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Gilbert S. Coloma-Agaran

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Ref. LM-LMO

SEP -5 1995

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, HI 96813

Dear Mr. Gill:

Subject: Negative Declaration for Proposed Direct Lease of State Land at  
Pi'ihonua, South Hilo, Hawai'i  
Tax Map Key:3rd/2-3-32:Por. 01  
Applicant: Hospice of Hilo

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 parcel.

Notice of availability of the Draft Environmental Assessment for the project was published in the May 23, 1995 OEQC Bulletin. No comments were received during the 30-day comment period.

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,

*Gilbert S. Coloma-Agaran*  
f MICHAEL D. WILSON

c: Hawai'i Land Board Member  
Land Management Administrator  
Hawai'i District Land Office

115

1995-09-23-HI-*FEA-Hilo Hospice*

SEP 23 1995  
**FILE COPY**

**NEGATIVE DECLARATION (FINAL ENVIRONMENTAL ASSESSMENT)  
HOSPICE OF HILO LEASE OF STATE OF HAWAII LANDS**

TMK 3rd/2-3-32:01 (por.)  
Hilo, Hawaii

**APPLICANT:**

Hospice of Hilo  
1266 Waiianuenue Avenue  
Hilo, Hawaii 96720

**CONSULTANTS:**

Ron Terry Ph.D.  
HCR 1 Box 9575  
Keaau, Hawaii 96749

and

Stuart/Erickson Architects & Associates  
Martin Stuart, Ltd., & Neil Erickson AIA  
190 Keawe Street, Suite 12  
Hilo, Hawaii 96720

**APPROVING AGENCY:**

Division of Land Management  
Department of Land and Natural Resources  
P.O. Box 936  
Hilo, Hawaii 96721-0936

**CLASS OF ACTION:**

Use of State Lands

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PART 1: ACTION DESCRIPTION

1.1 Project Location

The proposed action (Fig. 1) involves the lease of a 1.85 acre portion of a State of Hawaii parcel, TMK 3rd/2-3-32:1B (por.). The parcel, 43 acres in total, is located along the south side of Waianuenue Avenue, approximately 1,000 feet mauka of the intersection with Kaumana Drive in Hilo, Island of Hawaii.

1.2 Purpose and Objectives of Action

The lease of this parcel would provide a location for an outpatient center and administrative building for Hospice of Hilo.

Hospice of Hilo is a tax-exempt, non-profit organization dedicated to providing care for terminally ill people and their families in East Hawaii. The basic goal is to assist them in facing impending death in comfort, peace and dignity.

During the last three years, the average annual number of clients served by Hospice of Hilo has grown from less than 50 to over 100. The Director of Hospice believes that 1994 client numbers represent roughly half of the potential client base, a proportion that is also growing with the years. It is likely that within three years as many as 150 clients per year will avail themselves of needed hospice services.

Hospice of Hilo's services are provided at no cost to the client and the client's family. Although most medical plans cover hospice care, even if the client does not have any insurance coverage, Hospice of Hilo still provides services at no cost. Because the total cost of the hospice operations is not equalled by insurance payments, Hospice of Hilo also relies on support from the Hawaii Island United Way, the Combined Federal Campaign, the State Office on Aging, memorial gifts and contributions, and its own fundraising activities.

Hospice of Hilo's operations are currently housed in a somewhat dilapidated, 1,200-square foot cottage on the grounds of Hilo Hospital. The facilities are inadequate in size and design for Hospice's purposes. Furthermore, the cottage is designated for retirement by Hilo Hospital. Therefore, Hospice of Hilo is searching for a new location that can meet several criteria: proximity to Hilo Hospital,

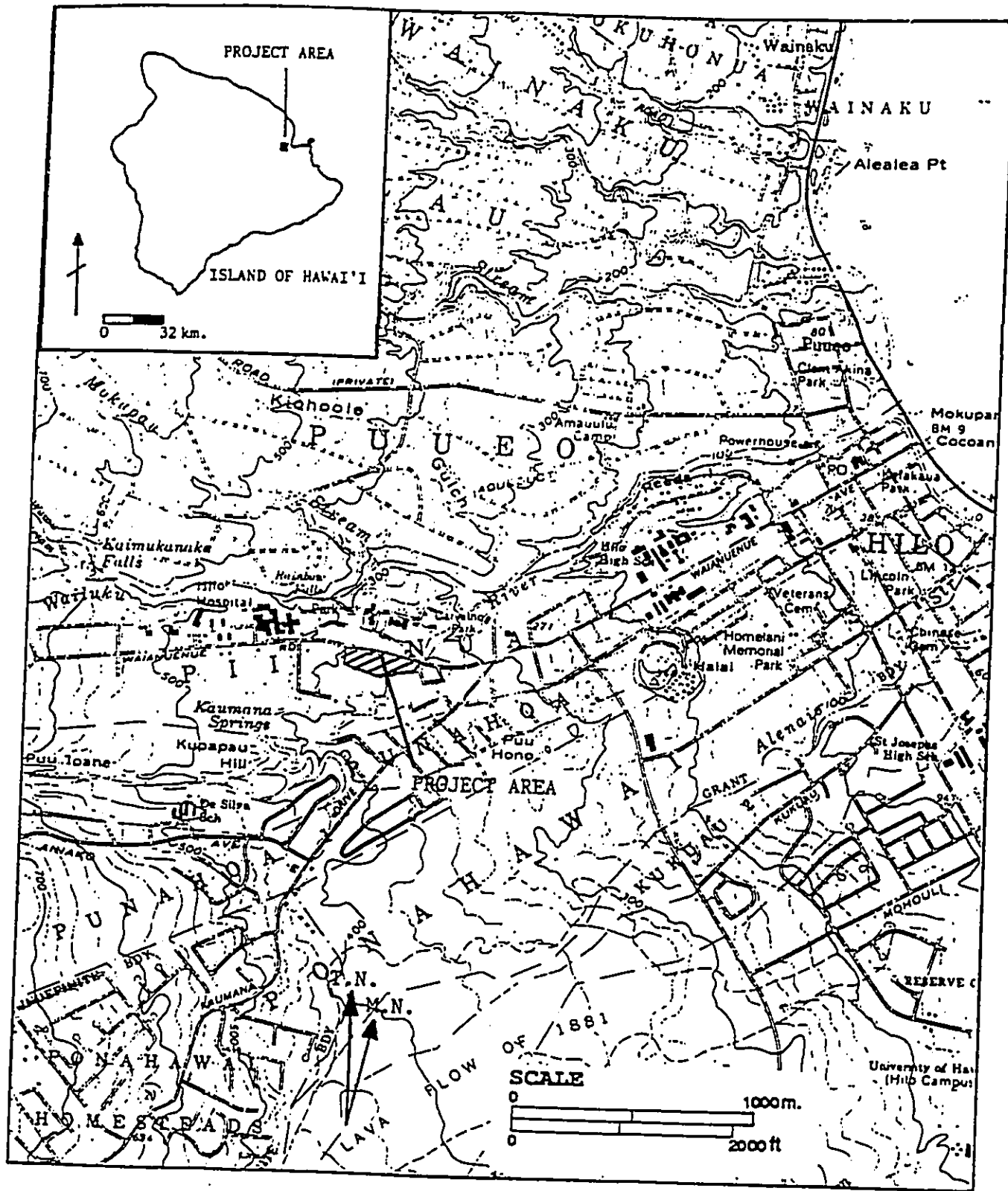


FIGURE 1: USGS HILO QUADRANGLE SHOWING PROJECT AREA (SHADED)

adequate size and accessibility, and very reasonable fee or lease rates. The subject parcel meets these requirements. The applicants believe that because their project is non-profit and stands to benefit all residents of the State of Hawaii, the use of State land is appropriate.

### 1.3 Project Description

The facility is designed to be housed in two buildings interconnected by a lanai (Fig. 2) and would consist of the following elements:

- o Staff and Administrative Offices
- o Conference Rooms and Office/Outreach Space
- o Multi-denominational Chapel and Meeting Room
- o Laundry and Storage Rooms
- o Staff and Visitor Restrooms
- o File and Equipment Storage Rooms

The design allows maximum use of minimum space with anticipation of growth over the next five-year period. For example, offices and work spaces for outreach nurses and staff will also be capable of accommodating small meetings. Confidentiality requirements impose constraints on multiple use of areas such as file rooms and work spaces.

The architecture of the building will be a low, one-story structure with gracious lines and curvilinear forms. The exterior finish is to be masonry or stucco in appearance with a pastel color. It will contain an open lanai and lush landscaping meant to provide a comfortable workplace and counseling center for clients.

Access to parking and covered drop-off (porte cochere) is via a single driveway from Waiianuenu Avenue. A second access is to be placed at the opposite end of the site for County of Hawaii maintenance of the drainage easement. This would also serve as an emergency vehicle access.

Parking is to be provided for 30 vehicles. Preliminary design allows for asphaltic concrete and landscape islands without curbs.

As is required and desired, access for the physically disabled will be provided from parking throughout the building and site.

Landscaping is an integral component of the facility. It will provide a pleasant atmosphere and will also screen the facility from the road, preserving the "greenbelt" that currently exists along Waiianuenu Avenue.



1.4 Ownership

The parcel is owned in fee by the State of Hawaii. A month-to-month lease is in place to Mauna Kea Agribusiness, which has granted a sub-lease to Richard Henderson, who grazes cattle on a portion of the lot. The portion of the lot proposed for the project is densely covered in trees and shrubbery and does not provide pasture for cows. The lease on the parcel will be amended to exclude the portion leased to Hospice.

1.5 Land Use Designation and Controls and Required Permits and Approvals

The State Land Use District category is Urban. The parcel and surrounding areas are zoned Single Family residential-10,000 square feet (RS-10) by the county. The General Plan Land Use Pattern Allocation Guide Map designates the area as Low Density Urban which allows for Single Family Residential uses and ancillary community and public uses among others.

The County Planning Department has determined that a Use Permit for the project is required. Because the Use Permit would cover only a portion of the property, a subdivision permit would also be necessary.

County grubbing and grading permits will also be necessary.



## 1.6 Consultation With Government Agencies

As part of its review process, the Land Management Division of the Department of Land and Natural Resources (LMD-DLNR) solicits comments from agencies that may be concerned with the disposition of particular parcels of state land. In addition, the author of this Environmental Assessment contacted several agencies. The following is a list of consulted agencies. Written comments from the agencies with substantive comments are duplicated in Appendix 1 and referenced in appropriate sections of the text.<sup>1</sup>

### County Agencies

- Planning Department
- Public Works Department
- Water Supply Department
- Police Department

### State Agencies

- Department of Health
  - Clean Water Branch
- Department of Land and Natural Resources,
  - Water Resource Management Division
  - State Historic Preservation Division

### Federal Agencies

- U.S. Geological Survey

One comment was received in response to the Draft Environmental Assessment published in the *OEQC Bulletin* of May 23, 1995. This comment, from the Office of Environmental Quality Control (OEQC), requested that Hospice "consult with community groups and neighboring residents" (see Appendix 6 for full text of comment and response). Discussion of the subsequent consultation is contained in Section 2.2.1 below.

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<sup>1</sup> The non-profit agency Hawaii County Economic Opportunity Council (HCEOC) sought to lease a larger portion of this State parcel in 1992 for their headquarters before eventually settling on a State parcel across Waiianuenue Avenue. The proposed use by Hospice of Hilo, Inc., is similar to that of HCEOC except for the reduced land and building area. Therefore, in the interest of continuity and clarity, comment letters solicited during that environmental review process are duplicated and referenced here.

## PART 2: ENVIRONMENTAL SETTING

### 2.1 Physical Environment Characteristics

#### 2.1.1 Geology, Soils and Hazards

The surface geology of the project area consists of prehistoric basalt flows of the Kahuku Series from Mauna Loa. Most of the surface is covered with weathered Pahala Ash of variable thickness (MacDonald et al 1983:350). The average elevation on the site is approximately 360 feet, with moderate relief extending about 40 feet above and below this figure.

Slopes in the areas planned for construction average approximately 8 percent or less, and are not anticipated to pose any problems in site design and preparation.

The soil that has developed on the ash-mantled lava is classified Hilo Silty Clay Loam. This soil has a dark-brown, highly acidic surface layer about 12 inches thick overlying a subsoil that may be as deep as 48 inches. Rock outcrops are also present. On areas of steeper slopes, the soil erosion hazard changes from slight to moderate. Permeability is rapid and runoff is medium (Sato et al 1973).

Just as with all development in Hilo, this project is subject to volcanic hazard, particularly lava inundation. The United States Geological Survey classifies the area as Lava Flow Hazard Zone 3, on a scale of ascending risk 9 to 1. Zone 3 is considered "less hazardous than zone 2 [which is adjacent to and downslope of active risk zones] because of greater distance from recently active vents and/or because the topography makes it less likely that flows will cover these areas" (Heliker 1990:23). The Northeast Rift Zone of Mauna Loa has been active in the last century, with eruptions that headed towards Hilo occurring in the years 1899, 1935, 1942, and 1984 (Macdonald et al 1986:64). Lava flows penetrated the area now occupied by the city of Hilo in 1881. The 22-day eruption in 1984 again threatened Hilo, approaching within 4 miles of the Kaumana neighborhood before finally halting. Lava flow hazard is a fact of life for all who reside on the slopes of Kilauea, Mauna Loa, and Hualalai volcanos.

Seismically the area shares with the entire island of Hawaii a Zone 3 on a scale of ascending risk 1 to 4 in the Seismic Probability Rating (Furumoto et al 1973:34). Major damage is possible. The relevant design implications of this setting are to follow suitable lateral load specifications according to the Uniform Building Code.

### 2.1.2 Weather and Climate

The average annual rainfall at the site is approximately 150 inches (Giambelucca et al 1986). Average annual temperature is approximately 75 degrees Fahrenheit, with small diurnal and seasonal variation (UH-Manoa Dept. of Geography 1983:64). Winds are normally light in the area, even by Hawaiian standards. Wind patterns for the Hilo airport display a dominance of northeasterly winds of less than 12 MPH in the daytime, while somewhat gentler drainage winds from Mauna Kea are present at night (UH-Manoa Dept. of Geography 1983:65).

Average weather is not expected to have any significance in terms of the design or use of the proposed facility. The buildings will be designed in accordance with specifications of the 1992 Uniform Building Code to withstand the effects of strong winds.

### 2.1.3 Hydrology and Drainage

Most of the portion of the parcel proposed for lease is designated on Flood Insurance Rate Maps as Zone X, which is defined as areas of minimal or moderate flood hazard, outside the 100-year flood plain. The unnamed tributary gully which forms the boundary of the proposed project area is classified as Zone A, which is defined as areas subject to inundation by 100-year floods but lacking detailed hydraulic analysis.

All activity on the proposed project will occur outside the identified flood plain area. A flood plain easement line on the eastern edge of the parcel portion will provide an additional buffer of steep land that will be left undeveloped (see Figure 2).

On-site drainage improvements will be necessary. As mandated in *Storm Drainage Standards* (Hawaii County Department of Public Work 1970), any increase in runoff determined to be due to development of a proposed site, including but not limited to buildings, paved roads and parking areas and more intensive use, must be disposed of by on-site drainage facilities. This will be accomplished by construction of a series of drywells whose number and location will be determined as more specific plans are available.

Less than five acres of land will be disturbed by clearing, grading, and excavation activities, and the construction is not part of a larger common plan of development or sale. Therefore, it is the understanding of the applicant that a

National Pollutant Discharge Elimination System (NPDES) permit will not be required. Nevertheless, the applicant intends to implement best management practices to control erosion, pollution and sedimentation associated with construction of the project. All applicable governmental regulations concerning grading and construction will be followed.

Wastewater treatment and drainage control structures should preclude impacts to ground and surface water quality and off-site and on-site drainage quantities.

#### 2.1.4 Flora and Fauna

The original vegetation of the project area was Lowland Wet Forest (Gagne and Cuddihy 1990), but the parcel has been extensively modified by Hawaiian cultivation, cattle grazing, wild pig rooting, cane cultivation, and the effects of Western flora and fauna introductions. A Hawaii Territory Survey from 1953 shows most of the subject property in cane, with a small area of waste.

Cane cultivation in the area ceased many decades ago and the site has since acquired a dense forest of alien trees and shrubs, including albizia (Albizia falcataria), melastoma (Melastoma candidum), trumpet tree (Cecropia obtusifolia), Hilo holly (Ardisia elliptica), mango (Mangifera indica), and tulip trees (Spathodea campanulata). The understory consists of a number of herbaceous species, shrubs, vines and ferns, few of which are native. No endangered plant species are present on the site. Two trained botanists walked the site and developed a full species list for the site (Appendix 2).

Native fauna in such disturbed lowland habitats is not abundant. No native passerine bird species are known to frequent the area. The two Hawaiian raptors, the Hawaiian hawk or 'io (Buteo solitarius) and the Hawaiian owl or pueo (Asio flammeus sandwichensis), are often spotted in the area. Although the Hawaiian hawk is an endangered species, the Hilo urban area is not considered to be part of its essential habitat, and no hawk nests appear to be present on the site. The project will have little or no effect on hawk activity.

The only native Hawaiian land mammal, the Hawaiian hoary bat (Lasiurus cinereus semotus), may also be present in the area, as it is common in many lowland forest on the island of Hawaii. No impact on bat habitat is anticipated.

An intermittent, unnamed gully that is tributary to Ainako Stream runs adjacent to the proposed development. Although it is unlikely to have significant conservation value, elements of the project design such as the undeveloped floodplain easement will act to prevent any source of input for sediment or pollutants to the gully.

No listed, candidate or proposed endangered animal or plant species are found on the property. In terms of conservation value, no botanical or zoological resources requiring protection are present.

#### 2.1.5 Air Quality and Noise

Air pollution in the area is minimal. Periodic deterioration in Hilo's air quality due to volcanic emissions ("vog") blown northwest due to occasional southerly winds is present.

Ambient noise in the area is low, and comes mainly from the traffic, especially trucks and buses, ascending or descending the steep grade of Waianuenue Avenue. Residential activities such as lawnmowing, music, and home repair also produce intermittent noise. Buses entering, exiting and idling at nearby Rainbow Falls State Park are another source of noise, although it is somewhat buffered by vegetation. Construction is currently proceeding on the Hawaii County Economic Opportunity Council's headquarters across Waianuenue Avenue. This will also add a minor noise source.

The level of noise expected at the proposed site will be well below current levels and will not interfere with satisfactory operation of Hospice's services.

Little or no impact in terms of noise or air quality is to be expected from the project.

#### 2.1.6 Scenic Resources

Although the vegetation at the site offers nothing outstanding or unique in terms of landscape, the mere presence of forest, pasture and shrubbery provides a rural greenbelt for those who drive along Waianuenue Avenue, which features several visitor attractions.

Project design calls for a landscaping buffer to screen out the sights and sounds of Waianuenue Avenue from the project area. This buffer may also serve to preserve the greenbelt along Waianuenue. Assurance of an attractive landscape

buffer can be attained by attaching conditions to the appropriate permits necessary for the project.

## 2.2 Social, Cultural and Economic Setting

### 2.2.1 Existing Land Use in Project Vicinity

The existing property is presently vacant and unused for any purpose.

Current land uses in the vicinity of the proposed project are residential, agricultural, and institutional. This area of Waianuenu Avenue is fast developing into a center for institutions providing social or medical services. Existing facilities include Hilo Hospital, the Big Island Center for Independent Living, the Big Island Substance Abuse Center, the Hilo Rehabilitation Complex and the County Prosecuting Attorney (including Victim Assistance Services). New facilities planned for the area include the Hilo Health Care Center, a long-term care facility, which is under construction within 600 feet of the proposed site, and the offices of the Hawaii County Economic Opportunity Council, also under construction across Waianuenu Avenue.

The proposed project's situation in relation to adjacent parcels is such that little disturbance and no interference with adjacent uses is to be expected. On the contrary, this clustering should contribute to more effective interaction between the agencies, which have many related functions.

In response to a request from the Office of Environmental Quality Control (OEQC, see Appendix 6) for consultation with neighboring residents and community groups, Hospice scheduled a public meeting for July 17, 1995 at their current offices. Hospice mailed out notice of the meeting two weeks prior to the meeting to 114 neighbors and community/social service organizations (see Appendix 5 for sample of mailing, mailing list, and responses). One response was received from Hawaii Island United Way endorsing the project. The meeting drew no attendance.

### 2.2.2 Hospice Client Base and Hawaii Community

Hospice of Hilo serves East Hawaii, from South Point to Laupahoehoe. The current client base is a microcosm of the larger community. All ethnic and socioeconomic groups are served. The aging of Hawaii's population along with continual increase in the crude death rate from cancer rate (the primary cause of death for Hospice clients) has led to

a steady growth in the number of clients served annually by Hospice of Hilo.

A recent Needs Assessment performed in order to predict the location and nature of its client base by the year 2005 derived projections which are presented in Table 1 below.

**Table 1  
Projected Hospice Eligible Population by Category  
and Average Daily Census at Year 2005, by District**

	HAWAII COUNTY	EAST HAWAII	SOUTH HILO	NORTH HILO	PUNA	KA'U
Population	217,000	111,738	55,535	1,519	49,910	4,774
HEP	569.1	293.0	145.6	4.0	130.9	12.5
ADC	81.0	41.6	20.8	0.6	18.7	1.8
LWO %	90.9	90.3	90.2	92.4	90.4	89.4
LA %	9.1	9.7	9.8	7.6	9.6	10.6
HOME CARE ONLY	434.5	223.0	110.9	3.1	104.6	9.3
RESIDENTIAL	25.9	14.3	7.1	0.1	6.3	0.6
GENERAL INPATIENT ONLY	108.7	55.7	27.6	0.8	20.0	2.7

Notes: Needs Assessment (Terry 1995, copy available at Hospice of Hilo offices) details methodology of client base calculation. Population projections from Hawaii County General Plan, Series B. Projected cancer rates are based on linear regression of existing Hawaii State Department of Health Hawaii County data. The rate for Hawaii County is applied to all districts. Abbreviations:  
HEP = Hospice Eligible Population      ADC = Average Daily Census  
LWO = Lives With Others                      LA = Lives Alone.

The principal finding of the study was that the Hospice Eligible Population (or annual client base) is expected to increase from less than 350 in 1990 to almost 570 by 2005. This rise, coupled with a steady increase in the proportion of the eligible population actually utilizing Hospice services, is expected to lead to a significant increase (perhaps a doubling) of Hospice of Hilo clientele during this period.

## 2.3 Public Facilities and Services

### 2.3.1 Roads and Traffic

Access will be via one main driveway to be located 250 feet mauka of the Waianuenue/Rainbow Drive intersection and a second access for emergency/maintenance purposes (see Figure 2).

A study of the potential traffic impact of the project was conducted by Julian Ng, P.E., especially for the project. The study was based on an early estimate of Hospice operations which called for 12,750 square feet of space and 57 parking stalls, somewhat larger than the current design. The report is attached as Appendix 3 and is summarized below.

Traffic flow on Waianuenue Avenue adjacent to the project is generally good. Peak volumes occur at typical commuting hours of 7:15-8:15 AM and 3:15-4:15 AM, based on 1992 traffic counts at the intersection of Waianuenue Avenue and Kaumana Drive.

The total traffic expected to be generated by the Hospice of Hilo is approximately 95 trips per day, or 2 percent of existing traffic on Waianuenue Avenue. Some of this traffic will involve nearby facilities, especially the hospital, reducing traffic impact on Kaumana Drive. Much of this traffic already exists, since Hospice's current facilities are located 1,000 feet mauka on Waianuenue Avenue. The project's maximum hourly volumes are expected during the midday. Because of all these factors, the impact on traffic is expected to be negligible.

#### 2.3.2 Utilities

Electricity, telephone and CATV services are readily available at the site. Water for the site can be provided via a connection with a County Department of Water Supply main on Waianuenue Avenue.

#### 2.3.3 Wastewater and Solid Waste

The proposed project is located within an area served by County of Hawaii sewer lines. The project would be connected to this system, and all wastewater generated by the proposed facilities would be channeled to the county sewers. An existing 10-inch diameter sewer line runs along the Waianuenue Avenue frontage of the site. Wastewater will undergo secondary treatment at the new Hilo Sewage Treatment Plant near the airport.

Hospice of Hilo will contract for solid waste disposal. Any medical wastes that might be generated would be disposed of in a manner in accordance with State Department of Health laws and regulations, as is the current practice.



#### 2.4 Archaeology and Historic Sites

An archaeological inventory survey of the site was conducted by Robert Spear, Ph.D., of Scientific Consultant Services, Inc. The report was conducted for a different project proposed for 12-acres area including the entire project Hospice site. This report and the clearance letter from the State Historic Preservation Division (SHPD) are included as Appendix 3 and are summarized below.

No Land Commission Awards were granted on or near the project area. No sites registered with the State Historic Preservation Division are present in the immediate area of the site. Previous broad-scale archaeology surveys conducted within the confines of 19th century Hilo had noted that no major prehistoric remains were present within the city (Hudson 1932). Spear reviewed studies conducted for civil projects on nearby Alenaio Stream that had found no artifacts dating from earlier than the last quarter of the 19th century.

A field crew walked transects spaced no more than 33 feet apart, depending on the vegetation, noting features on and between the survey lines. They located two rock walls on the parcel. One of the walls is located on the proposed Hospice site. Analysis determined that the wall dated from the 19th or 20th century and was probably associated with either cattle-raising or sugar cane cultivation. The archaeologists photographed, sketched and recorded other details about the wall.

The site was determined to be significant under Criterion D - information content - of the Code of Federal Regulations (36 CFR Part 60), which is used by SHPD to evaluate sites. The consulting archaeologists have determined that sufficient information has been collected as a part of this research such that the site can now be evaluated as no longer significant. The State Historic Preservation Division (SHPD) has concurred with this analysis and has determined that development of the subject property will have "no effect" on significant historic sites, and that no further archaeological work need be done.

**PART 3: SUMMARY OF ENVIRONMENTAL IMPACTS AND PROPOSED  
MITIGATION MEASURES**

**3.1 Short Term Impacts**

*Adverse Impacts:* There will be slight interruptions in normal traffic patterns during construction. Some noise, dust and excess runoff will also result temporarily from the grading and renovation work.

*Mitigation:* Professional traffic control should be utilized during construction. Dust and noise control should be implemented during construction to reduce their impact. Care should be exercised to control excess runoff during construction.

*Beneficial Impacts:* Construction will provide one-time economic benefits for the area, which has recently experienced high unemployment due to the nationwide recession and the phase-out of plantation jobs.

**3.2 Long Term Impacts**

No adverse impacts are expected as a result of the proposed project. A substantial beneficial impact will be the potential for improved hospice services for the terminally ill of East Hawaii and their families.

#### **PART 4: ALTERNATIVES**

##### **4.1 No Action**

No action would mean that the Hospice of Hilo activities would remain in their current location. This scenario would impose a hardship on Hospice of Hilo, which may be forced to relocate due to plans of Hilo Hospital to retire the cottage Hospice now occupies. Even without such an eventuality, the existing facilities are overcrowded, inadequately equipped, and inappropriate to optimum functioning of the agency.

##### **4.2 Alternative Site Locations**

Agency officials conducted a review of appropriate potential sites in the general area of Hilo Hospital. No other State parcel meeting Hospice's requirements is nearby. A limited number of privately-owned parcels are available for purchase, but market rates in the area are so high that they would consume most of the budget the agency has set aside for relocation.

#### **PART 5: DETERMINATION**

The proposed project will not significantly alter the environment and impacts will be minimal. Therefore, the Department of Land and Natural Resources has determined that the preparation of an Environmental Impact Statement is not warranted (see cover letter).

#### **PART 6: FINDINGS AND REASONS**

Supporting the anticipated determination are the following findings and reasons:

1. The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.
2. The proposed project will not curtail the range of beneficial uses of the environment.
3. The proposed project will not conflict with the State's long-term environmental policies.
4. The proposed project will not substantially affect the economic or social welfare of the community or State.

5. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
6. The proposed project will not involve a substantial degradation of environmental quality.
7. The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist on the project site.
8. The proposed project will not detrimentally affect air or water quality or ambient noise levels.
9. Although the proposed project is located in an zone exposed to some earthquake and volcanic hazard, there are no reasonable alternatives. The proposed action would not expose any person to unreasonable risks.

For the reasons above, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and section 11-200-12 of the State Administrative Rules.

#### REFERENCES

- Giambelucca, T.W., Nullet, M.A., and T.A. Schroeder. 1986. *Rainfall Atlas of Hawaii*. Honolulu: Hawaii Department of Land and Natural Resources.
- Hawaii County Department of Public Works. 1970. *Storm Drainage Standards*. Hilo.
- Heliker, C. 1990. *Volcanic and Seismic Hazards on the Island of Hawaii*. Washington: U.S. GPO.
- MacDonald, G.A., Abbott, A.T., and F.L. Peterson. 1983. *Volcanoes in the Sea: The Geology of Hawaii*. 2nd ed. Honolulu: University of Hawaii Press.
- U.S. Soil Conservation Service. 1973. *Soil Survey of Island of Hawaii, State of Hawaii*. Washington: U.S. GPO.

APPENDIX 1

AGENCY COMMENTS

October 3, 1994

MEMORANDUM

To: W. Mason Young, Administrator  
and  
Glenn Toguchi, Hawaii District Land Agent

From: Al Jodar, Agricultural Resource Specialist

Subject: Hospice of Hilo, Pihonua, S. Hilo, Hawaii  
at TMK 2-3-32:01 (por.) for Medical Facility

According to the application letter, a non-profit facility for terminally ill patients is proposed which would occupy less than 2.0 acres adjacent to Waianuenu Avenue and the stream which forms the makai corner boundary of the 43 acre parcel. The proposed location would have the least impact on the remainder of the parcel for agricultural purposes. It should be noted that another application has been submitted by Hilo Hospital in December 1993 for employee parking also on Waianuenu Avenue but mauka of the subject application. The LUC zoning is urban and the county zoning is residential RS-10. This indicates future urban expansion is planned in this area. However, a request was also submitted for a portion of this parcel for pasture use and the soils data indicates it is potentially highly productive for a variety of commodities, including orchard and vegetable crops (see attachments).

If this proposal is approved and the medical facility developed, the remainder of the parcel will consist of about 40 acres of potentially productive agricultural land. The property has some physical limitations which make it difficult to fully utilize for diversified agriculture because of streams or ditches traversing which limits access. This may preclude most uses except pasture. Pasturing would be fairly compatible with the neighboring urban type uses. The applicant's letter did not include alternative site(s) information nor why the subject site was selected although it is conveniently located across the street from Hilo Hospital.

This proposed hospital facility should be compatible with cattle grazing so I do not object.

cc: Central  
District

Attachments  
C:\WP51\LE\Hospice.HI

M

**ADDENDUM**

Physical Features from Soil Conservation Service (SCS), Soil Survey, Land Study Bureau (LSB), Detailed Land Classification, Median Rainfall (DLNR), U.S. Geological Survey and field survey:

**SCS 2-3-32:01 (por.)**

<b>SOIL SERIES &amp; SLOPE</b>	HoD-Hilo silty clay loam, 10-20%
<b>CAPABILITY CLASS</b>	IVe soils subject to very severe erosion hazard if cultivated and not protected.
<b>NAT. VEG.</b>	hilograss, californiagarass, guava, ohia & tree fern
<b>USES</b>	mostly sugarcane but with small acres of truck crops, orchard and pasture

Source: SCS, map no. 74

<b>PRODUCTIVITY RATINGS</b>	V S O G F c b b c c C43
-----------------------------	----------------------------

Source: LSB, map no. 626

<b>MEDIAN RAINFALL</b>	200"	<b>ELEVATION</b>	340'
------------------------	------	------------------	------

<b>PRESENT COVER</b>	
<b>NOXIOUS WEEDS</b>	

**Water Supply:**

Domestic- yes

Irrigation-

Utilities: yes

Public roadway access: yes

**Natural Hazards:**

Drainage

Drought

Erosion

**Improvements on Land:**

Buildings

Stephen K. Yamazaki  
Mayor



Virginia Goldstein  
Director  
Norman Olesen  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 101, Hilo, Hawaii 96720-4252  
(808) 961-8238 (808) 961-9615

September 16, 1993

Ron Terry, Ph.D.  
GeoMetrician Assoc.  
HCR 9575  
Keaau, HI 96749

Dear Dr. Terry:

Consultation in Preparation of the Draft  
Environmental Assessment (EA)  
Site for Proposed Hawaii County Economic  
Opportunity Council Office (HCEOC)  
Tax Map Key: 2-3-32:4; Piihonua, S. Hilo, Hawaii

This is to acknowledge receipt of your letter dated September 1, 1993, relative to the above-referenced project.

The Draft EA should give a detailed description of the proposed project together with appropriate maps. It should also include discussion on land use designation and their relationship to existing policies and plans for the area.

For your information, the subject property is situated within the State Land Use Urban District. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area as Low Density Urban which allows for Single Family Residential uses, ancillary community and public uses and convenience type commercial uses. The property is zoned Single Family Residential-10,000 square feet (RS-10).

Given the proposed project information, we have determined that the proposed use could be processed as a Use Permit as it falls under the category of uses defined under Section 25-28(a)(1) of the Zoning Code. This section states:



# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Norman Olesen  
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 1 Hilo, Hawaii 96720-4252  
(808) 961-8238 (808) 961-9615

September 16, 1993

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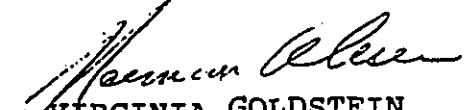
Ron Terry, Ph.D.  
Page 2  
September 16, 1993

"(1) All districts, except ML, MG and O districts: churches, temples and other institutions of a religious, cultural, philanthropic, or charitable nature. A minimum lot area of 10,000 square feet is required within the RS, RD, RM, and RA districts.

Please be advised, that since this project involves the use of state lands, the requirements of Chapter 343, Hawaii Revised Statutes, relating to Environmental Impact Statements, must be completed, preferably by the Department of Land and Natural Resources.

Should you have any questions, please feel free to contact Alice Kawaha of this office at 961-8288.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

AK:mjs  
0822D



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720  
TELEPHONE (808) 969-1421 • FAX (808) 969-6996

November 12, 1992

Ron Terry, Ph.D.  
GeoMetrician Association  
HCR 9575  
Keaau, HI 96749

WATER AVAILABILITY  
TAX MAP KEY 2-3-32:1

This is in response to your letter received October 23, 1992. Based on the prevailing water situation in the area, water can be made available from a 16-inch waterline along Waianuenue Avenue fronting the property with a connection size subject to review and approval during the construction design phase of your proposed development.

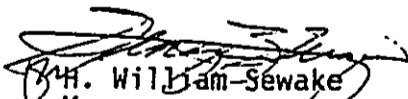
However, prior to issuing a water commitment to the proposed development, the following are required:

1. The anticipated maximum daily water usage as recommended by a registered engineer must be submitted. The Department reserves the right to make a final determination.
2. In accordance with the Department's "Water Commitment Guidelines Policy," a copy of which is attached, a water commitment deposit must be remitted. You will be informed of the deposit amount upon final determination of the submittal required in Item 1.

Upon completion of the above requirements, an official water commitment will be effected in accordance with the attached policy. The commitment will be in writing with specific conditions and effective dates stated.

Please keep in mind that this letter shall not be construed as a water commitment. In other words, unless a water commitment is officially effected, water availability is subject to change depending on the water situation.

Should there be any questions, please call our Water Resources and Planning Section.

  
W. William Sewake  
Manager

WA

Attach.

*... Water brings progress...*

## APPENDIX 2

### SPECIES LIST, PROPOSED HOSPICE SITE, HILO, HAWAII

Nomenclature of flowering plants follows Wagner, Herbst and Sohmer (1990) for indigenous and naturalized species, and various other sources including Neal (1965) and St. John (1973) for others. Fern nomenclature follows an unpublished list by C. H. Lamoureux. Common names (when known) are listed below each plant's scientific name. Status is listed as Native [N] (includes indigenous and endemic, [NE] (native endangered species), or Alien [A] (which includes Polynesian introduction before 1778).

This list also includes species observed in and across the unnamed gulch that forms the southern boundary of the subject property.

#### FERNS AND FERN ALLIES

Adiantum spp.	[A]
Maidenhair fern	
Christella parasitica	[A]
Oak fern	
Dicranopteris linearis	[N]
Uluhe, false staghorn	
Lycopodium phyllanthum	[N]
wawae'iole	
Nephrolepis exaltata	[?]
Kukpukupu, swordfern	
Phymatosorus scolopendria	[A]
Laua'e	
Pityrogramma chrysophylla	[A]
Gold fern	
Psilotum nudum	[N]
moa, whisk fern	

#### FLOWERING PLANTS - MONOCOTS

<u>Agavaceae</u>	
Cordyline fruticosa	[A]
Ti	
<u>Araceae</u>	
Alocasia macrorrhiza	[A]
'Ape	
Colocasia esculenta	[A]
Taro	
<u>Areaceae</u>	
Cocos nucifera	[A]
Coconut, niu	

Livistona chinensis	[A]
Chinese fan palm	
Roystonea regia	[A]
Royal Palm	
<u>Commelinaceae</u>	
Commelina diffusa	[A]
Dayflower, honohono	
<u>Cyperaceae</u>	
***Cyperus brevifolius	[A]
***Cyperus halpan	[A]
Umberlla sedge	
***Cyperus polystachyus	[N]
<u>Heliconiaceae</u>	
Heliconia latispatha	[A]
Heliconia	
<u>Musaceae</u>	
Musa x paridisiaca	[A]
Banana	
<u>Poaceae</u>	
Brachiaria mutica	[A]
California grass	
Coix lachryma-jobi	[A]
Job's tears	
Eleusine indica	[A]
Goosegrass, wiregrass	
Panicum maximum	[A]
Guinea grass	
Paspalum conjugatum	[A]
Hilo grass	
Pennisetum purpureum	[A]
Elephant grass	
Saciolepis indica	[A]
Glenwood grass	
Saccharum officinarum	[A]
Sugar cane	
***Setaria gracilis	[A]
Perennial foxtail	
Setaria palmifolia	[A]
Palmgrass	
<u>Zingiberaceae</u>	
Hedychium coronarium	[A]
White ginger	
Hedychium flavescens	[A]
Yellow ginger	
Zingiber zerumbet	[A]
'Awapuhi	

FLOWERING PLANTS - DICOTS

<u>Acanthaceae</u>	[A]
Justicia betonica	
White shrimp plant	
Thunbergia fragrans	[A]
White thunbergia	
<u>Anacardiaceae</u>	[A]
Mangifera indica	
Mango	
Schinus terebinthifolius	[A]
Christmasberry	
<u>Araliaceae</u>	[A]
Schefflera actinophylla	
Octopus tree	
<u>Asteraceae</u>	[A]
Ageritina riparium	
Hamakua pamakani	
Ageratum conyzoides	[A]
Ageratum	
Bidens pilosa	[A]
Spanish needle	
Emilia fosbergii	[A]
pualele	
Emilia sonchifolia	[A]
Flora's paintbrush, red pua lele	
Pluchea symphytifolia	[A]
Sourbush	
Wedelia trilobata	[A]
Wedelia	
<u>Balsaminaceae</u>	[A]
Impatiens wallerana	
Impatiens, Busy Lizzy	
<u>Begoniaceae</u>	[A]
Begonia hirtella	
Begonia	
<u>Bignoniaceae</u>	[A]
Spathodea campanulata	
African tulip tree	
<u>Buddleiaceae</u>	[A]
Buddleia asiatica	
Dog tail	

<u>Caprifoliaceae</u>	
Sambucus mexicana	[A]
Elderberry	
<u>Caricaceae</u>	
Carica papaya	[A]
Papaya	
<u>Caryophyllaceae</u>	
Drymaria cordata	[A]
Drymaria	
<u>Cecropiaceae</u>	
Cecropia obtusifolia	[A]
Cecropia, trumpet tree	
<u>Clusiaceae</u>	
Clusia rosea	[A]
Autograph tree	
<u>Convolvulaceae</u>	
Ipomoea congesta (I. indica)	[N]
Koali, morning glory	
<u>Euphorbiaceae</u>	
Macaranga mappia	[A]
Bingabing	
Phyllanthus debilis	[A]
Phyllanthus	
<u>Fabaceae</u>	
Albizia falcataria	[A]
Albizia	
**Canavalia cathartica	[A]
Mauna loa	
***Desmodium cajanifolium	[A]
***Desmodium triflorum	[A]
Three-flowered beggarweed	
***Desmodium sandwicense	[A]
Spanish clover	
Mimosa pudica	[A]
Sensitive plant, sleeping grass	
Mucuna gigantea	[N]
Ka'e'e	
Samanea saman	[A]
Monkeypod tree	



<u>Malvaceae</u>	
***Abutilon spp.	[?]
Hibiscus rosa-sinensis	[A]
Chinese or red hibiscus	
Malvaviscus penduliflorus	[A]
Turk's cap	
<u>Melastomaceae</u>	
Melastoma candidum	[A]
Melastoma	
<u>Moraceae</u>	
Ficus microcarpa	[A]
Chinese banyan	
<u>Myrsinaceae</u>	
Ardisia elliptica	[A]
Shoebuttton ardisia	
<u>Myrtaceae</u>	
Psidium cattleianum	[A]
Strawberry guava, waiawi	
Psidium guajava	[A]
Common guava	
Syzygium cumini	[A]
Java plum	
Syzygium jambos	[A]
Rose apple	
<u>Oxalidaceae</u>	
Oxalis corymbosa	[A]
Pink wood sorrel	
<u>Passifloraceae</u>	
Passiflora edulis	[A]
Passion fruit, liliko'i	
<u>Rosaceae</u>	
Rubus roseifolius	[A]
Thimbleberry	
<u>Rubiaceae</u>	
Paederia scanden	[A]
Maile-pilau	
<u>Scrophulariaceae</u>	
Castilleja arvensis	[A]
Indian paintbrush	
<u>Sterculiaceae</u>	
Melochia umbellata	[A]
Melochia	
<u>Ulmaceae</u>	

Trema orientalis [A]  
Gunpowder tree

Verbenaceae

Lantana camara [A]  
Lantana

Stachytarpheta dichotoma [A]  
Vervain

Verbena litoralis [A]

Literature Cited

Lamoureux, C.H., n.d. Unpublished List of Hawaiian Pteridophytes. University of Hawaii, Dept. of Botany, Honolulu.

Neal, M.C. 1965. In Gardens of Hawaii. Honolulu: Bishop Museum Press.

St. John, H. 1973. List and Summary of the Flowering Plants in the Hawaiian Islands. Pacific Tropical Botanical Garden Memoir Number 1. Lawai, Kauai, Hawaii.

Wagner, W.L., D.R. Herbst, and S.H. Sohmer. 1990. Manual of the Flowering Plants of Hawai'i. 2 Vols. Honolulu: Bishop Museum Press.

APPENDIX 3

ARCHAEOLOGICAL REPORT

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

November 5, 1992

Robert L. Spear, Ph.D.  
Scientific Consultant Services, Inc.  
47-269 D Hui Iwa Street  
Kaneohe, Hawaii 96744

LOG NO: 6725  
DOC NO: 9211KS05

Dear Dr. Spear:

**SUBJECT: Review of "An Archaeological Inventory Survey for the H.C.E.O.C. Project, Hilo, Island of Hawaii (TMK: 2-3-32: 1B)" Spear 1992. Piihonua, South Hilo, Island of Hawaii**

Thank you for submitting the subject report for our review.

We believe that the survey adequately covered the project area, finding 2 historic sites. These sites were small wall segments most likely associated with cattle ranching. We agree that the sites were significant solely for their information content and that your survey conducted adequate level of recordation and documentation so that the sites can be determined to be "no longer significant". Hence, no significant historic sites remain in the project area, and any development plans for the subject parcels will have "no effect" on such sites.

If you should have any further questions, please contact Kanalei Shun at 587-0007.

Sincerely,

*Phyllis N. McElwain*

*for* DON HIBBARD, Administrator  
State Historic Preservation Division

KS:sty

c: Mr. Norman Hayashi, County of Hawaii Planning Department

**AN ARCHAEOLOGICAL INVENTORY SURVEY  
FOR THE H.C.E.O.C. PROJECT, HILO  
ISLAND OF HAWAI'I  
(TMK: 2-3-32:1B)**

By  
**Robert L. Spear, Ph.D.**  
October, 1992

For  
**NEIL ERICKSON AIA**

**SCIENTIFIC CONSULTANT SERVICES Inc.**



HAWAII  
47-289 D HUI IWA STREET KANEHOE, HAWAII 96744

## INTRODUCTION AND SETTING

At the request of architect Neil Erickson, AIA, an Archaeological Inventory Survey has been conducted by Scientific Consultant Services on approximately 12 acres located at TMK: 2-3-32:1B, Piihonua ahupua'a, South Hilo District, Island of Hawai'i (Figure 1). The purpose of this survey was to determine the presence or absence of cultural remains in the project area. The fieldwork was carried out on September 28 and 29, 1992 by William R. Fortini, Jr. (Field Supervisor) and David Chaffee (Field Assistant) under the overall direction of Robert L. Spear, Ph.D. (Principal Investigator).

This 12 acre project area is located in the town of Hilo immediately south of Waiianuenue Avenue and bordered on the east by Ainalo Stream and on the west by a rehabilitational center. Vegetation was varied and represented extensive historic modification. Identified plants include sugar cane, guava, ginger, Royal Palms, and grasses. Much of the project area is open pasture land (Figures 2 and 3).

## HISTORICAL AND ARCHAEOLOGICAL FRAMEWORK

A review of the Land Commission Award (LCA) books found no LCA's within or near the project area (n.d.).

A search of the records at the State Historic Preservation Office found that the recorded sites in the immediate area of the





FIGURE 2: GENERAL PROJECT AREA VIEW, LOOKING EAST  
IN DENSE GROWTH NEAR WAIANUENUE AVENUE.



FIGURE 3: GENERAL PROJECT AREA VIEW, PASTURELAND  
LOOKING NORTH



project were post-Contact sites such as Old Hilo Hospital (site 7450), a Portuguese oven (site 7482), and Hilo County Jail (site 7457). No previous archaeological work has been carried out in the project area. Reports have been generated for work done along nearby Alenaio Stream (Kelly and Athens 1982, Wickler 1990, Wickler and Ward 1992). The work associated with Alenaio Stream found no evidence of pre-Contact cultural deposits during testing and no artifacts earlier than the last quarter of the 19th century.

A broader view of the settlement history of the Hilo area and the archaeological potential of the present project area can be found in McEldowney (1979). McEldowney researched archaeological and historical materials and proposed zones of early historic-period land use. The present project area falls into Zone II an Upland Agricultural Zone (McEldowney 1979:18-25). This zone contained "Scattered huts, emphasized by adjacent garden plots and small groves of economically beneficial trees species, dotted this expanse up to 1,500 ft elevation" (McEldowney 1979:18). Dry-land taro was planted more extensively in the upland zone than on the coast and bananas were more numerous. Wet-land taro occurred along small streams, tributaries, and rivers (McEldowney 1979:19). Thus, we might expect pre-Contact archaeological features to include agricultural and habitational features.

However, historic period alterations of the environment and settlement patterns, especially those caused by sugar cane production and managed cattle ranches have greatly affected the

preservation of pre-Contact archaeological features in the Hilo area.

Hudson, who carried out the earliest archaeological survey of the Hilo region, noted that no archaeological remains were to be found in the city (Hudson 1932:226). Goodfellow and Fager found that Hudson's statement was largely supported by archaeological field work undertaken in the South Hilo District during the last decade (Goodfellow and Fager 1992:4).

Due to the extensive historic alterations in the Hilo area it is more likely that remains of post-Contact archaeological features would be encountered in the project area.

#### METHODOLOGY

The purpose of this inventory survey was to complete a surface reconnaissance of the project area and identify and test any likely subsurface deposits. The surface survey was conducted by walking transects across the project area with the surveyors between 10 and 20 m apart depending on the vegetation. All identified archaeological features were marked with blue and white flagging tape and assigned a temporary site number.

A record of each identified feature was made which included black and white photos, planview drawings, fieldnotes, and location on the project map. All project materials are stored at the office of Scientific Consultant Services, Kaneohe, Hawai'i.

## FIELDWORK RESULTS

Two archaeological sites were located during the surface survey (Figure 4). Neither of these sites required subsurface testing nor were any other locations identified that required excavations.

Site 014-1 (temporary site number) Feature 1 was a wall that measured over 30 m in length and was built along a roughly east/west line (Figures 5 and 6). The west end of the wall was built against a rock facing and then the wall extended down slope to the east where the wall is situated on level ground. The wall was constructed of basalt cobbles and boulders. At its west end the wall consisted of stacked stones about 0.65 m high and one cobble thick. At its most massive point the wall was 2.30 m high and 2.50 m wide.

The wall is located in a deep ravine that was truncated by the construction of Waianuenu Avenue. Vegetation in the feature area included numerous Royal Palms, soap ginger, albizia, and guava. The site had no excavation potential and no excavation was carried out.

Site 014-2 (temporary site number) Feature 1 was a short retaining wall section located at the bend in a stream channel (Figures 7 and 8). The retaining wall was constructed of basalt boulders and cobbles and is aligned in a north/south direction. The features overall length was 5.60 m and its maximum height was 1.50 m. Vegetation in the site area included Royal Palm, ginger,

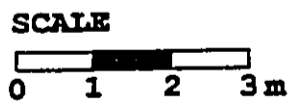
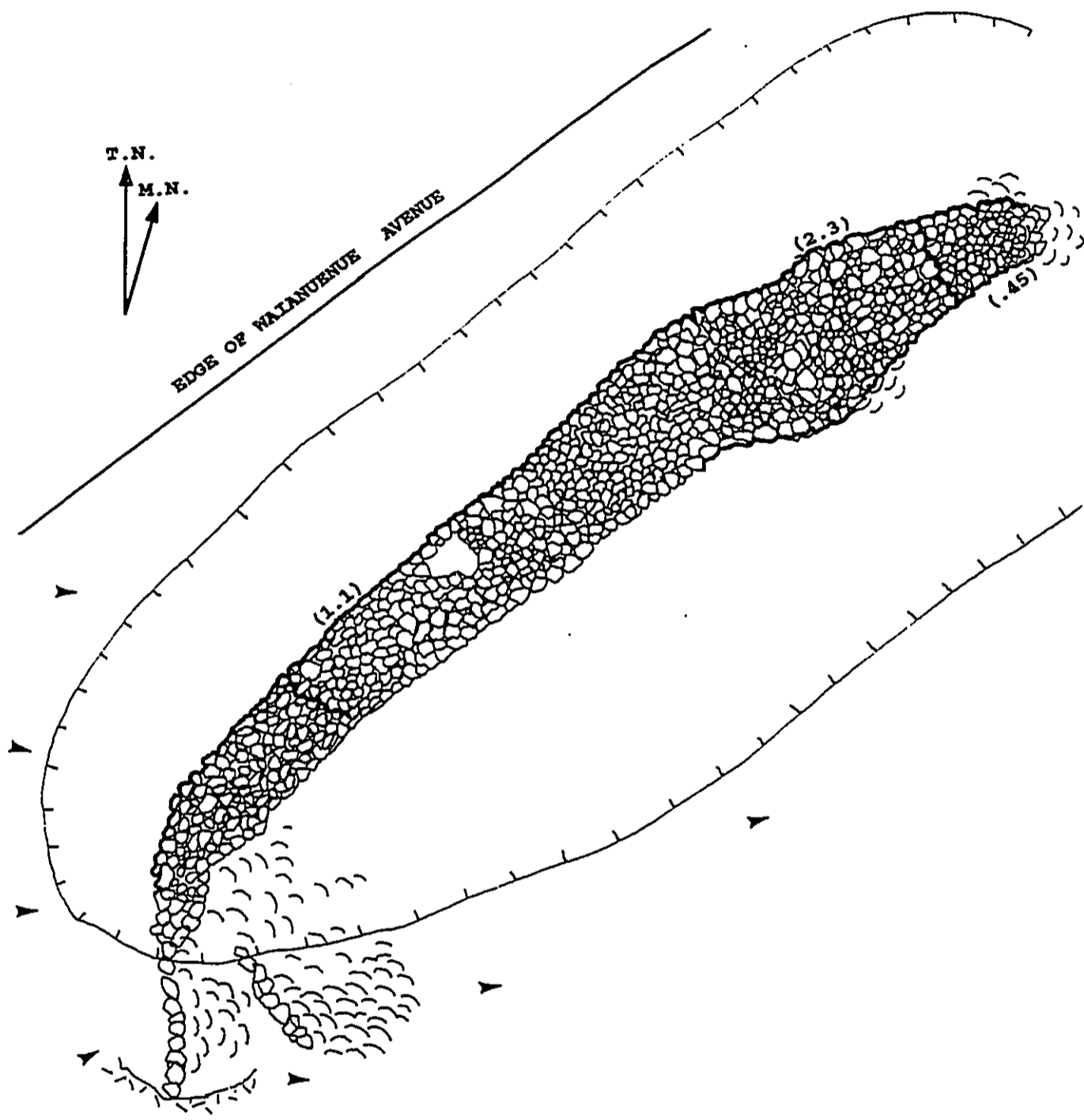


FIGURE 5: PLANVIEW OF SITE 014-1, FEATURE 1.



FIGURE 6: A PORTION OF SITE 014-1, FEATURE 1  
LOOKING NORTH



FIGURE 7: A PORTION OF SITE 014-2, FEATURE 1  
LOOKING NORTH

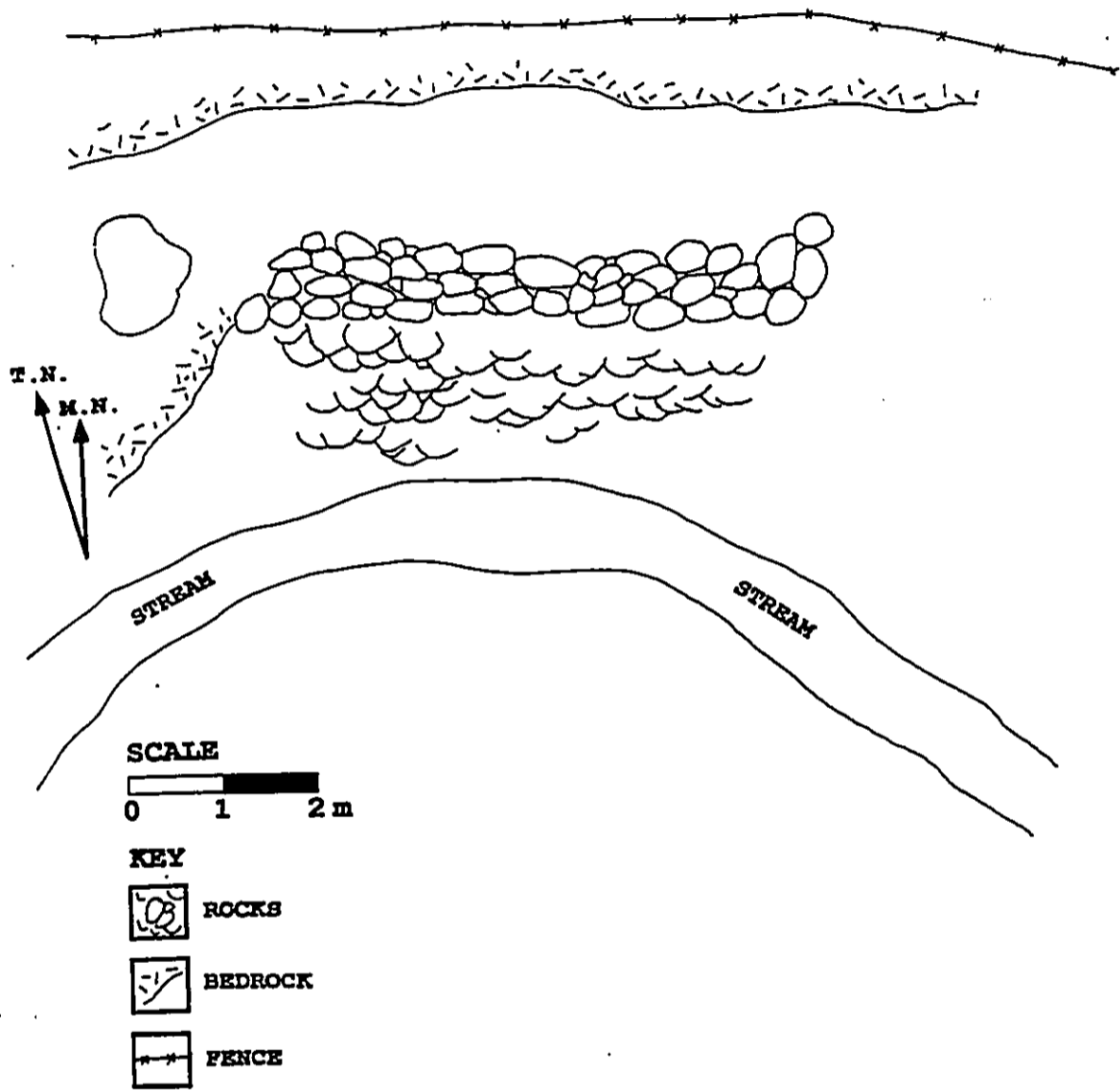


FIGURE 8: PLANVIEW OF SITE 014-2, FEATURE 1.

banana, and an African Magnolia. No indication of buried cultural deposits were noted and no excavation was carried out.

#### DISCUSSION

The project area falls into McEldowney's Upland Agricultural Zone. Pre-Contact features that were felt to be possible included agricultural and habitational features. No such features were identified in the project area. Post-Contact alterations of the landscape included a small orchard, sugar cane, and cattle grazing (which still occurs to this day).

The two sites recorded are typed as a wall and a retaining wall. The wall is identified as a cattle wall associated with the managed cattle ranching discussed by McEldowney (1979:37-42). The retaining wall is associated with preventing erosion and water control. This could have been for either agricultural or cattle purposes. Both features are interpreted as being post-Contact in age.

Both sites are significant under Criterion D because of their informational content. However, because sufficient information has been collected from both sites they can be evaluated as no longer significant.

Based on the results of this project it is recommended that no further archaeological work be required.

#### REFERENCES CITED

##### Award Books

- n.d.        Award Books (with maps of each LCA parcel), on file, Division of Land Management, State of Hawai'i.
- Goodfellow, Susan and Mikele Fager  
1992        "Archaeological Inventory Survey Kaumana Property, Land of Ponehawai, South Hilo District, Island of Hawaii (TMK:3-2-5-03:27)", PHRI, January.
- Hudson, Alfred E.  
1932        "Archaeology of East Hawaii", Ms. in Dept. of Anthropology, Bishop Museum, Honolulu.
- Kelley, Marion and J. Stephen Athens  
1982        "Archaeological and Historical Studies for the Alenaio Stream Flood Damage Reduction Study, Hilo, Hawaii", Report prepared for U.S. Army Corps of Engineers, Pacific Ocean Division, Ft. Shafter, Hawai'i. Dept. of Anthropology, Bishop Museum, Honolulu.
- McEldowney, Holly  
1979        "Archaeological and Historical Literature Search and Research Design: Lava Flow Control Study, Hilo, Hawai'i", Dept. of Anthropology, Bishop Museum, Prepared for the U.S. Army Engineer District, Pacific Ocean.
- Wickler, Stephen  
1990        "Archaeological Subsurface Test Excavations for Alenaio Stream Flood Damage Reduction Measures, Hilo, Island of Hawai'i", Report prepared for U.S. Army Corps of Engineers, Pacific Ocean Division, Ft. Shafter, Hawai'i, IARI, Inc., Honolulu.
- Wickler, Stephen and Jerome Ward  
1992        "Archaeological and Paleoenvironmental Investigations , Alenaio Stream Flood Control Project, Hilo, Hawai'i Island", Report prepared for U.S. Army Corps of Engineers, Pacific Ocean Division, Ft. Shafter, Hawai'i, IARI, Inc., Honolulu.



APPENDIX 4

TRAFFIC REPORT

## Julian Ng, Incorporated

Engineering Consulting Services

P.O. Box 816 Kaneohe, Hawaii 96744-0816

(808) 236-4325

September 14, 1994

Mr. Neil Erickson, AIA  
Stuart/Erickson and Associates  
190 Keawe Street, Suite 12  
Hilo, Hawaii 96720

Subject: Hospice of Hilo  
Traffic Impact of Proposed Facilities

Dear Neil:

This letter provides an opinion about the potential traffic impact of the proposed project. The traffic impact of the proposed Hospice of Hilo facility is expected to be minor as discussed below. Further, the County of Hawaii expects to install traffic signals at the intersection of Kaumana Drive and Lele Street, which addresses the only existing undesirable traffic condition in the area.

These findings are based on discussions with the County of Hawaii Department of Public Works (DPW) and on the evaluation described below. Existing traffic conditions in the area are generally good, with peak volumes occurring in typical commuting peak hours (7:15-8:15 AM and 3:15-4:15 PM), based on recent (1992) traffic counts at the intersection of Waianueanue Avenue and Kaumana Drive. The proposed project's maximum hourly volumes are expected during the midday, and that hour has been assumed to coincide with the hour in which existing traffic is highest (12:30-1:30 PM).

An earlier *Traffic Assessment Report* for the Hilo Healthcare Center and Hawaii County Economic Opportunity Council (HCEOC) dated February 1993 addressed traffic conditions in the area with the HCEOC facility located at the site now proposed for the Hospice of Hilo. While this new facility will have different traffic generating characteristics than the HCEOC facility, a comparison of the traffic impacts with those identified in the earlier report indicates negligible impact.

The most critical traffic conditions would be expected to occur during one of the peak hours identified above. The project includes administrative and meeting space and a chapel to be constructed in Phase 1 totaling 6,500 square feet. A Phase 2 of the project has been identified to include an expansion of the chapel and 20 beds, for a total floor area within the facility of 12,750 square feet. A parking area for 57 cars will be provided.

The traffic generated by the proposed hospice was estimated using trip rates from the informational report *Trip Generation (5th Edition)* published by the Institute of Transportation Engineers. The number of trips estimated for both phases of the project totals 190 vehicle trips per day (95 trips attracted to the site, 95 trips leaving the site). If all of this traffic were new traffic in the area, this volume would be approximately 2 percent of the existing traffic on Waianueanue Avenue. Since some of the project traffic is expected to originate or be destined to complementary uses located near the existing medical center to the west on Waianueanue Avenue, the project traffic east or west of the site would be less than the 2 percent of existing traffic.

## Julian Ng, Incorporated

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Mr. Neil Erickson, AIA  
September 14, 1994  
Page 2 of 2

The peak hour volumes were distributed onto Waianueanue Avenue using existing traffic patterns and combined with other traffic expected in the area in 1996, which is estimated to be about 6 percent higher than in 1992. The attached sketch shows the expected hourly traffic movements at the project driveway.

Analysis of the driveway as an unsignalized intersection for the traffic estimates show Level of Service (LOS) A for the left turn into the site from Waianueanue Avenue and LOS B for vehicles exiting the site for each hour (levels of service range from A, which describes little or no delay, to E, very long delays; LOS C is considered acceptable). The table below summarizes the findings of the capacity analysis.

### ANALYSIS - PROJECT DRIVEWAY AT WAIANUEANUE AVENUE

	<u>Left Turn In</u>		<u>Exiting Traffic</u>	
	<u>reserve *</u>	<u>LOS</u>	<u>reserve *</u>	<u>LOS</u>
AM Peak Hour	776	A	367	B
Midday Peak Hour	729	A	355	B
PM Peak Hour	701	A	373	B

\* reserve capacity for movements which stop or yield; minimum for LOS A is 400, for LOS B is 300.

Increased traffic at the intersection of Kaumana Drive and Lele Street, where eastbound traffic on Waianueanue Avenue would presently stop and turn left to continue toward downtown Hilo, may result because of increased traffic. However, with the expected signalization of the intersection by early-1995 (per DPW), conditions at this location will improve and additional traffic from eastbound Waianueanue Avenue could be accommodated.

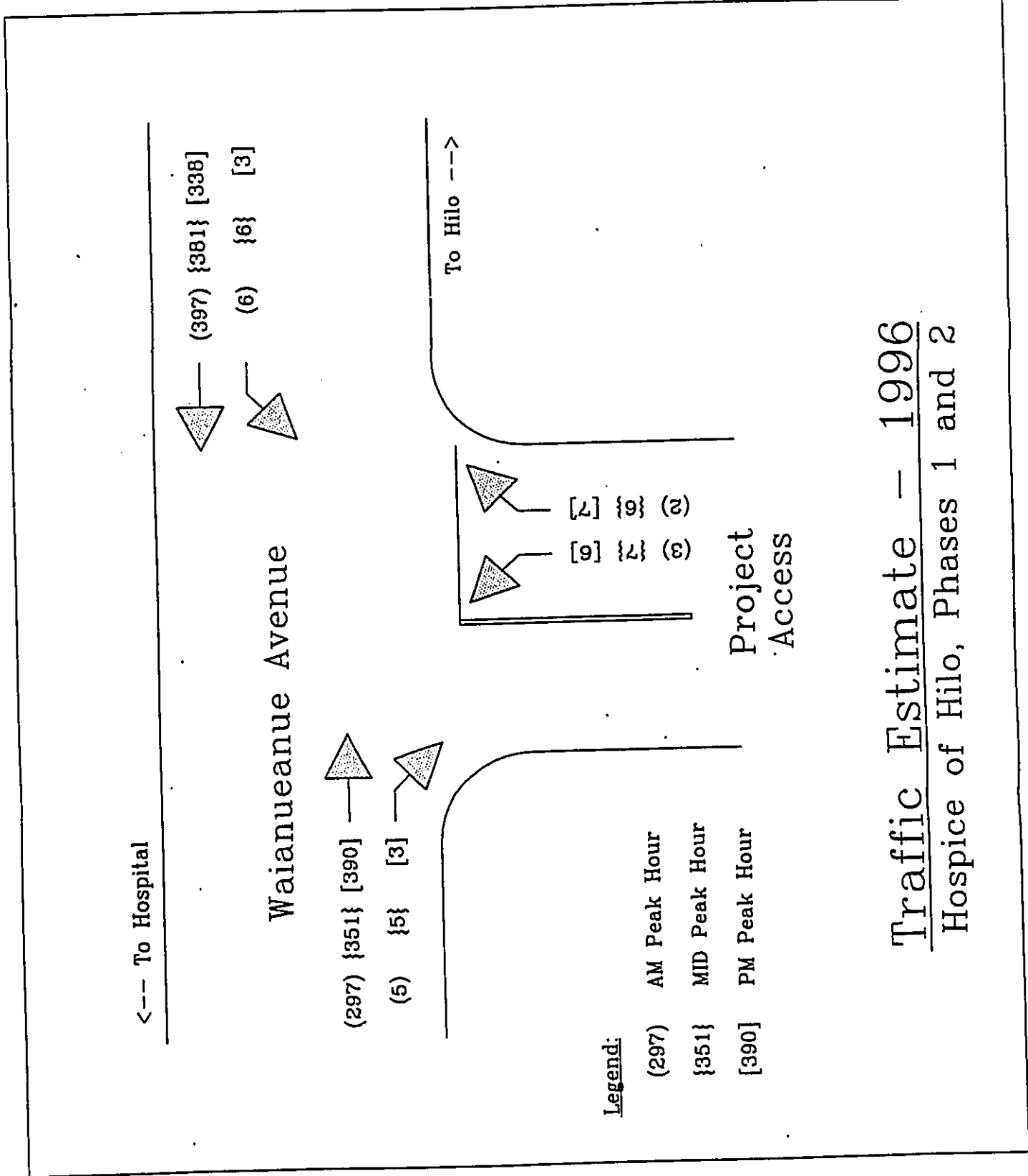
In summary, the proposed project is not expected to have any significant direct traffic impacts. In addition, the roadway system should be adequate even if possible indirect impacts are considered. Should there be any questions, please contact me at phone/fax 236-4325.

Very truly yours,

JULIAN NG, INC.

  
Julian Ng, P. E.  
President

Attachment



APPENDIX 5

PUBLIC MEETING FLYER AND MAILING LIST

**Dear Neighbor and/or Community Group Member;**

The **HOSPICE OF HILO** has requested a direct lease of land from the State of Hawaii. A Draft Environmental Assessment has been prepared and published for review and comment. A summary of this Draft is reprinted below for your information.

Your input is important. Please take a moment to review this project and contact any of the persons listed below for more information or a complete copy of the Draft Environmental Assessment.

<p><u>District:</u> South Hilo</p> <p><u>TMK:</u> 2-3-32:01(por)</p> <p><u>Agency:</u> Department of Land and Natural Resources P.O. Box 936 Hilo, Hawaii 96721-0936 Attention: Glenn Taguchi (933-4245)</p> <p><u>Applicant:</u> Hospice of Hilo 1266 Waianuenue Avenue Hilo, Hawaii 96720 Attention: Brenda Nichols (969-1733)</p> <p><u>Consultant:</u> Ron Terry (982-5831) HCR 9575 Keaau, Hawaii 96749</p> <p>Hospice of Hilo proposes to lease State land to construct and operate an outpatient center and administration building. The 1.85 acre portion of the parcel proposed for lease fronts Waianuenue Avenue near Hilo Hospital.</p>	<p>Hospice of Hilo is a tax-exempt, non-profit organization dedicated to providing care for the terminally ill in East Hawaii. The basic goal is to assist them in facing impending death in comfort, peace and dignity, at no cost to the client or the client's family. During the last three years, the average annual number of clients served by Hospice of Hilo has grown from less than 50 to over 100, and this base is expected to exceed 250 within 10 years.</p> <p>Their operations are currently housed in a dilapidated 1,200-square foot cottage on the grounds of the Hilo Medical Center. The facilities are inadequate in size and design for the Hospice's purposes. Furthermore, the cottage is designated for retirement by the Hilo Medical Center.</p> <p>The Project site contains no valuable natural or cultural resources. Environmental impacts are negligible and consist of altering the scenery, which will be mitigated by landscaping, and minor addition to traffic levels on Waianuenue Avenue.</p>
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An informational meeting will be held at the **Hospice of Hilo** office on **July 17th, 1995 @ 7:00 pm**. This will be an opportunity to see the existing facility and discuss the proposed project with those involved. Feel free to attend if you would like more information.

Annie Genegabuas et al  
17 Iwaiwa Street  
Hilo, HI 96720

Francisco & Mary Queja  
140-A Kaumana Drive  
Hilo, HI 96720

Richard Henderson Trustee  
P. O. Box 655  
Hilo, HI 96720

John & Evelyn Araujo  
P. O. Box 1658  
Kailua, Kona HI 96745

Nina Akiona et. al.  
76-150 Royal Poinciana Dr  
Kailua Kona, HI 96740

Tsuruko & Melissa Akahoshi  
P. O. Box 3355  
Honolulu, HI 96801

Gabriel & Dixie Gabriel  
2020 Kamehameha Avenue  
Honolulu, HI 96822

Walter & Anna Westcott  
6322 Cindy Lane  
Houston, TX 77008

Agnes A. Perreira  
16 Puuhina Street  
Hilo, HI 96720

George J. Kawaguchi  
98-811 Lanikuakaa S P.  
Aiea, HI 96701

John Borges Medeiros, et al  
931 Waianuenu Avenue  
Hilo, HI 96720

Aging-Hawaii County Office  
101 Aupuni St., #342  
Hilo, HI 96720

Big Island AIDS Project  
P. O. Box 11510  
Hilo, HI 96720

Bay Clinic  
311 Kalaniana'ole Ave.  
Hilo, HI 96720

AARP-Hilo  
99 Aupuni St. #114-418  
Hilo, HI 96720

Coordinated Services for the Elderly  
17 Kamana St.  
Hilo, HI 96720

Boys & Girls Club of Hilo  
100 Kamakahonu St.  
Hilo, HI 96720

Alzheimer's Disease Ass'n  
1190 Waianuenu Ave.  
Hilo, HI 96720

Alu Like  
P. O. Box 606  
Hilo, HI 96720

BISAC/Baby Safe  
P. O. Box 38  
Hilo, HI 96720

Care-A-Van  
78 Keaa Street  
Hilo, HI 96720

Castle Medical Cntr., REACH  
62 Alae Street  
Hilo, HI 96720

Children's Advocacy Center  
1290 Kinoole St.  
Hilo, HI 96720

Coalition for the Homeless  
115 Kapiolani Street  
Hilo, Hawaii 96720

Hawaii Island Food Bank  
140 Holomua Street  
Hilo, HI 96720

Hui Malama Ola Na 'Oiw  
311 Kalaniana'ole St.  
Hilo, HI 96720

HCEOC  
34 Rainbow Drive  
Hilo, HI 96720

HIUW  
P. O. Box 745  
Hilo, HI 96720

Mental Health Association of Hawaii  
1230 Waianuenu Ave.  
Hilo, HI 96720

Hawaii Island Adult Care  
34 Rainbow Dr.  
Hilo, HI 96720

Hilo Hale  
208 Wainaku Ave.  
Hilo, HI 96720

Nursing Home Without Walls  
308 Kamehameha Ave., #205  
Hilo, HI 96720

Protection & Advocacy Agency  
688 Kinoole St., #116B  
Hilo, HI 96720

QLCC  
919 Ululani St.  
Hilo, HI 96720

UH at Hilo  
523 W. Lanikaula St.  
Hilo, HI 96729

YWCA-Hawaii Island  
145 Ululani Street  
Hilo, HI 96720

Salvation Army  
P. O. Box 967  
Hilo, HI 96721

Mr. Morris M. Miyose  
SR Box 20  
Pahoa, HI 96778

Akaka Falls Lions Club  
P. O. Box 157  
Honomu, HI 96728

Banyan Lions Club  
P. O. Box 1248  
Hilo, HI 96720

Central Hilo Lions Club  
139 A W. Kahaopea Street  
Hilo, HI 96720

Hilo Lions Club  
P. O. Box 1013  
Hilo, HI 96720

Puna Lions Club  
p. O. Box 1972  
Pahoa, HI 96778

Waiakea Lions Club  
P. O. Box 1895  
Hilo, HI 96721

American Cancer Society  
614 Kilauea Avenue  
Hilo, HI 96720

American Heart Assn. Hawaii  
142 Kinoole Street  
Hilo, HI 96720

American Lung Association  
39 Ululani Street  
Hilo, HI 96720

American Red Cross  
55 Ululani Street  
Hilo, HI 96720

Island Develop. Dis. Comm.  
90 Waianuenue Avenue  
Hilo, HI 96720

Easter Seal Society  
49 Kaiulani Street  
Hilo, HI 96720

Hawi Co. Native Hawn' Chamber of Comm.  
80 Pauahi Street, Ste. 209  
Hilo, HI 96720

Hawaii Island Chamber of Commerce  
180 Kinoole Street, Rm. 118  
Hilo, HI 96720

Japanese Chamber of Comm.  
11 Laula Road  
Hilo, HI 96720

Portuguese Chamber of Comm.  
P. O. Box 1839  
Hilo, HI 96720

Puna Chamber of Commerce  
P. O. Box 553  
Pahoa, HI 96778

Japanese Chamber of Commerce &  
Industry of Hawaii  
11 Laula Road  
Hilo, HI 96720

Family Crisis Shelter  
P. O. Box 612  
Hilo, HI 96721

Hilo Association for Retarded Citizens  
1099 Waianuenue Avenue  
Hilo, HI 96720

March of Dimes Birth Defect Foundation  
P. O. Box 24  
Hilo, HI 96721

Mental Health Association in Hawaii Co  
1190 Waianuenue Avenue  
Hilo, HI 96720

Ainaloa Community Association  
RR3 Box 43  
Pahoa, HI 96778

Fern Acres Community Association  
P. O. Box 130  
Keaau, HI 96778

Hawaii Island Japanese Community Assc.  
1205 Kilauea Avenue  
Hilo, HI 96720

Hawaiian Acres Community Association  
P. O. Box 368  
Kurtistown, HI 96760

Hawaiian Beaches Community Association  
P. O. Box 1006  
Pahoa, HI 96778

Bunko No Izumi  
401 Puainako Street  
Hilo, HI 96720



Mr & Mrs Dennis Aguiar  
14 Puuhina Street  
Hilo, HI 96720

George Veriato, et. al  
935 Waianuenue Avenue  
Hilo, HI 96720

Paul K. Uyeno, Trust  
28-B Puuhina Street  
Hilo, HI 96720

Nicholas Myrianthis, et.al  
28 Puuhina Street  
Hilo, HI 96720

Gladys Araujo, et.al.  
16-B Puuhina Street  
Hilo, HI 96720

Russell J. Nakatsuka et. al  
16-C Puuhina Street  
Hilo, HI 96720

Mr. & Mrs. Ruth Bento  
16-C Puuhina Street  
Hilo, HI 96720

William Domico Araujo  
13 Puuhina Street  
Hilo, HI 96720

Hisao & Anne Yanazaki  
28-A Puuhina Street  
Hilo, HI 96720

Mrs. Agnes Perreira  
14-A Puuhina Street  
Hilo, HI 96720

Clifton K. Tsuji et. al.  
1382 Auahi Place  
Hilo, HI 96720

Yoshitaka & Hanayo Mikahi  
47 Ekaha Street  
Hilo, HI 96720

Matsuko Asuka  
53 Ekaha Street  
Hilo, HI 96720

Wataruo & Helen Shigehara  
40 Ekaha Street  
Hilo, HI 96720

Yoshitaro & Takeo Yamada  
48 Ekaha Street  
Hilo, HI 96720

Thomas & Edna Sonomura  
10 Ekaha Street  
Hilo, HI 96720

Everett & Laurel Love et.al  
51 N. Iwaiwa Street  
Hilo, HI 96720

Kenneth Okano Trust et.al.  
1284 Kilauea Avenue  
Hilo, HI 96720

Gene & Jutta Haleamau  
180 Kaumana Drive  
Hilo, HI 96720

Michael F. Mikui  
P. O. Box 1159  
Hilo, HI 96720

Wallace H. K. Young  
P. O. Box 1513  
Hilo, HI 96720

Martha Lee Webb  
20 N. Iwaiwa Street  
Hilo, HI 96720

Masato Shinobu & Bessie Morita  
28 Iwaiwa Street  
Hilo, HI 96720

Hideo Nakashima et al.  
38 Iwaiwa Street  
Hilo, HI 96720

Hayashikawa Family Trust  
17 Wiliwili Street  
Hilo, HI 96720

Kenichi Kunimitsu et. al.  
30 N. Wiliwili Street  
Hilo, HI 96720

Lee W. Guillot  
39 N. Wiliwili Street  
Hilo, HI 96720

Yaeko Taniguchi  
168 Kaumana Drive  
Hilo, HI 96720

Elaine N. Sakoda  
160 Kaumana Drive  
Hilo, HI 96720

Buck Hamano et. al.  
154 Kaumana Drive  
Hilo, HI 96720

Creighton L. Ching  
1273 Launa Street  
Hilo, HI 96720

Alvin H. Kawaguchi  
726 Kapaia Street  
Honolulu, HI 96825

Jackson & Elizabeth AhChin  
20 N. Wiliwili Street  
Hilo, HI 96720

Chinese Civic Association of Hawaii  
12 Pikake Place  
Hilo, HI 96720

Hawaii Council of Hawaiian Civic Clubs  
141 Pilipaa Street  
Hilo, HI 96720

Hawaii Island Japanese Community Assoc  
P. O. Box 1124  
Hilo, HI 96721-1124

Hawaiian Shores Community Association  
15-2793 Honu Street  
Pahoa, HI 96778

Hilo Country Club Estates  
193 Lukia Street  
Hilo, HI 96720

Kalapana Community Assoc.  
P. O. Box 467  
Pahoa, HI 96778

Keaukaha-Panaewa Community Association  
226 King Avenue  
Hilo, HI 96720

UNITED PUBLIC WORKERS  
362 E. Lanikaula St.  
Hilo, HI 96720

ILWU  
100 W. Lanikaula St.  
Hilo, HI 96720

HGEA  
495 Manono Street  
Hilo, HI 96720

PEMAH  
78 Kapualani Street  
Hilo, HI 96720

HAWAII FIRE FIGHTERS ASSOC.  
138 Laula Road  
Hilo, HI 96720

SHOPO - Hawaii Chapter  
349 Kapiolani Street  
Hilo, HI 96720

CARPENTER'S UNION, Local 745  
525 Kilauea Ave. #205  
Hilo, HI 96720

OPERATING ENGINEERS  
Lycurgus Bldg, Rm 217  
Hilo, HI 96720

**FAX ~ FAX ~ FAX ~ FAX ~ FAX**



**Hawaii Island  
United Way, Inc.**

**Date:**

July 17, 1995

**To:**

Brenda Ho

Hospice of Hilo

**Fax Number:**

**Total # of Pages:** 1

(including cover sheet)

**From:**

Helen R. Hemmes, President & CPO

**Message:**

Thank you for sending HIUW a flyer about your

informational meeting on July 17, 7:00 p.m. I have seen the  
existing facility and am aware of your need for adequate  
facilities.

Best wishes to you on the success of the project!

FTT.F: 2 pages, Hospice of Hilo (memo plus flyer)

**Hawaii Island United Way, Inc. Phone: 935-6393 ~ Fax: 935-2553**



United Way of America SF3280

United Way Mission: To increase the organized capacity of people to care...

APPENDIX 6

COMMENTS TO DRAFT ENVIRONMENTAL ASSESSMENT  
AND RESPONSES

BENJAMIN J. CAYETANO  
GOVERNOR



GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-2452

May 17, 1995

Mr. Michael D. Wilson, Director  
Department of Land and Natural Resources  
Office of Conservation & Environmental Affairs  
P.O. Box 621  
Honolulu, Hawaii 96809

Attention: Glenn Taguchi

Dear Mr. Wilson:

Subject: Draft Environmental Assessment for Hilo Hospice, TMK 2-3-2: por. 1

After a careful review of the subject project, we recommend that you consult with community groups and neighboring residents, and include a discussion of the results in the final environmental assessment.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Gill".

GARY GILL  
Director

GG/NH:kk

c: Ron Terry, Ph.D.

# Hospice of Hilo

1266 Waiianuenu Avenue • Hilo, Hawaii 96720 • Phone (808) 969-1733

August 15, 1995

Gary Gill, Director  
State of Hawaii  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, HI 96813

Dear Mr. Gill:

Subject: OEQC Comment to Draft Environmental Assessment for  
Hilo Hospice

Thank you for your review of the Draft Environmental Assessment  
for the subject project.

In response to your request for consultation with neighboring  
residents and community groups, Hospice scheduled a public  
meeting for July 17, 1995 at their current offices. Hospice  
mailed out notice of the meeting two weeks prior to the meeting  
to 114 neighbors and community/social service organizations (see  
attached mailing list and flyer).

One fax response was received from Hawaii Island United Way  
endorsing the project (copy attached). The meeting drew no  
attendance. The proposed use is distant from any neighboring  
residences and would not be expected to impose any nuisance.  
Because of this and the fact that the project has consistently  
drawn universal support from social service agencies, no  
opposition and little interest in attending a public meeting was  
to be expected.

Again, thank you for your review, and be assured that the  
community has been well informed about this project.

Sincerely,

*Brenda Ho*

Brenda Ho,  
Executive Director

BH:mjr  
Enc.

