

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

December 28, 1993

Mr. Brian Choy, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, HI 96813

Dear Mr. Choy:

Subject: Four R's Deli and Warehouse Rentals at Waiakea, South Hilo,
Hawai'i - Tax Map Key:3rd/2-2-58:17 - General Lease No. S-5248
Applicants: Nelson & Clara C. Rego

In accordance with the requirements of Chapter 343, Hawai'i Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, a Final Environmental Assessment has been prepared for the subject project.

Notice of availability of the Draft Environmental Assessment for the project was published in the September 23, 1993 OEQC Bulletin. Your comments dated September 13, 1993 have been answered by the lessees in their letter dated October 7, 1993 which is included in the Final Environmental Assessment.

As the proposing agency, we are forwarding herewith, one copy of the OEQC Bulletin Publication form, and four copies of the Final Environmental Assessment. We have determined that there will be no significant impacts as a result of the project and, therefore, are filing the Final Environmental Assessment as a negative declaration. We respectfully request that public notice of the Final Environmental Assessment be published in the next scheduled OEQC Bulletin.

Very truly yours,

John P. Keppeler II
KEITH W. AHUE

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Office
Nelson & Clara Rego

7093
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Chairperson
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1994-01-23 - HI - FEA - Four R's Deli

JAN 23 1994

DRAFT

and Warehouse Rentals

**FINAL
ENVIRONMENTAL
ASSESSMENT**

4R's Deli & Warehouse Rentals

APPLICANT and LANDOWNER

The Applicant for the proposed project is Nelson & Clara Chiyono Rego dba Four R's Deli and warehouse rentals.
Owner of Land: State of Hawaii

PROPERTY LOCATION and DESCRIPTION

The subject property is located makai (west) of Kanoelehua Avenue between El-Co Cabinets and County of Hawaii, Baseyard. (TMK: 3rd/2-2-58:17)
The site is presently vacant. Existing buildings were removed and existing vegetation consists of various grasses and weeds.

PROPOSED ACTION

The proposed Phase I restaurant consists of one (1) single story building, steel structure of approximately 2,400 square feet, which includes a kitchen small office (25 sq. ft.) and storage area. Access will be from Lanikaula St. A total of twelve (12) parking stalls and handicap stall are proposed for employee and public use.

The proposed future Phase II consists of two (2) single story buildings, steel structure of approximately 5,000 sq. ft. each. Anticipated uses for the buildings are to be warehouse rental space, consisting mainly of dry goods, household goods and non-hazardous materials.

FINDINGS and CONCLUSIONS

The proposed Phase I restaurant will supply service to the public working in the area, resulting in savings for business and personal, due to traveling distances from place of work to eating facilities. Also, anticipated new jobs created by the restaurant would put money back into our economy in the form of wages, taxes, health care, etc.

The proposed future Phase II warehouse will accommodate the growing commercial and industrial business in the area.

The project will involve earthwork and building construction activities. In the short term, these activities may generate temporary nuisances normally associated with construction activities. However, dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind blown emissions. All construction activities are anticipated to be limited to normal daylight working hours. Impacts generated from construction activities are not considered adverse.

From a long term perspective, the proposed project is not anticipated to result in adverse environmental impacts. The original dilapidated abandoned old buildings and vehicles along with vegetation overgrowth was an eyesore, a safety hazard, not to mention a habitat for rodents and insects. Artifacts or remains of historic value were not found. Should any artifacts or remains of historic value be found, applicable procedures of Chapter 6E, Hawaii Revised Statutes, will be followed.

PHYSICAL ENVIRONMENT

SURROUNDING USES

The project site is located in the middle of an industrial/commercial area. The proposed project is not anticipated to have any adverse effects on surrounding land uses.

TOPOGRAPHY/LANDFORM

The proposed project will involve the grading of approximately 39,000 sq. ft. presently cleared and undeveloped.

INFRASTRUCTURE

WATER

The proposed project is anticipated to generate an average daily water demand of 600 gallons per day, on an existing water meter. The project is not expected to have a significant impact upon the water source, storage or transmission system.

DRAINAGE

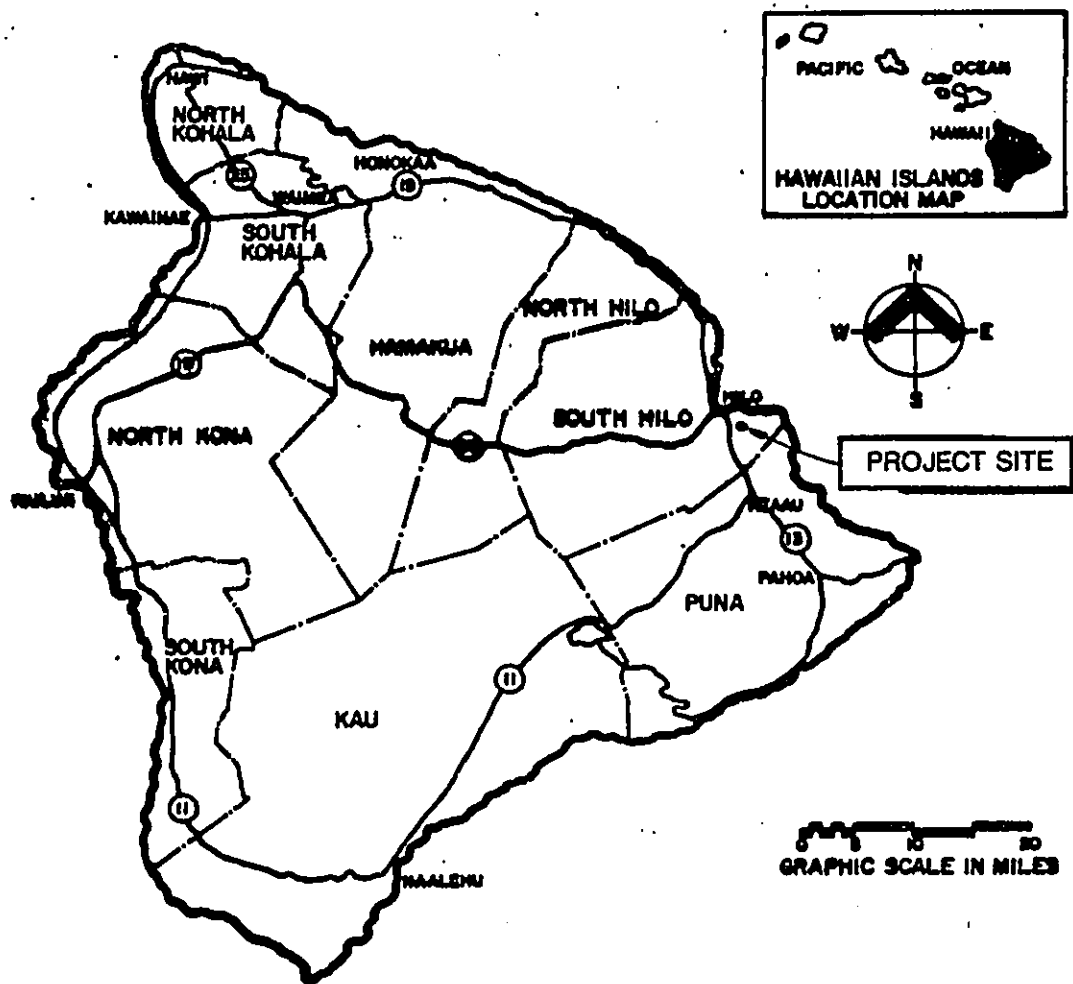
The proposed project drainage runoff would be sufficiently handled by appropriate number of drainage basins, which will be coordinated with the County, Department of Public Works.

WASTEWATER

The proposed project is anticipated to generate an average daily flow of approximately 400 gallons per day of wastewater. The site is not serviced by a County wastewater treatment system, thus septic tank will be utilized for wastewater disposal. The design and placement of the proposed septic system are being done to conform to all rules and regulations of the Dept. of Health Wastewater Division, to which approval will be obtained.

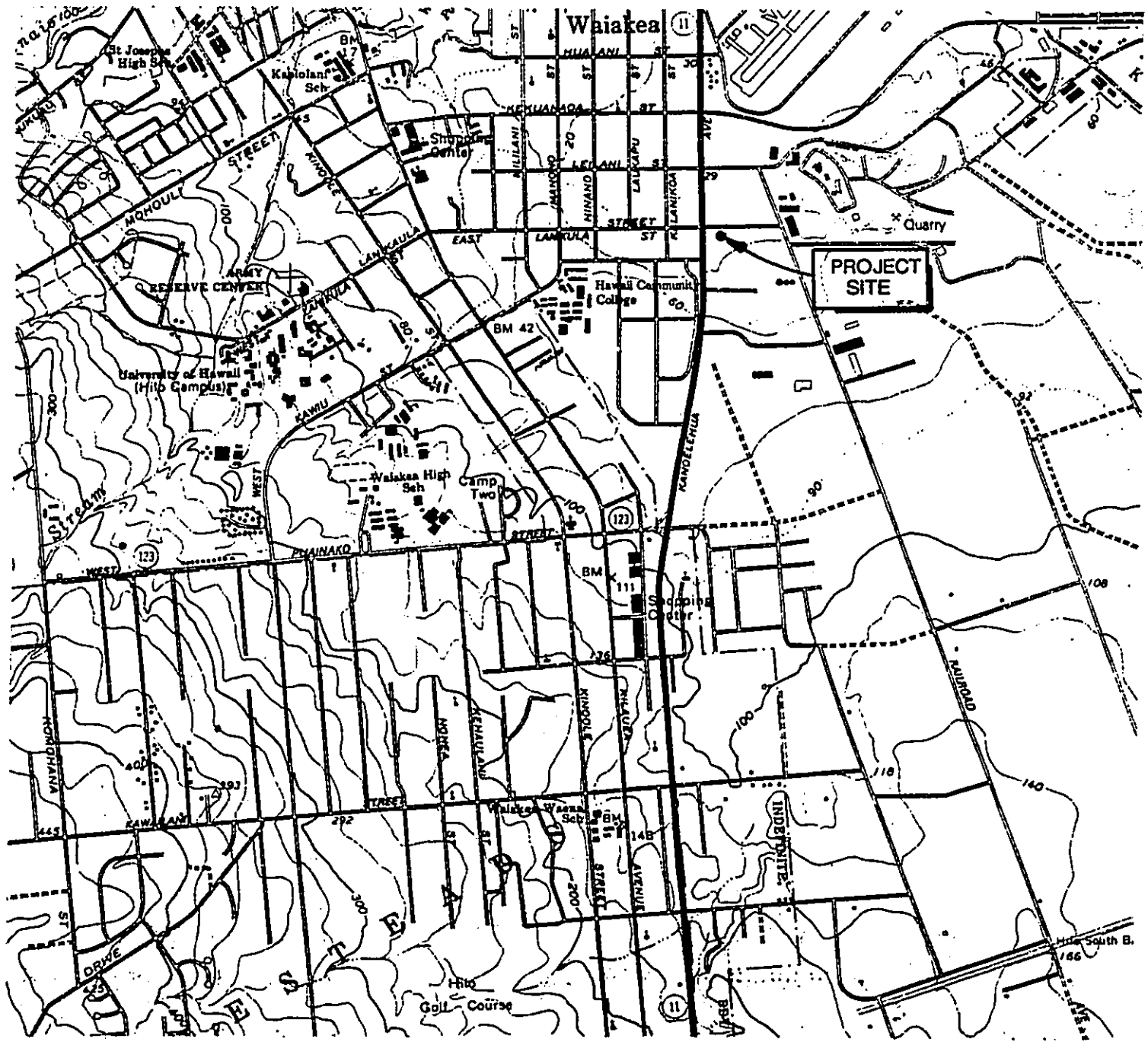
OTHER INFRASTRUCTURE SYSTEMS

The proposed project will not have any significant impact on solid waste or electrical systems. With a building floor area of Phase I = 1,500 sq.ft. and Phase II = 10,000 sq.ft. the impacts upon the infrastructure systems are expected to be negligible.

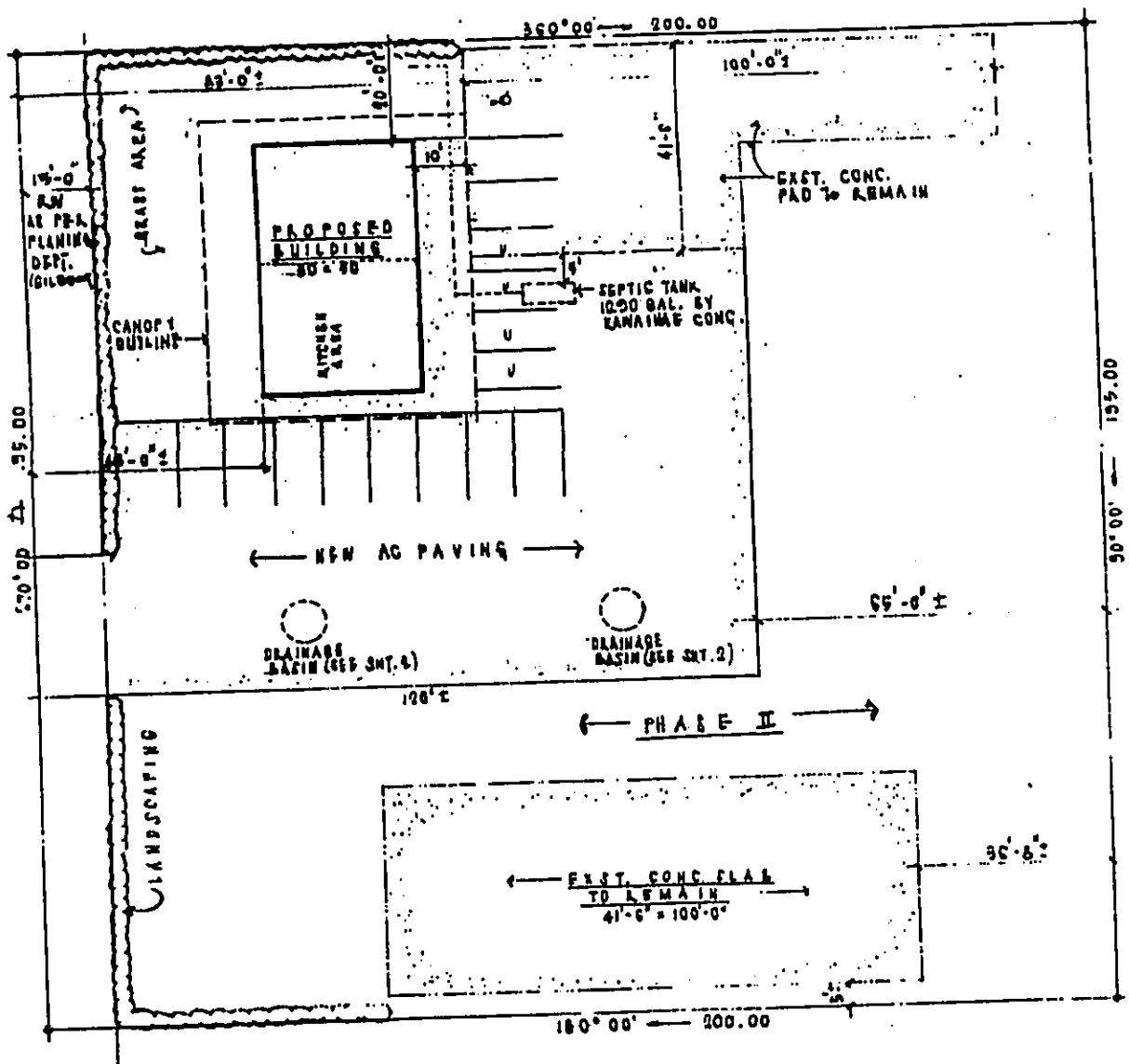


4R's Deli & Warehouse Rentals

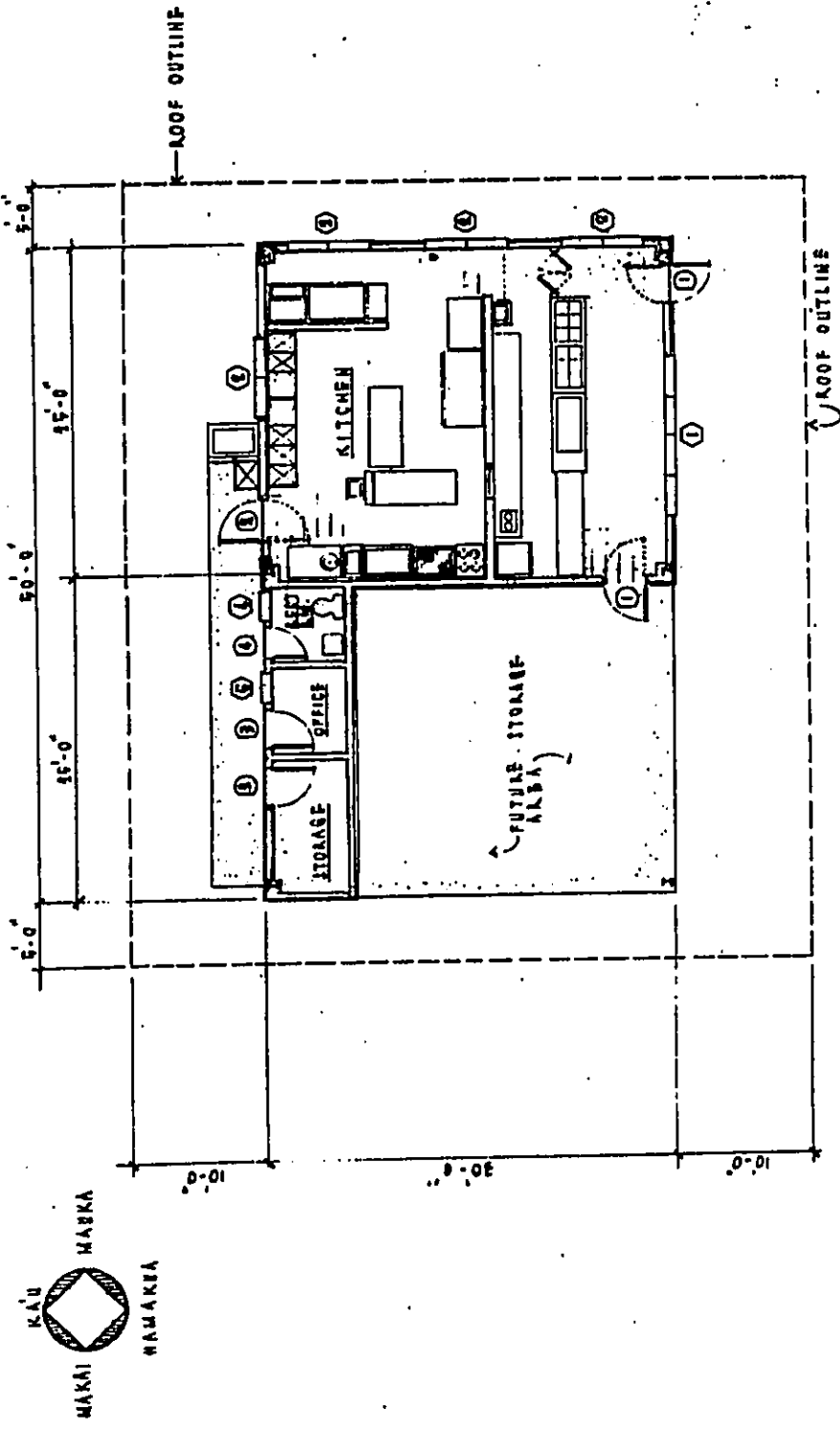
AREA OF MAP



4R's Deli & Warehouse Rentals
Regional Location Map



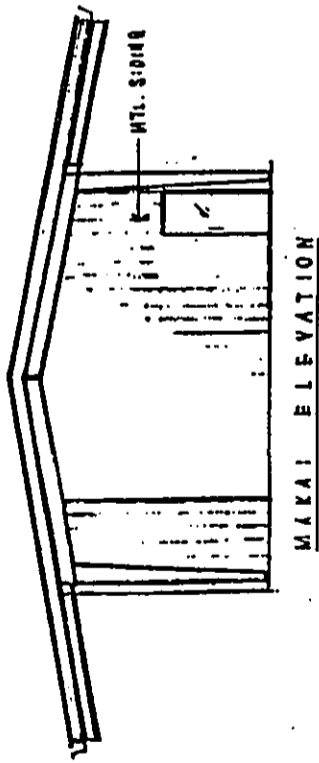
4R's Deli & Warehouse Rentals
 Project Site Plan
 PHASE 1



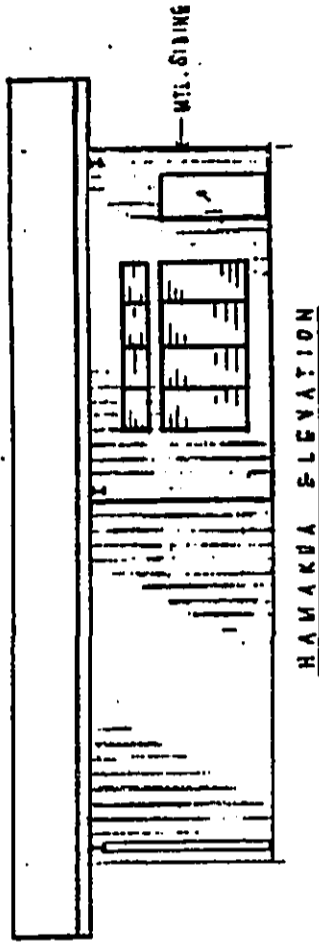
4R's Deli & Warehouse Rentals

Floor Plan

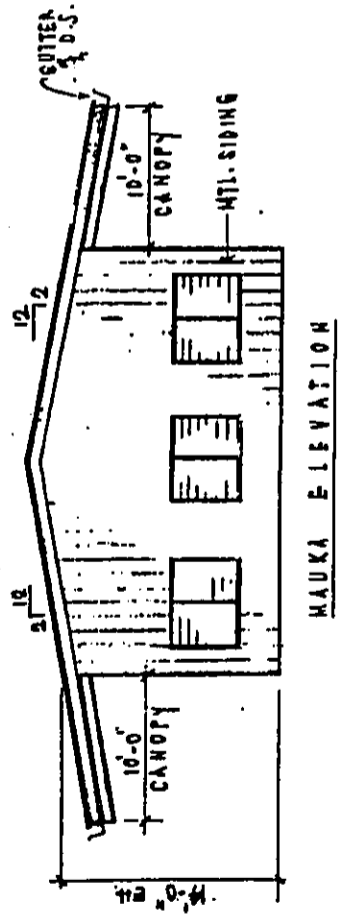
PHASE 1



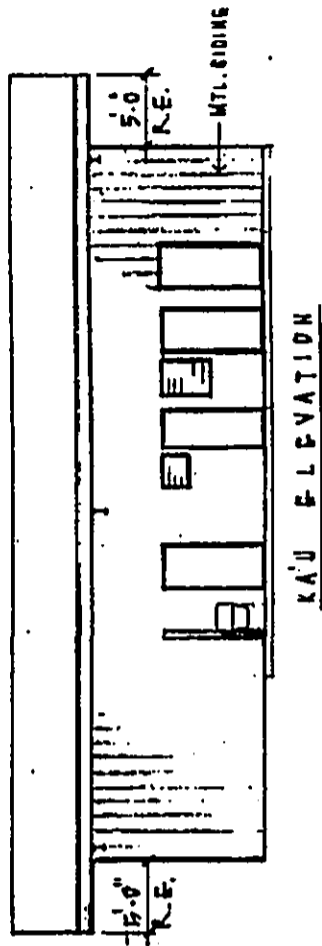
MAKAI ELEVATION



HAMAKUA ELEVATION



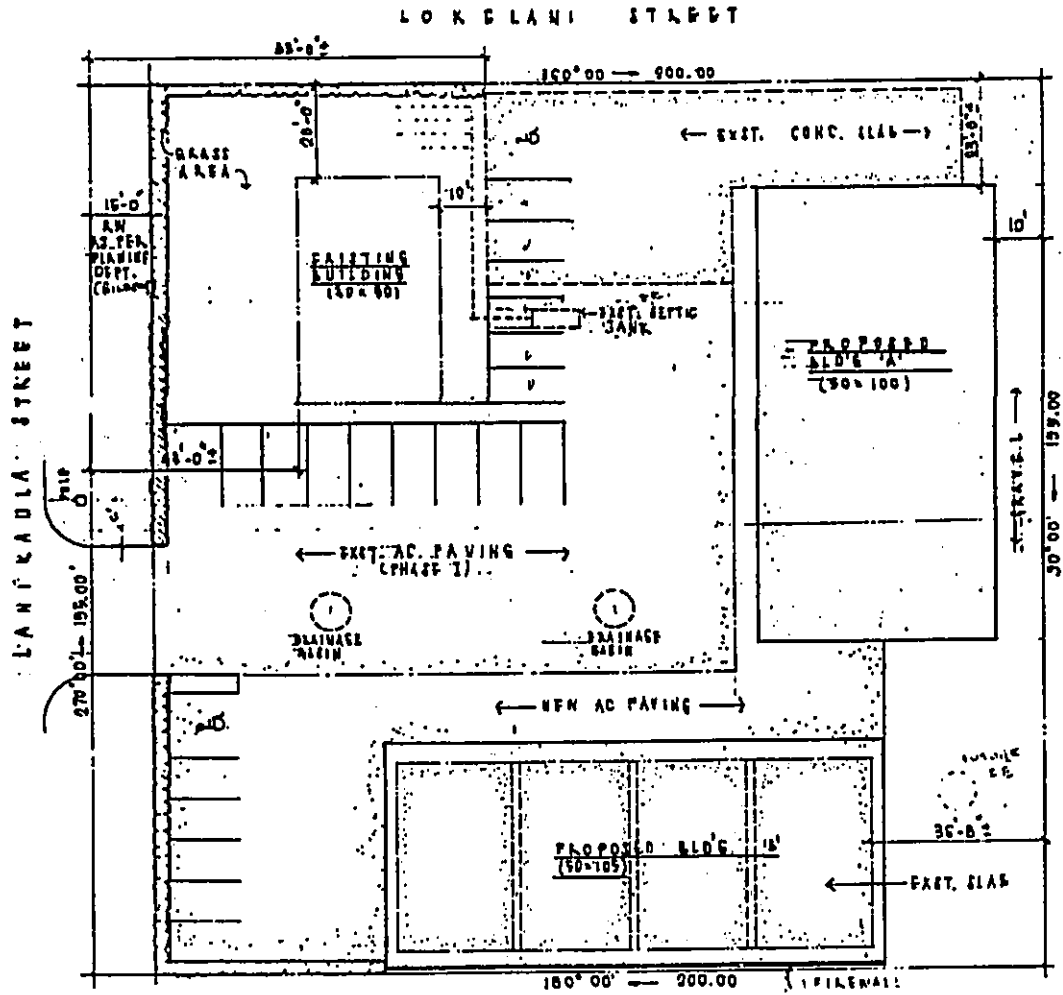
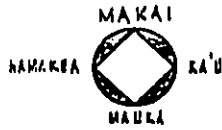
MAUKA ELEVATION



KAU ELEVATION

4R's Deli & Warehouse Rentals
Building Elevations

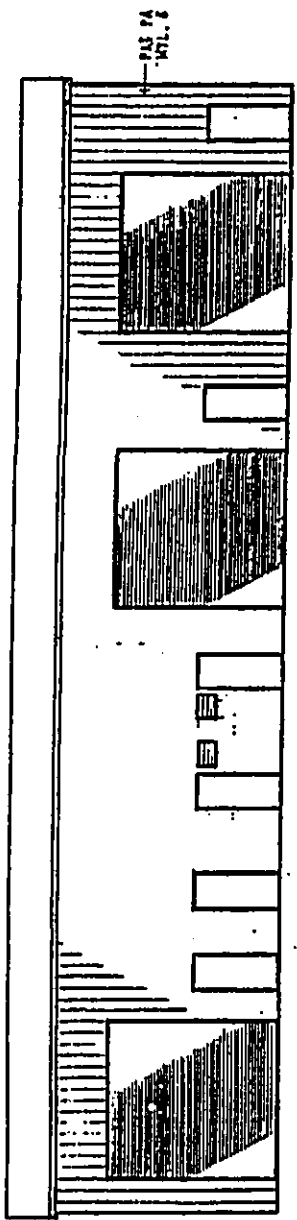
PHASE 1



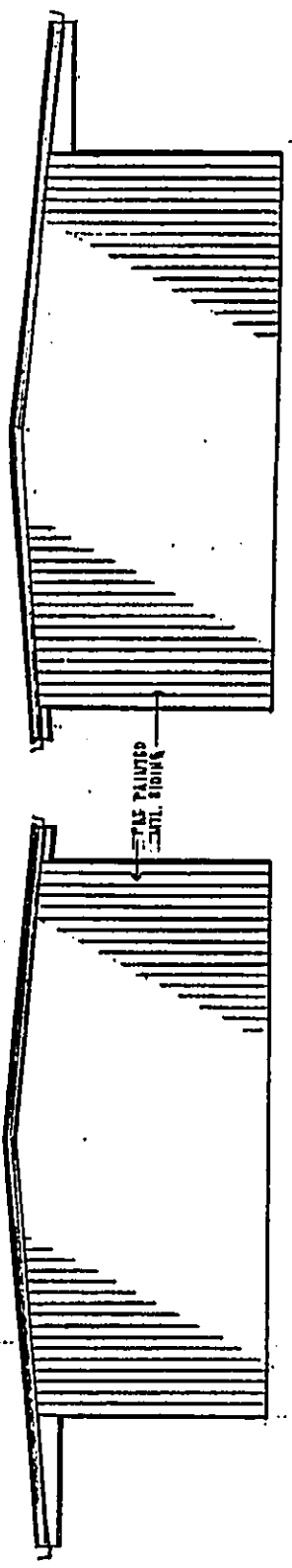
4R's Deli & Warehouse Rentals

Project Site Plan

PHASE 2

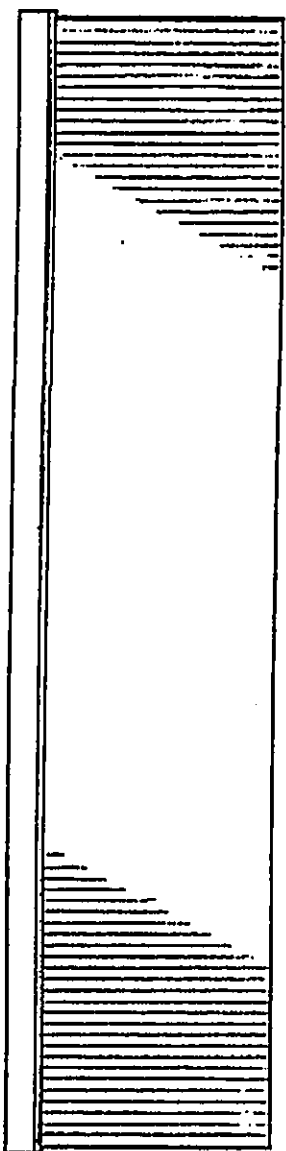


HAHAKUA ELEVATION



HAKAI ELEVATION

HAUKA ELEVATION

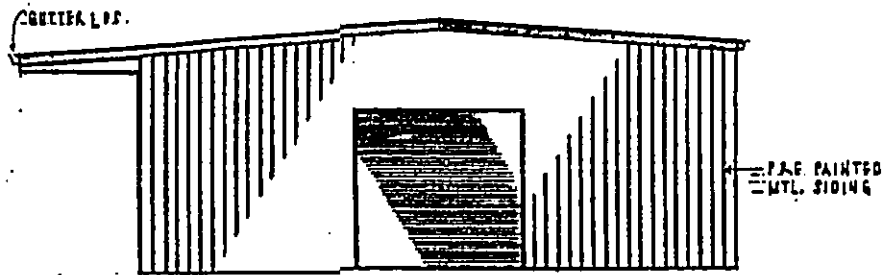


KA'U ELEVATION
BUILDING 'A'

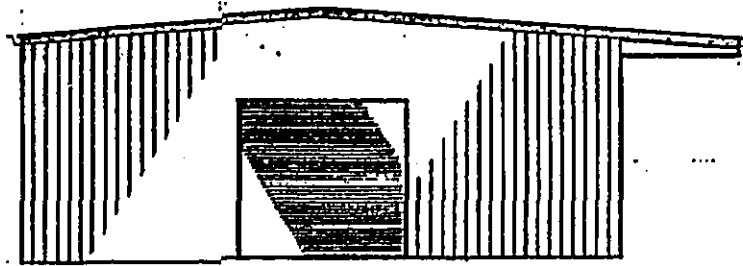
4R's Deli & Warehouse Rentals

Building Elevations

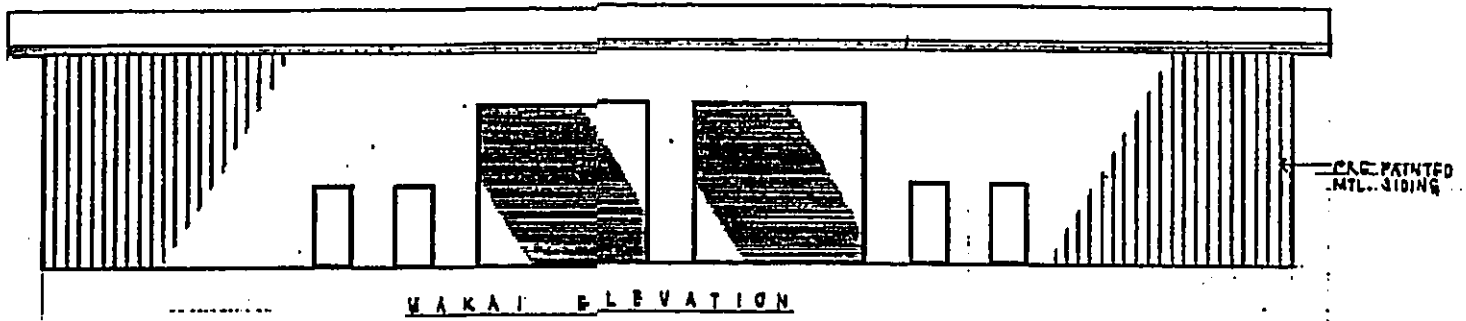
PHASE 2



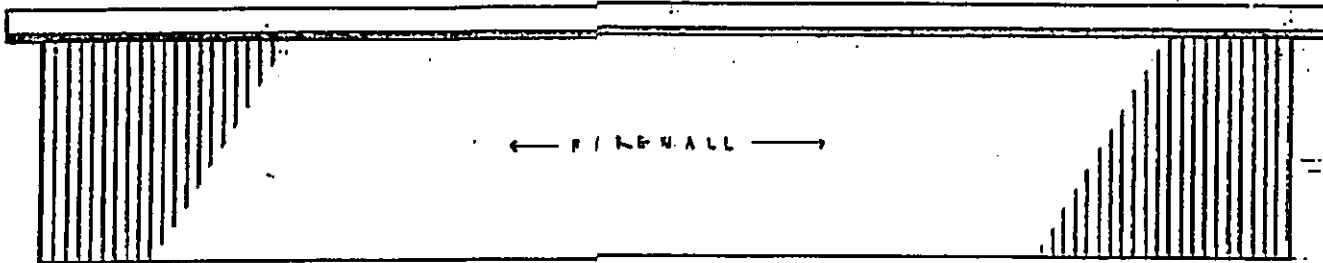
HANALEI ELEVATION



KAULA ELEVATION
BUILDING 'B'



MAKAI ELEVATION



MAUKA ELEVATION

4R's Deli & Warehouse Rentals

Building Elevations

PHASE 2

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Clava
DIVISION OF
LAND MANAGEMENT
BRIAN J. JOY
Director
SEP 15 3 08 PM '93

JOHN WAIHEE
GOVERNOR

RECEIVED
DIVISION OF
LAND MANAGEMENT
HONOLULU, HAWAII



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STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186

September 13, 1993

Mr. Keith W. Ahue, Chairperson
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Attention: Glenn Y. Taguchi

Dear Mr. Ahue,

Subject: Draft Environmental Assessment (DEA) for Four R's Deli and Warehouse
Rental at South Hilo, Hawai'i
Tax Map Key: 3rd/2-2-58:17

- ① Thank you for the opportunity to review and comment on the subject document. We recommend that the Department of Health Wastewater Branch be consulted with regard to design and placement of the proposed septic system.
- ② Please also describe the anticipated uses of the warehouse space. If potential clients will include industrial clients, the Department of Health Solid and Hazardous Waste Branch and the Hawai'i County Fire Department should be consulted with regard to design considerations for storage of hazardous or flammable materials.

If you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

Brian J.J. Choy

Brian J.J. Choy
Director

cc: Nelson and Clara Rego

9/28/93 orig: Hilo

Jee in
MJ

683-5248

RECEIVED
DIVISION OF
LAND MANAGEMENT
HILO, HAWAII

Oct 7 3 43 PM '93

Oct. 7, 1993

State of Hawaii
Dept. of Land & Natural Resources
75 Aupuni Street
Hilo, HI 96720

Attention: Mr. Glenn Taguchi
Hawaii District Land Agent

Subject: Four R's Deli & Warehouse Rentals
Hilo, Hawaii
GL No. S-5248, TMK: 3rd/2-2-58:17

Dear Mr. Taguchi,

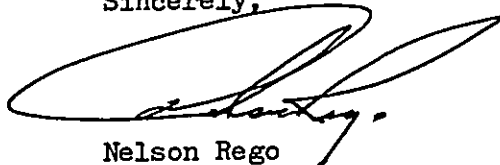
This is in reference to the letter dated Sept. 13, 1993, from Mr. Brian Choy of the Office of Environmental Quality Control.

Please be advised that the design and placement of the proposed septic system are being done to conform to all rules and regulations of the Dept. of Health Wastewater Division, to which approval will be obtained.

At present time, we anticipate potential tenants for the warehouse space to be for storage of dry goods, household goods and non-hazardous items.

Should there be any other questions or concerns, please notify as soon as possible.

Sincerely,



Nelson Rego
P. O. Box 4662
Hilo, HI 96720

NR:ccr

Hand Delivered

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