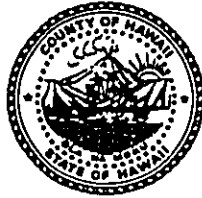


Stephen K. Yamashiro  
Mayor



Donna Fay K. Kiyosaki  
Chief Engineer

Jiro A. Sumada  
Deputy Chief Engineer

RECEIVED

County of Hawaii '96 APR 22 P1:33

DEPARTMENT OF PUBLIC WORKS  
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138  
DEPT. OF ENVIRONMENTAL QUALITY CONTROL

April 16, 1996

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
220 South King Street  
Central Pacific Plaza, Suite 400  
Honolulu, HI 96813

Dear Mr. Gill:

Final Environmental Assessment/Negative Declaration  
Applicant: Hawaii County Department of Public Works  
Request: Acquisition of Former J. C. Penney Land and Improvements  
for County Government Offices  
Waiakea and Piopio (City of Hilo), South Hilo, Island of Hawaii  
Tax Map Key: (3) 2-2-15:33

We have reviewed the comments received during the 30-day public comment period which began on March 8, 1996. We have determined that this project will not have significant environmental effect and have issued a negative declaration. Please find enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the Final Environmental Assessment/Negative Declaration for the above-referenced project. Please publish notice of this determination in the May 8, 1996 OEQC Bulletin.

Should you have any questions regarding this matter, please contact me or my Deputy Chief Engineer, Jiro Sumada of this office at 961-8321.

Sincerely,

  
DONNA FAY K. KIYOSAKI  
Chief Engineer

Enclosures

cc: Stephen K. Yamashiro, Mayor  
Virginia Goldstein, Planning Director

MAY 8 1996

1998-05-08-HI-PEA - Acquisition of JC Penney Land and  
Improvement for County Government Offices

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION  
ACQUISITION OF FORMER J. C. PENNEY LAND AND IMPROVEMENTS  
FOR COUNTY GOVERNMENT OFFICES

Tax Map Key (3) 2-2-15:33  
Waiakea and Piopio (City of Hilo), South Hilo, Island of Hawaii

February 1996

PREPARED BY  
DEPARTMENT OF PUBLIC WORKS

APPROVED



Stephen K. Yamashiro, Mayor

FINAL ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION  
ACQUISITION OF FORMER J. C. PENNEY LAND AND IMPROVEMENTS  
FOR COUNTY GOVERNMENT OFFICES

Tax Map Key (3) 2-2-15:33  
Waiakea and Piopio (City of Hilo), South Hilo, Island of Hawaii

February 1996

APPLICANT:

Hawaii County Department of Public Works  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

APPROVING AGENCY:

Office of the Mayor  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

CLASS OF ACTION:

Use of County Funds

Consultation With Government Agencies

The following agencies were contacted in the preparation of this Environmental Assessment (EA).

Planning Department  
Finance Department  
Department of Water Supply

## I. PROJECT DESCRIPTION

### Location

The project site is identified as Tax Map Key (3) 2-2-15:33 and is situated at the Kaiko'o Mall Shopping Center, City of Hilo, South Hilo, Island of Hawaii. The property contains a total area of approximately 6.542 acres. It is bounded by Aupuni Street to the north, Pauahi Street to the west, Kilauea Street to the south and the adjoining portion of the Shopping Center to the east. The project site is situated directly across the Hawaii County Building which is located on the makai (north) side of the project site and Aupuni Street.

### Ownership

The project site is owned in fee by J. C. Penney Company, Inc. The County will be initiating proceedings in eminent domain for the taking, acquisition and condemnation of the parcel of land and any improvements on the land.

### Objectives and Need for the Project

The purpose of the project is to acquire the former J. C. Penney building and land in order to centralize County public service agencies, including the Department of Water Supply, as well as to provide office space and parking expansion for future needs. The project would also require necessary renovations to the existing building for office use. Major renovations are needed to the reroofing system, lighting system, air conditioning system and bathroom facilities.

The County Council adopted Resolution No. 74 95 on April 5, 1995, requesting that the County Administration investigate the feasibility of purchasing the J. C. Penney building. The resolution stated that the following reasons:

"...expansion of county services has grown to the extent that all of its employees are not all located in the Hawaii County Building, which has resulted in a number of facilities being leased;

"...the projected increase in the population and the number of employees of the County of Hawaii is likely to require further expansion, and the acquisition of the J.C. Penney building may be prudent to meet future needs and ensure centralization of county agencies;

"...the J.C. Penney building site has a land area of 6.54 acres and a main building of 69,300 square feet, with an adjoining automotive department, service station and canopied areas adding 15,602 square feet for a total of 84,902 square feet;

"...the J.C. Penney building site possesses 457 parking stalls and is located across Aupuni Street from the Hawaii County Building;

"...acquisition by the County of Hawaii of the J.C. Penney building site would resolve the County of Hawaii's parking and facility needs well into the future."

The estimated cost for the acquisition, renovation and related improvements is approximately \$10,000,000.00. The funding source will be from General Obligation Bonds, the Department of Water Supply and may include Federal direct loan. The County Council has authorized an appropriation of \$6,500,000.00 for the project. The project construction is scheduled for June 1996, and the target for agencies relocation would be in December 1996.

## **II. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA**

### State Land Use

The project site is situated within the State Land Use Urban District.

### Hawaii County General Plan

The Hawaii County General Plan is the policy document for the long-range comprehensive development of the Island of Hawaii. It provides alternatives and options for the balanced growth of the County and for the coordinated expenditure of public funds for capital improvement projects. The document includes goals, policies, standards and courses of action covering a range of county and community concerns, including economics, environmental, social, land use and the coordination of governmental facilities and services. The project will complement the following goal, policies, standard and courses of action of the Public Facilities Element of the General Plan.

- \* Encourage the provision of public facilities that effectively service community needs and seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community.
- \* The County shall continue to seek ways of improving public service through the coordination of service and by maximizing the use of personnel and facilities.
- \* The County shall develop short and long-range capital improvement programs and operating budgets for public facilities and services.

- \* Public office center site shall satisfy modern and reasonable requirements of accessibility and compatibility with the surrounding neighborhood.
- \* Expansion plans for the Hilo public office center shall be evaluated and implemented if feasible.
- \* Consolidate government offices in a public office center.

The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the project area as High Density Urban Development. This designation allows commercial, multiple residential and related services (general and office commercial; multiple residential--up to 87 units per acre).

#### Hilo Community Development Plan

The Hilo Community Development Plan was adopted as Resolution No. 1 by the County Planning Commission on May 21, 1975. The Zoning Guide Map designates the project area as General Commercial.

#### Hawaii County Zoning Code

The project site is zoned General Commercial with minimum lot size of 7,500 square feet (CG-7.5). The proposed office use is permitted under this zoning district.

Adjacent and surrounding areas have similar Urban and General Commercial land use designations.

#### Kaiko'o Urban Renewal Plan

The Amended Urban Renewal Plan-Kaiko'o Project, dated June 1965, designates the project site as "Elevated Area." Prior to the devastating tsunami of May 23, 1960, the subject lands were a developed urban area with commercial, industrial and residential uses. Subsequent to the tsunami, the Kaiko'o Urban Renewal Plan was enacted by the now defunct Hawaii Redevelopment Agency (HRA) to redevelop certain areas of Hilo damaged by the 1960 tsunami. The Kaiko'o Project was a federally assisted program which created the Hawaii Redevelopment Agency in 1960 to coordinate and administer the program.

The general purpose and objectives of the Renewal Plan was to redevelop the devastated area in such a way as to minimize the danger or loss of life or damage to property in areas subject to inundation and flooding from seismic waves. To achieve this purpose, the Urban Renewal Plan designated the project area into the land use

classification as "Elevated Areas." The "Elevated Areas" have been raised 18 to 20 feet above mean sea level for protection from future seismic waves of the size and magnitude of the 1960 tsunami. According to the Urban Renewal Plan, "Only commercial uses shall be permitted in elevated areas, which shall include all types of retail merchandising and businesses, wholesale display and sales, all types of service businesses, general office space, medical, dental and other professional offices, theaters, restaurants, hotels, and other similar uses which are not inconsistent nor incompatible with the commercial uses contemplated by the Renewal Plan. A civic center complex, bus terminals and other transportation facilities and public utility facilities and substations may also be located in commercial area."

#### Special Management Area (SMA)

The project area is located outside of the Special Management Area boundaries. It is located more than 1,000 feet from the shoreline at Hilo Bay. The objectives of the Coastal Zone Management (CZM) Program, as expressed through Chapter 205A, HRS, and Rule 9 of the Planning Commission relating to SMA, are the protection of coastal resources, historical and cultural resources, scenic values, coastal ecosystems and coastal dependent economic uses.

### III. ENVIRONMENTAL SETTING

#### Physical Environment

The project site is situated on a portion of a 40-acre elevated plateau which was created with landfill to an elevation of 18 to 20 feet above mean sea level after the 1960 tsunami. The property consists of approximately 6.542 acres of land and the existing building encompasses approximately 84,902 square feet. Firestone Tire & Service Center currently occupies a portion of the existing building. The subject property has been improved with asphalt concrete pavement for approximately 457 parking stalls and with 2-foot wide planting strips along the street perimeter frontages. The parking circulation expands to the adjoining parking area for the Shopping Center. The subject property has four (4) existing accesses for egress/ingress. One access is to Kilauea Avenue, one to Aupuni Street and two accesses lead to Pauahi Street.

#### Surrounding Area

Uses in the adjoining Shopping Center include State offices (leased space), Sure Save Supermarket, Bargain Store, restaurants and other retail establishments. The project site is surrounded by the State Office Building and Hilo Lagoon Center to the east, Longs Drugs, Bank of Hawaii, American Savings & Loan and other offices to the west, and to the south are the Ace Hardware Store, restaurants and offices. The State

Office Building currently houses the Third Circuit Court, the Third District Court and other various state agencies and departments.

The 10-story Hilo Lagoon Centre building was completed in 1971 as the former 377-room Hilo Lagoon Hotel. However, in 1983, the hotel was converted into a mixed-use fee simple condominium project consisting of 138 residential and 117 commercial apartment units. The County Office of the Corporation Counsel, Department of Civil Service, Department of Liquor Control are currently leasing office space in the Hilo Lagoon Centre.

#### Topography, Physiography and Geology

The U.S. Department of Agriculture Soil Conservation Service report, Soil Survey of the Island of Hawaii, classifies the soils in the area as Keaukaha Series (rKFD) extremely rocky muck, 6 to 20 percent slopes. The soils consist of well-drained, thin organic soils overlying pahoehoe lava bedrock. In a representative profile, the surface layer is very dark brown muck about 8 inches thick. The soils above the lava are rapidly permeable. The pahoehoe lava is very slowly permeable, but water moves rapidly through the cracks. Runoff is medium and the erosion hazard is slight.

According to the Land Study Bureau Detailed Land Classification, the area has been classified for Urban type uses. Under the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH), the lands have been developed for urban type use.

#### Drainage and Flood Control

The Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency, designates the site to be within Zone X, areas outside of the 500-year flood plain. Existing drainage control are already in place through existing storm drain system within Aupuni Street, Pauahi Street and Kilauea Avenue.

#### Flora and Fauna/Historical/Archaeological Resources

There are no known rare or endangered species of flora or fauna nor historical or archaeological sites exist at the project site as land alteration has occurred by prior urban development activities.

#### Air and Noise Quality

Air quality is anticipated to be minimal as the proposed office use would be less traffic generated than the previous retail commercial use. Noise during renovation construction will have a short term impact on the surrounding area. To minimize this



impact, the contractor will be required to properly maintain all equipment utilized during the construction phase. Construction activities will be limited to normal business hours. Any heavy vehicles required during construction will comply with existing construction regulations.

#### Socio-Economic Considerations

The proposed project will centralize County agencies and will provide future expansion for facility and parking needs. The Hawaii County Building is located directly across Aupuni Street to the project site. It presently houses the Mayor's Office and other major offices including the County Council and County Clerk Offices, Department of Public Works Engineering and Building Divisions, Department of Parks and Recreation, Department of Water Supply, Planning Department and Department of Finance. As previously mentioned, the Office of the Corporation Counsel, Department of Civil Service, Department of Liquor Control are currently leasing office space in the Hilo Lagoon Centre. The Real Property Tax Division is located near the Hoolulu Tennis Stadium.

#### Public Services and Facilities

##### Roadway System

Four existing egress/ingress accesses to the project site are already in place. One is via Kilauea Avenue, another entrance is at Aupuni Street near the Firestone Service Center and two accesses are via Pauahi Street. Aupuni Street is a two-lane roadway that provides a connection between Pauahi Street and Kilauea Avenue. Approaches to Pauahi Street unsignalized T-intersection is controlled by a stop sign and right turn only movements onto Pauahi Street. Pauahi Street is a four-lane roadway that provides connections between Kilauea Avenue and Kamehameha Avenue. Kilauea Avenue is a four-lane roadway that provides traffic movements in the Downtown Hilo-Puna directions. These roadways are improved with curbs, gutters and sidewalks. Parking is permitted on both sides of Aupuni Street and Kilauea Avenue, and only along the east side of Pauahi Street, between Aupuni Street and Kilauea Avenue.

##### Water and Wastewater Disposal

Existing 8-inch water main and fire hydrants are located within the road rights-of-way. Sewer service is available from an 8-inch sewer line along Aupuni Street. All other essential utilities are available for the proposed office use.

### Police and Fire Services

Police and fire protection services are provided at the Hilo Police Headquarters on Kapiolani Street and the Hilo Central Fire Station at the corner of Ponahawai and Kinoole Streets.

## **IV. SUMMARY OF ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES**

### Short Term Impacts

Construction-related impacts are the primary short-term impacts identified. These include production of noise, dust and emissions by possibly heavy equipment. Construction activities would have minimal effect on the shopping center visitors as the building is situated on one side of the shopping center. Access to surrounding areas would not be affected.

Short-term construction-impacts of noise and dust can be mitigated by compliance with the State Department of Health Administrative Rules.

### Long Term Impacts

No major long-term adverse impacts are foreseen.

## **V. ANTICIPATED DETERMINATION**

Based on the analyses presented in this assessment, the proposed action will not significantly alter the environment and impacts will be minimal. Therefore, a Negative Declaration is being filed with this Final Environmental Assessment.

## **VI. FINDINGS AND REASONS SUPPORTING THE DETERMINATION**

1. The proposed project does not involve an irrevocable commitment or loss or destruction of any natural or cultural resources. The subject lands were a developed urban area with commercial, industrial and residential uses prior to the 1960 tsunami occurrence. The area has since been elevated and has been extensively improved with the existing former J. C. Penney building and the parking area as well as with other commercial developments. Therefore, no significant natural resources are present.
2. The proposed project does not curtail the range of beneficial uses of the environment. The project area is situated in an extensive developed area within the City of Hilo, with existing office and commercial structures and

infrastructures. The proposed project is to acquire and renovate the existing former J. C. Penney building and site in order to centralize County public service agencies and to provide expansion for future needs.

3. The proposed project does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 343, HRS, and any revisions thereof and amendments thereto, court decisions or executive orders. As previously stated, the area has been in urban development before and after the 1960 tsunami occurrence. Therefore, the area does not contain any significant natural resources. Any construction-related impacts of noise, dust and emissions would be mitigated by compliance with the State Department of Health Administrative Rules.
4. The proposed project does not substantially affect the economic or social welfare of the community or State. The proposed project is to acquire and renovate the existing former J. C. Penney building and site in order to centralize County public service agencies and to provide expansion for future needs. Thus, the community and the residents of the County as well as the County government would benefit from the proposed project.
5. The proposed project does not substantially affect public health. Any construction-related impacts of noise, dust and emissions would be mitigated by compliance with the State Department of Health Administrative Rules.
6. The proposed project does not involve substantial secondary impacts, such as population changes or effects on public facilities. The project is to acquire and renovate the existing former J. C. Penney building and site in order to centralize County public service agencies. The project area as well as the surrounding area has been extensively improved with the existing office and commercial structures and related parking areas. Further, the infrastructures are already in place.
7. The proposed project does not involve a substantial degradation of environmental quality. As previously stated, the project area as well as the surrounding area has been extensively improved with the existing office and commercial structures and related parking areas. The project is to acquire and renovate the existing former J. C. Penney building and site in order to centralize County public service agencies. Therefore, the proposed project will not degrade any environmental quality.
8. The proposed project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions. The project is to acquire and renovate the existing former

J. C. Penney building and site in order to centralize County public service agencies. The project area as well as the surrounding area has been extensively improved with the existing office and commercial structures and related parking areas.

9. The proposed project does not substantially affect any rare, threatened or endangered species or its habitat. The project area as well as the surrounding area has been extensively improved with the existing office and commercial structures and related parking areas. Therefore, no rare, threatened or endangered species or habitats of flora or fauna is present at the site.
10. The proposed project does not detrimentally affect air or water quality or ambient noise levels. The project area is situated more than 1,000 feet from the shoreline at Hilo Bay. The project is to acquire and renovate the existing building and site. Any construction-related impacts of noise, dust and emissions would be mitigated by compliance with the State Department of Health Administrative Rules.
11. Although the proposed project is located in a zone exposed to some earthquake and volcanic hazard, there are no reasonable alternatives. The proposed action would not expose any person to unreasonable risks. The subject lands were a developed urban area with commercial, industrial and residential uses prior to the 1960 tsunami occurrence. The area has since been elevated and has been extensively improved with the existing building and parking area.

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

## **VII. AGENCIES CONSULTED**

The following agencies provided comments and any substantive comments are included in the appropriate sections of the Draft EA. Copies of the comments and responses are provided in Appendix A.

Planning Department  
Finance Department  
Department of Water Supply

APPENDIX A

COMMENTS AND RESPONSES TO THE DRAFT EA

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) 588-4188  
FACSIMILE (808) 588-4188

April 4, 1996

Ms. Donna Fay Kiyosaki  
Hawaii County Department of Public Works  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Ms. Kiyosaki:

Subject: Draft Environmental Assessment for the Acquisition of the  
J.C. Penney Building Site

Thank you for the opportunity to review the subject document. We  
have the following comment.

1. Please provide reasons for supporting the determination based  
on an analysis of the significance criteria in section 11-200-  
12 of the Hawaii Environmental Impact Statement Rules. Refer  
to section D of the enclosed sample as a guideline.

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

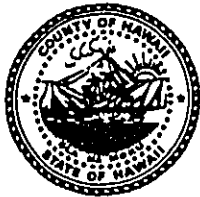
Sincerely,

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

Gary Gill  
Director

93764

Stephen K. Yamashiro  
Mayor



Donna Fay K. Kiyosaki  
Chief Engineer

Jiro A. Sumada  
Deputy Chief Engineer

## County of Hawaii

### DEPARTMENT OF PUBLIC WORKS

25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138

April 26, 1996

Mr. Gary Gill, Director  
State of Hawaii  
Office of Environmental Quality Control  
220 South King Street  
Fourth Floor  
Honolulu, HI 96813

Dear Mr. Gill:

**DRAFT ENVIRONMENTAL ASSESSMENT**  
Acquisition of Former J. C. Penney Land and Improvements  
for County Government Offices  
Tax Map Key: (3) 2-2-15:33, South Hilo, Island of Hawaii

Thank you for your time and participation in the review and response to the Draft Environmental Assessment for the above-referenced project. Your comments have been incorporated in the Final Environmental Assessment.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Fay K. Kiyosaki".

DONNA FAY K. KIYOSAKI, P.E.  
Chief Engineer

AGK:pak  
LOEQC.agk

Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Norman Olesen  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-9615

March 27, 1996

Ms. Donna Fay K. Kiyosaki, P.E.  
Chief Engineer  
Department of Public Works  
25 Aupuni Street  
Hilo, HI 96720

Dear Ms. Kiyosaki:

Draft Environmental Assessment for the Acquisition of the former J.C. Penney Land and  
Improvements for County Government Offices  
Tax Map Key: 2-2-15: 33: Kaiko'o, South Hilo, Hawaii

We are in receipt of your letter dated March 14, 1996, requesting our review and comments  
on the above-described draft environmental assessment.

We have reviewed the document and have no comments to offer.

Thank you for allowing our office the opportunity to comment. Please feel free to contact  
this office should you have any questions.

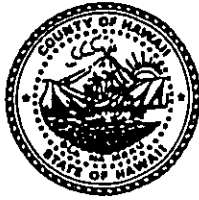
Sincerely,

Handwritten signature of Virginia Goldstein in cursive script.  
VIRGINIA GOLDSTEIN  
Planning Director

DSA:pak  
MDPW03.dsa



Stephen K. Yamashiro  
Mayor



Donna Fay K. Kiyosaki  
Chief Engineer

Jiro A. Sumada  
Deputy Chief Engineer

## County of Hawaii

### DEPARTMENT OF PUBLIC WORKS

25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138

April 16, 1996

Ms. Virginia Goldstein  
Planning Director  
Planning Department  
25 Aupuni Street  
Hilo, HI 96720

Dear Ms. Goldstein:

**DRAFT ENVIRONMENTAL ASSESSMENT**  
Acquisition of Former J. C. Penney Land and Improvements  
for County Government Offices  
Tax Map Key: (3) 2-2-15:33, South Hilo, Island of Hawaii

Thank you for your time and participation in the review and response to the Draft Environmental Assessment for the above-referenced project.

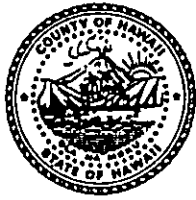
Sincerely,

A handwritten signature in cursive script, appearing to read "Donna Fay K. Kiyosaki".

DONNA FAY K. KIYOSAKI, P.E.  
Chief Engineer

AGK:pak

Stephen K. Yamashiro  
Mayor



Harry A. Takahashi  
Director

## County of Hawaii

### DEPARTMENT OF FINANCE

25 Aupuni Street, Room 118 • Hilo, Hawaii 96720-4252  
(809) 961-8234 • Fax (808) 961-8248

March 19, 1996

Ms. Donna Fay K. Kiyosaki  
Chief Engineer  
Department of Public Works  
25 Aupuni Street  
Hilo, HI 96720

RE: Draft Environmental Assessment  
Acquisition of former J. C. Penney Land and  
Improvements for County Offices  
Tax Map Key: (3) 2-2-15:33, South Hilo, Island of  
Hawaii

We have reviewed your draft environmental assessment and  
we have no comment to the proposal.

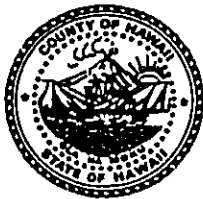
We thank you for the opportunity to have reviewed the  
draft environmental assessment.

Sincerely,

  
Harry A. Takahashi  
Finance Director

709308

Stephen K. Yamashiro  
Mayor



Donna Fay K. Kiyosaki  
Chief Engineer

Jiro A. Sumada  
Deputy Chief Engineer

## County of Hawaii

### DEPARTMENT OF PUBLIC WORKS

25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138

April 16, 1996

Mr. Harry Takahashi  
Finance Director  
Finance Department  
25 Aupuni Street  
Hilo, HI 96720

Dear Mr. Takahashi:

**DRAFT ENVIRONMENTAL ASSESSMENT**  
Acquisition of Former J. C. Penney Land and Improvements  
for County Government Offices  
Tax Map Key: (3) 2-2-15:33, South Hilo, Island of Hawaii

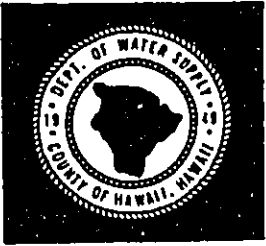
Thank you for your time and participation in the review and response to the Draft Environmental Assessment for the above-referenced project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna Fay K. Kiyosaki".

DONNA FAY K. KIYOSAKI, P.E.  
Chief Engineer

AGK:pak



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

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

March 21, 1996

TO: Ms. Donna Fay K. Kiyosaki, P.E.  
Chief Engineer, Department of Public Works

FROM: Milton D. Pavao, Manager

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
ACQUISITION OF FORMER J.C. PENNEY LAND AND IMPROVEMENTS FOR  
COUNTY GOVERNMENT OFFICES  
TAX MAP KEY (3) 2-2-15:33, SOUTH HILO, ISLAND OF HAWAII

We concur with your assessment that a Negative Declaration be filed for the proposed action.

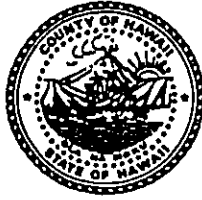
The assessment however should mention that we are one of the agencies intending to relocate there and also that project funding will include funds from our department.

Thank you for the opportunity to provide our comments.

Milton D. Pavao, P.E.  
Manager

... *Water brings progress...*

Stephen K. Yamashiro  
Mayor



Donna Fay K. Kiyosaki  
Chief Engineer

Jiro A. Sumada  
Deputy Chief Engineer

## County of Hawaii

### DEPARTMENT OF PUBLIC WORKS

25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138

April 16, 1996

Mr. Milton Pavao  
Manager  
Department of Water Supply  
25 Aupuni Street  
Hilo, HI 96720

Dear Mr. Pavao:

**DRAFT ENVIRONMENTAL ASSESSMENT**  
Acquisition of Former J. C. Penney Land and Improvements  
for County Government Offices  
Tax Map Key: (3) 2-2-15:33, South Hilo, Island of Hawaii

Thank you for your time and participation in the review and response to the Draft Environmental Assessment for the above-referenced project. Your comments have been incorporated in the Final Environmental Assessment.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Fay K. Kiyosaki".

DONNA FAY K. KIYOSAKI, P.E.  
Chief Engineer

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