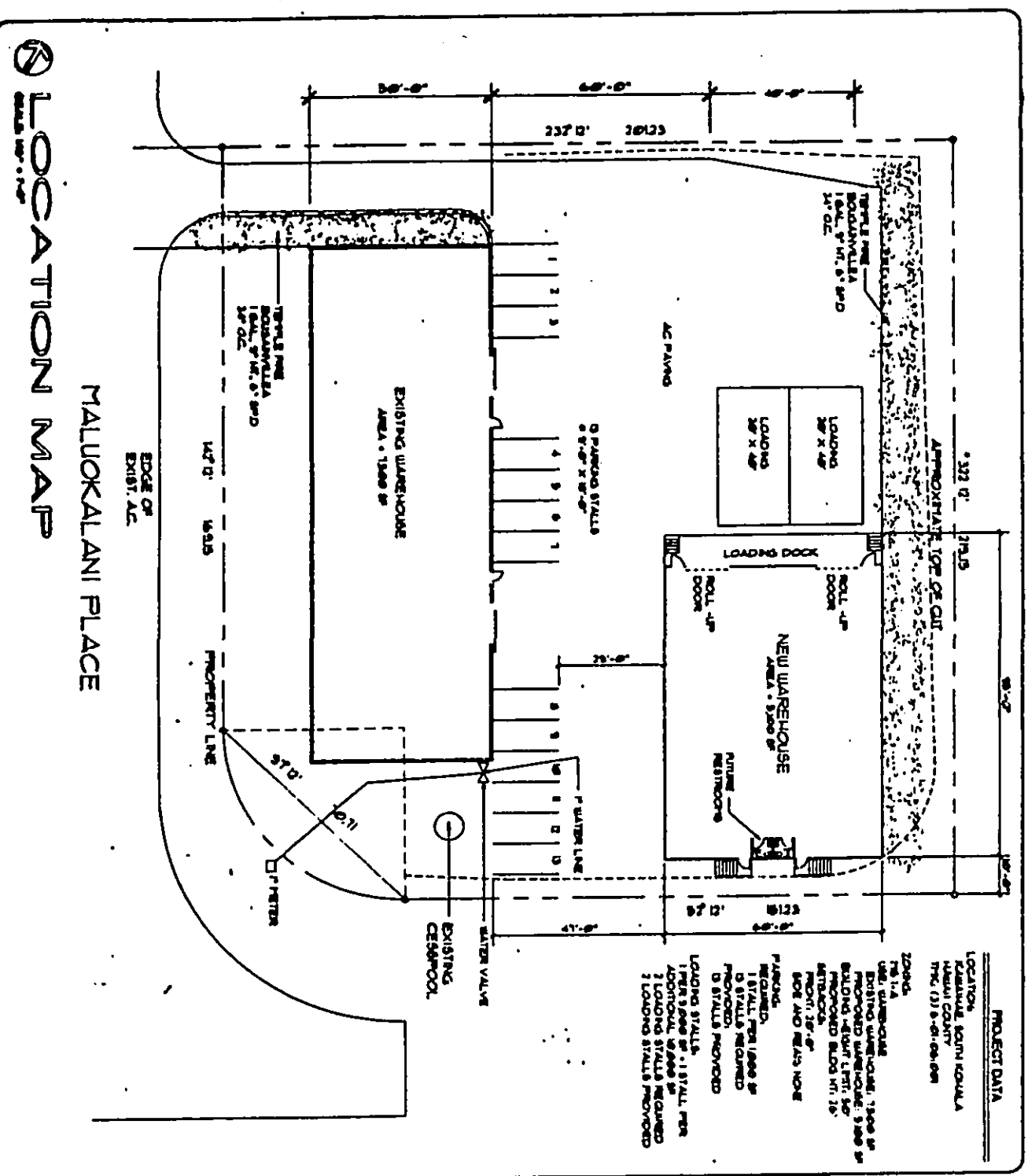
Trex

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KAWAIIHAE INDUSTRIAL PROJECT

KAWAIIHAE HAWAII

TNK: (3) 6-1-06:007
012



ARCHITECTURAL	JAMES K. TSUGAWA AND ASSOCIATES
STRUCTURAL	NAOATA, YAMASHIRO, SUZUKI, INC.
MECHANICAL	YAHIKU ASSOCIATES
ELECTRICAL	RON FITCH ASSOCIATES

CONSULTANTS

SHT NO	DESCRIPTION
A1	TITLE SHEET, LOCATION MAP, INDEX TO DRAWINGS
A2	FLOOR PLAN, ROOF PLAN, EXTERIOR ELEVATIONS, BUILDING SECTIONS
A3	WALL SECTIONS
M	WALL SECTIONS, STAIR DETAILS
A4	STAIR DETAILS
S1	GENERAL NOTES, TYPICAL DETAILS
B	FOUNDATION PLAN, ROOF PAVING PLAN, AND RAISING ELEVATIONS
M1	SITE PLAN, FLOOR PLAN, SURVEY AND WATER DAMAGE
B1	SITE PLAN, ELECTRICAL PLAN, SERVICE DATA, EQUIPMENT DETAIL, TELEPHONE/SIGNAL DATA

INDEX TO DRAWINGS

