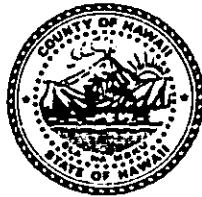


Stephen K. Yamashiro  
Mayor



Hoolulu Park  
Addition

George Yoshida  
Director

Juliette M. Tulang  
Deputy Director

County of Hawaii

RECEIVED

DEPARTMENT OF PARKS AND RECREATION MAY 28 10:48  
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252  
(808) 961-8311

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

May 27, 1997

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
State Office Tower  
235 S. Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Subject: Final Environmental Assessment (EA) for Hoolulu Park  
Expansion, Waiakea South Hilo, Hawaii TMK: 2-2-32:82

Dear Mr. Gill:

The Department of Parks and Recreation, County of Hawaii, has reviewed the comments received on the draft EA for the Hoolulu Park expansion project, during the 30-day review period which began on February 23, 1997, and has determined that this project will have no significant environmental effect.


Therefore, with this letter, we hereby issue a finding of no significant impact.

We request that this notice of determination be published in the June 8, 1997 issue of the Environmental Notice.

Enclosed is a completed OEQC Bulletin publication form and four copies of the final EA.

Please contact Glenn Miyao at 961-8311 if any questions arise.

Sincerely,

  
George Yoshida  
Director

encl

cc Roy Takemoto, Land Use Consultant

66

1997-06-08-HI-FEA-Hoolulu Park  
Addition

JUN 8 1997

**FILE COPY**

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*Final Environmental Assessment*

## **HOOLULU PARK ADDITION**

*Waiakea, South Hilo District, Hawaii*  
TMK: 3rd 2-2-32:82

**Prepared for:**  
Department of Parks & Recreation  
County of Hawaii

**Prepared by:**  
Roy R. Takemoto  
Land Use Consultant  
P.O. Box 10217  
Hilo, HI 96721

**May 9, 1997**

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TMK:3rd/2-2-32:82, Waiakea, South Hilo, Island of Hawaii (Archaeological  
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# FINAL EA: HOOLULU PARK ADDITION

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## 1.0 INTRODUCTION

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### 1.1 Proposing Agency and Accepting Authority

The County of Hawaii Department of Parks and Recreation ("P&R") proposes the setaside by Executive Order of 2,532 acres of State land to the County of Hawaii for an addition to the Hoolulu Park Complex. The use of State land and County funds trigger the environmental review requirements under *Hawaii Revised Statutes* Chapter 343.<sup>1</sup> Should the proposing agency determine that the proposed actions could result in significant impacts such that an EIS should be prepared, the accepting authority to determine the adequacy of the Final EIS is the governor, or an authorized representative, due to the use of State lands.

### 1.2 Agencies Consulted

The following agencies and organizations were consulted during the process of preparing this environmental assessment or will be consulted during the 30-day public review period:

- Federal
  - U.S. Army Corps of Engineers
  - U.S. Department of the Interior, Fish and Wildlife Service
- State
  - Department of Accounting and General Services
  - Department of Health
  - Department of Land and Natural Resources
  - Office of State Planning
  - Department of Transportation
  - Department of Education, Facilities Planning
- County

---

1. *Hawaii Revised Statutes* §343-5(a)(1).

Planning Department  
Department of Public Works  
Department of Water Supply  
Fire Department  
Police Department

- Organizations and Individuals  
Waiakea Houselots Lower Association  
Legislators and Councilpersons  
Adjacent landowners

---

## 2.0 DESCRIPTION OF PROPOSED ACTION

### 2.1 Location and Ownership

The approximately 2.532-acre project site is located adjacent to the existing Hoolulu Park Complex at Waiakea, South Hilo, island and County of Hawaii (TMK: 3rd/2-2-32:82) (see Figure 1, "Location Map," on page 3 and Figure 2, "Tax Map," on page 4) ("Site"). The State had previously transferred the Site to the County by Executive Order No. 2898 for recreational purposes. Because the County was not able to develop the Site due to budgetary constraints, the County returned the Site to the State.

### 2.2 Existing Uses

*Site.* The entire Site had been completely graded and the debris piled along the perimeter of the Site (see Figure 3 on page 5). The State had leased the Site and the lessee used the Site for construction equipment and material storage. The lease has expired, and the Site has been vacant. There are a few remnants of stored materials and equipment still on the Site, which the State should request the proper owners to remove.

*Surrounding Areas.* The surrounding uses are as follows (see Figure 4 on page 6):

- North: private industrial uses; theatre parking lot;
- South: Hoolulu Park Complex;
- East: private industrial use;
- West: Hoolulu Park Complex.

FIGURE 1. Location Map

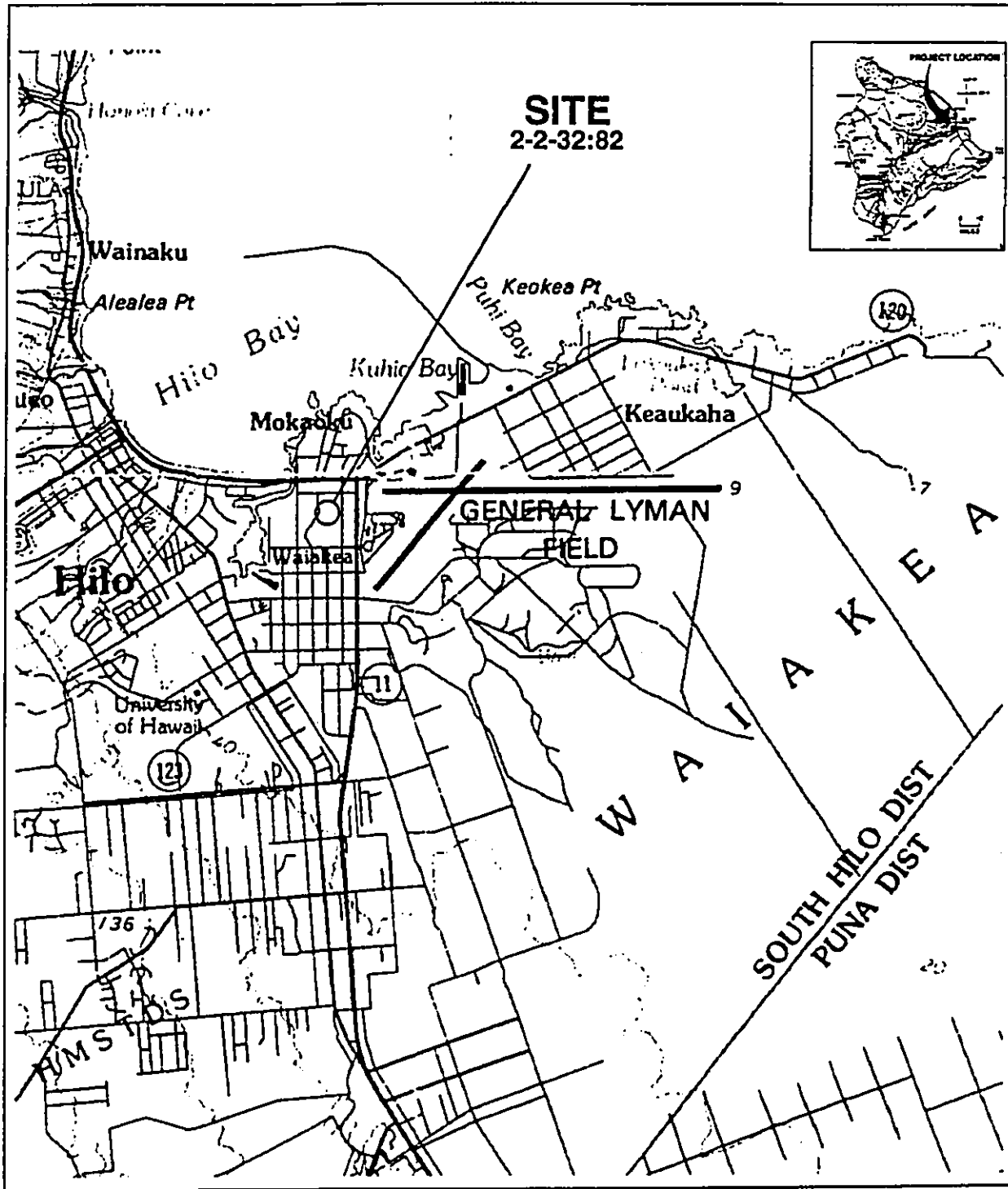


FIGURE 2. Tax Map

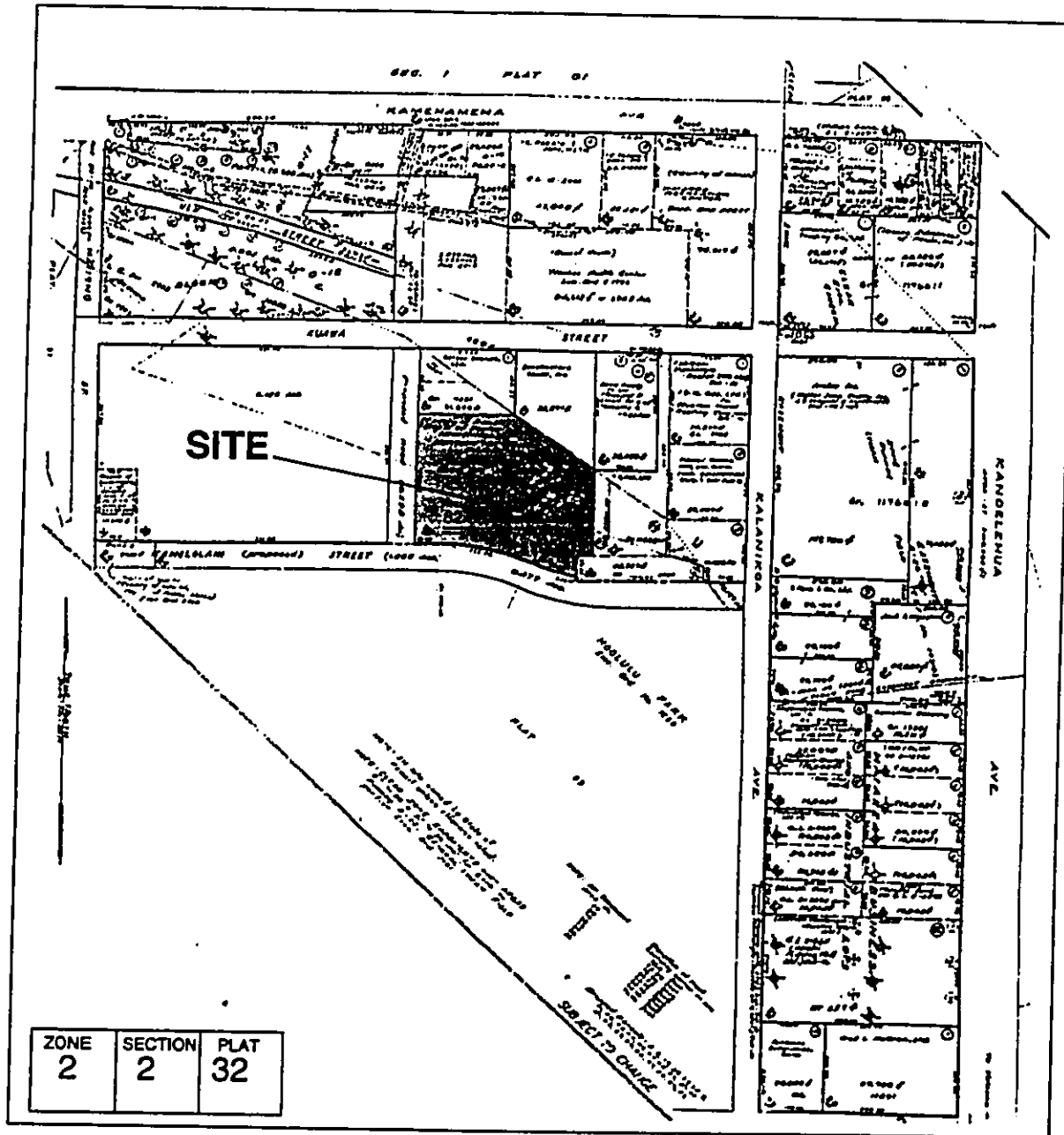




FIGURE 3. Existing Conditions

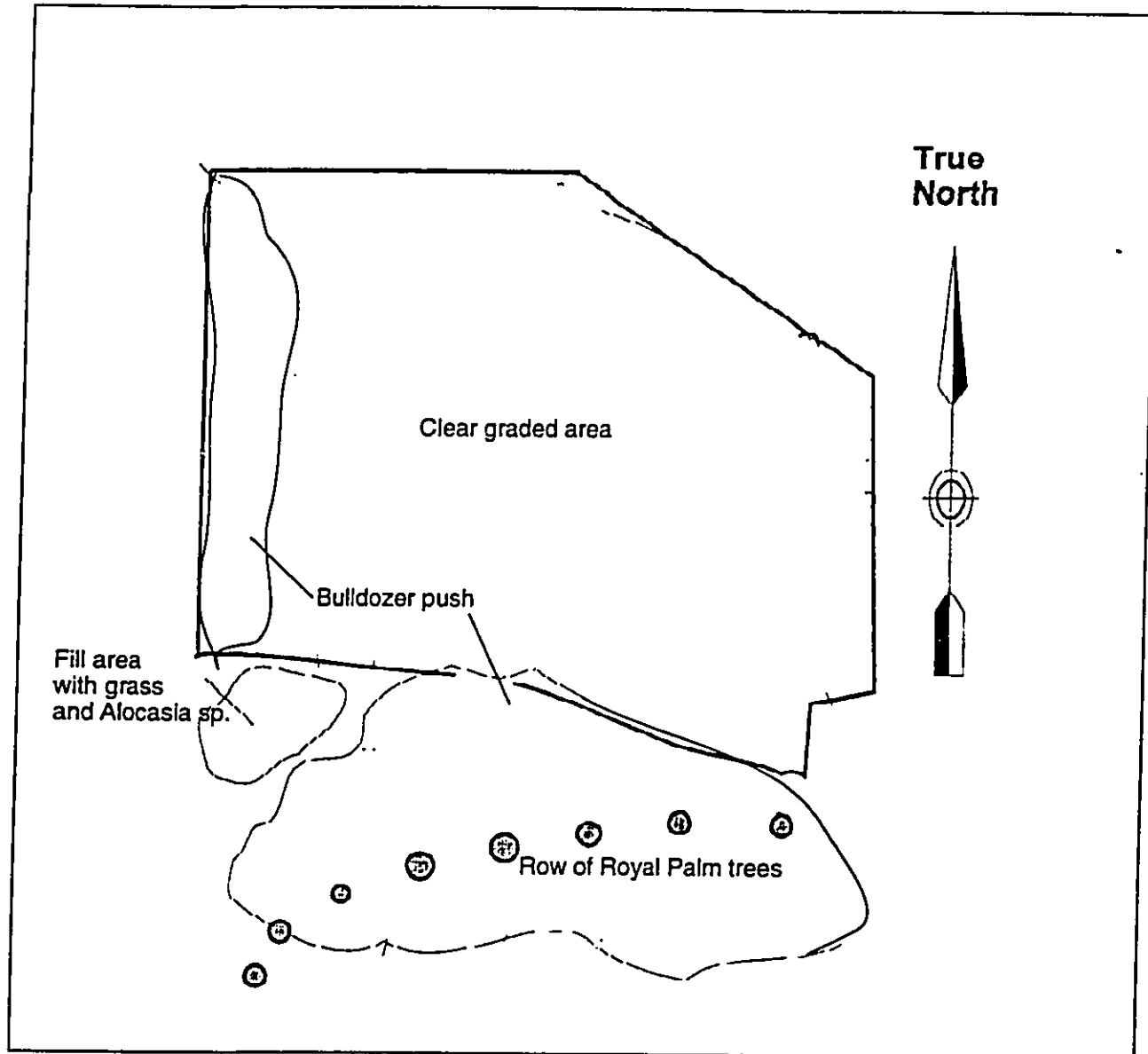
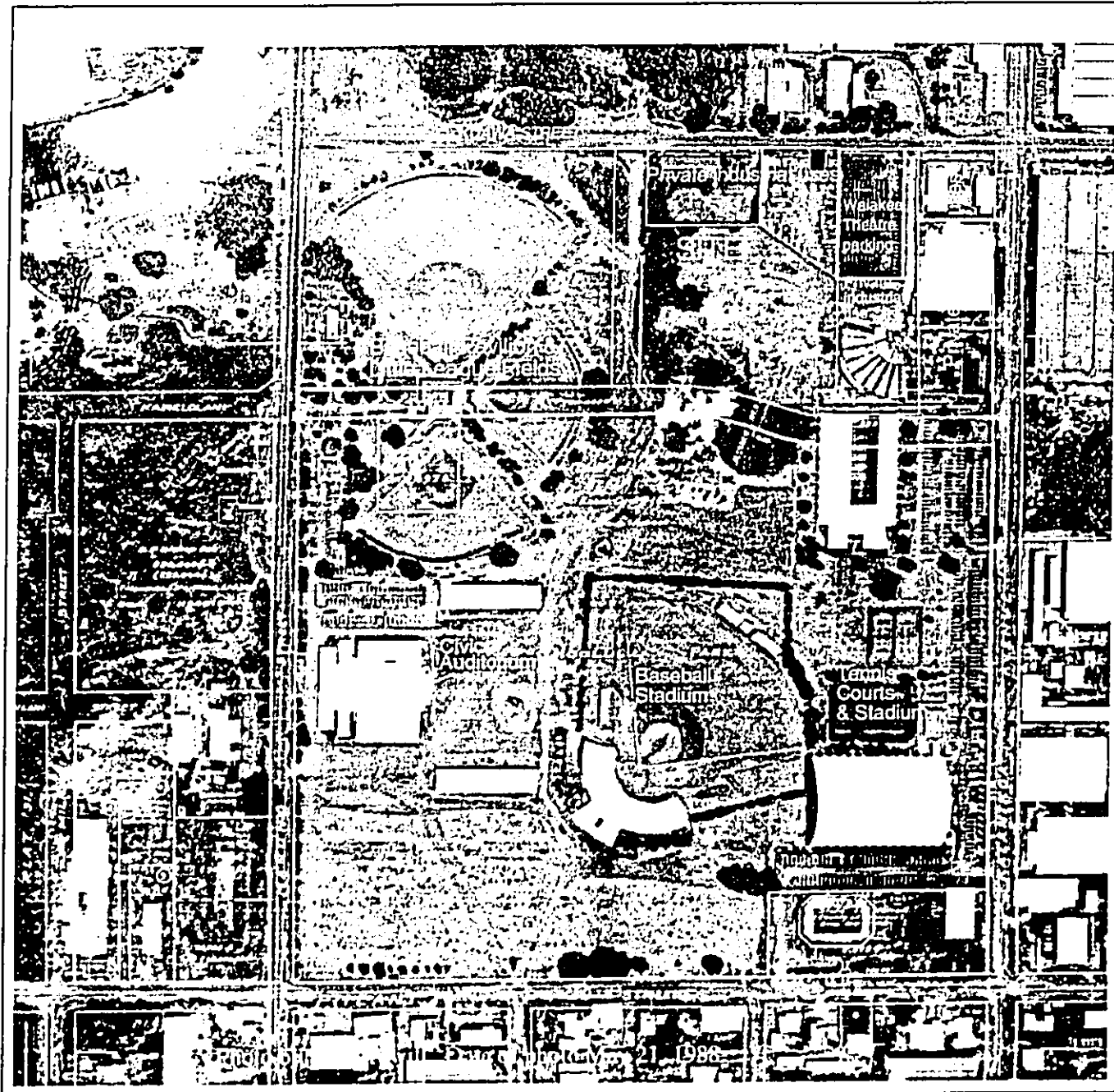


FIGURE 4. Surrounding Uses



## 2.3 Project Description

### 2.3.1 Project Need and Objectives

The demands on the existing recreation facilities at Hoolulu Park Complex, particularly Wong Stadium, have increased. With the initiation of winter league baseball, Wong Stadium is used year-round for baseball and high school football.

The project objectives are as follows:

- provide a multi-purpose playing field large enough to accommodate official football and soccer;
- provide adequate parking and spectator facilities for day and night activities;
- negotiate joint use and funding with the State for high school activities.

### 2.3.2 Conceptual Plan

The proposed facilities include (see Figure 5 on page 8):

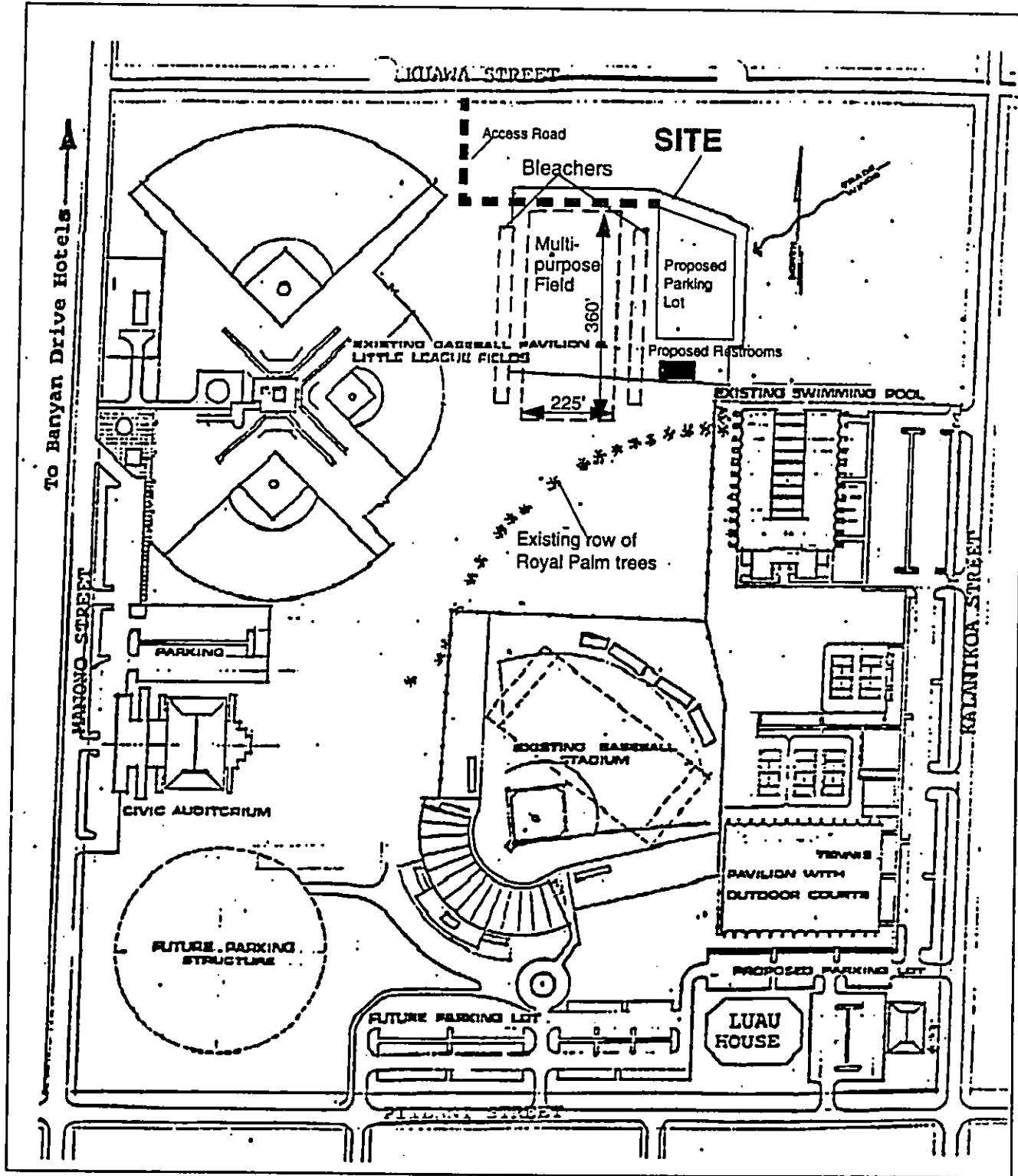
- Multi-purpose field (225' x 360');
- Bleachers (seating capacity of 2000 persons);
- Restroom;
- Lighting;
- Bicycle racks;
- Access road; and
- Parking lot (500 stalls).

Two factors influenced the site planning for the multi-purpose field: the proposed location of the field avoids any dislocation of the existing row of Royal Palm trees to the south of the Site; and the proposed parking lot serves as a buffer between the field and the neighboring parcels. Portions of the field and bleachers extend outside the Site boundaries into County-owned areas that are part of the Hoolulu Park Complex.

## 2.4 Timetable and Cost

The targeted construction start is summer 1998, with completion in three months by Fall 1998. The estimated construction cost is \$3 million using County or a mix of County and State funds.

FIGURE 5. Conceptual Site Plan



---

### 3.0 ENVIRONMENTAL SETTING, IMPACTS, & MITIGATION MEASURES

---

#### 3.1 Physical Characteristics

##### 3.1.1 Climate

The elevation of the Site is approximately 10' above mean sea level. Located on the wetter windward side of the island, the mean annual rainfall is about 136". Generally, the wet months occur from October through April. Mean annual temperature is about 73°F. Wind patterns are diurnal-- dominant easterly tradewinds prevail during the day, while in the evening cooler westerly winds sweep down the slopes of Mauna Loa and Mauna Kea.<sup>2</sup>

##### Impacts and Mitigation

None.

##### 3.1.2 Topography & Soils

The topography of the Site is relatively flat. The Soil Survey Report classifies the soil as Keaukaha Series (rKFD), which is extremely rocky muck, well-drained, thin (<1') organic soils overlying pahoehoe lava bedrock. Runoff is medium, erosion hazard slight, and shrink-swell potential high (although these soils are usually moist, when dried they have high shrinkage but low swelling potential).<sup>3</sup> Due to the Site's previous use for construction equipment storage, there are a few exposed areas where oil spots are noticeable. Most of the Site is covered by grass or brush so it is difficult to observe the extent of oil spots.

##### Impacts and Mitigation

Compliance with the County Grading Permit requirements would minimize any erosion and sedimentation impacts during construction. The oil-stained soils can be remediated onsite with a permit from the Department of Health for a temporary remediation site.<sup>4</sup> To determine the extent of the problem and the proper remediation procedures, the State or County should undertake a Phase I Hazardous Waste Environmental Assessment during the design phase of the project.

---

2. State of Hawaii, Department of Land and Natural Resources. *An Inventory of Basic Water Resources Data: Island of Hawaii*. Report R34, 1970.

3. U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Island of Hawaii*. State of Hawaii, 1973, sheet 74.

4. Telephone conversation with the Department of Health Solid and Hazardous Waste Branch on 4/14/97.

### 3.1.3 Natural Hazards

**Flood and Coastal Hazards.** The Flood Insurance Rate Map designates the Site in Zone X, which means that it is outside the 500-year flood plain. At its closest point, the Site is located approximately 600' outside of the coastal high hazard zone (see Figure 6 on page 11).<sup>5</sup> The Site is, however, within the Civil Defense Tsunami Evacuation Zone, which means that all occupants must evacuate during any Tsunami Warning issued by the Civil Defense (see Figure 7 on page 12). The Hawaii County Civil Defense designates tsunami evacuation routes only for isolated areas with limited access, such as Keaukaha where there is only one main road serving the area. In other areas where multiple routes exist, such as the project site, all streets serving the area act as alternative evacuation routes.

**Volcanic and Earthquake Hazards.** The United States Geological Survey (USGS) classifies the area as Lava Flow Hazard Zone 3, on a scale of ascending risk 9 to 1.<sup>6</sup> The Building Code designates the entire island of Hawaii in Earthquake Zone 3 and contains certain structural requirements to address the relative seismic hazards.

#### Impacts and Mitigation

None. The Site is not within any special flood, tsunami, or volcanic hazard zones. The location within the tsunami evacuation zone does not impose any restrictions on design or construction. The Building Code requirements mitigate potential earthquake hazards.

### 3.1.4 Flora/Fauna

Since the Site had been previously entirely graded, the only vegetation on the Site are weed species that have invaded the Site since the clearing; there are no rare or endangered species.<sup>7</sup> The area immediately south of the Site, which is part of the existing Hoolulu Park Complex, has a row of Royal Palm trees and an area with apparently poorer drainage that is overgrown with grass and *Alocasia* sp (the *Alocasia* sp. is an indicator of potential wetlands). This area had also been cleared (refer to 1988 aerial photograph in Figure 4 on page 6). The substrate of the poor drainage area is fill material. Based on a site inspection on May 7, 1997, the Corps of Engineers determined that the poor drainage area was not a wetland.<sup>8</sup>

5. Federal Emergency Management Agency, Flood Insurance Rate Map, panel 880.

6. Heliker, C. *Volcanic and Seismic Hazards on the Island of Hawaii*. U.S. Geological Survey, 1991.

7. The U.S. Fish & Wildlife Service confirmed the absence the endangered species to the best of their knowledge (see letter dated 3/27/97 in Appendix C).

8. See wetlands determination letter from the Corps of Engineers in Appendix B.

FIGURE 6. Flood Insurance Rate Map

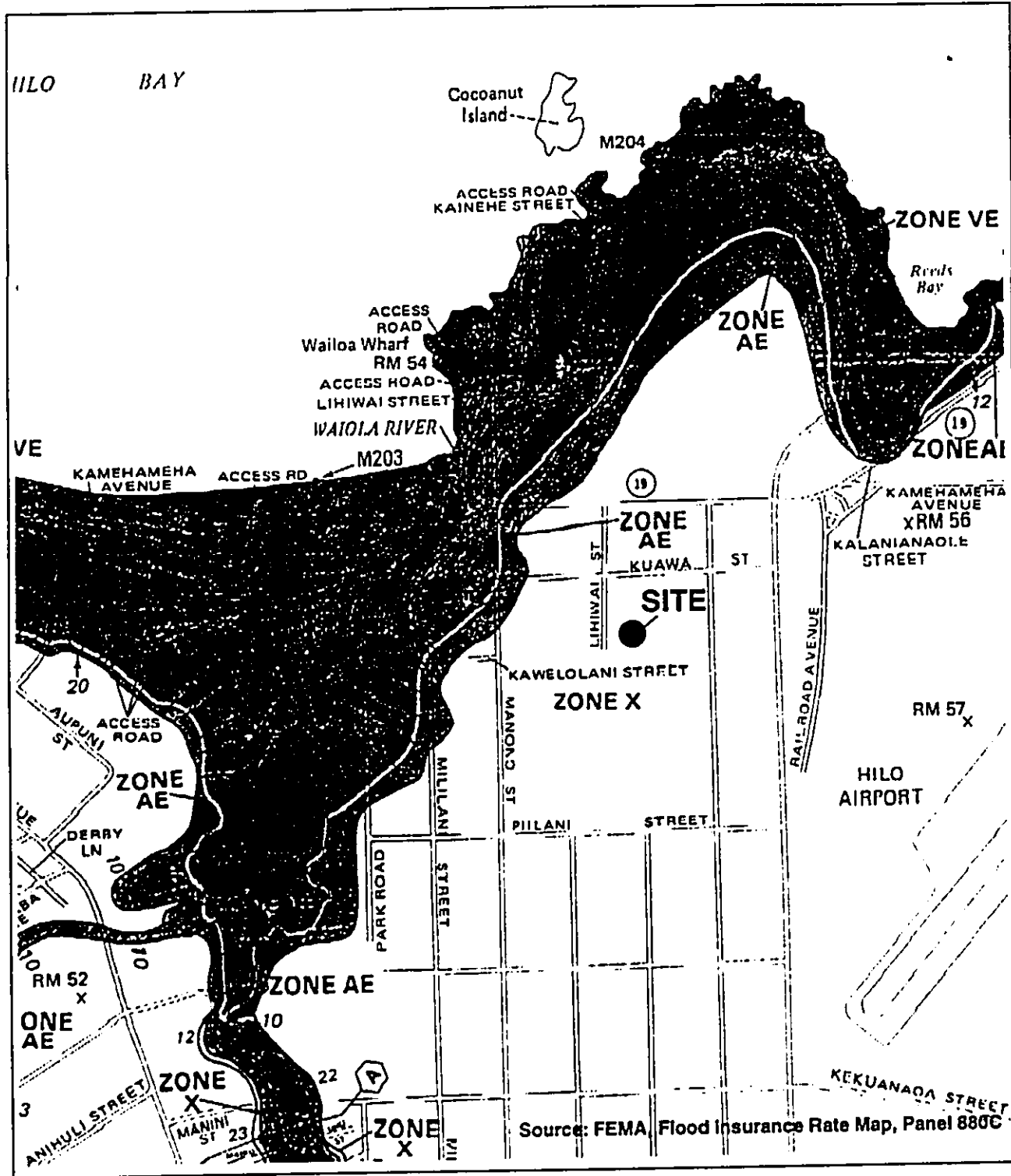
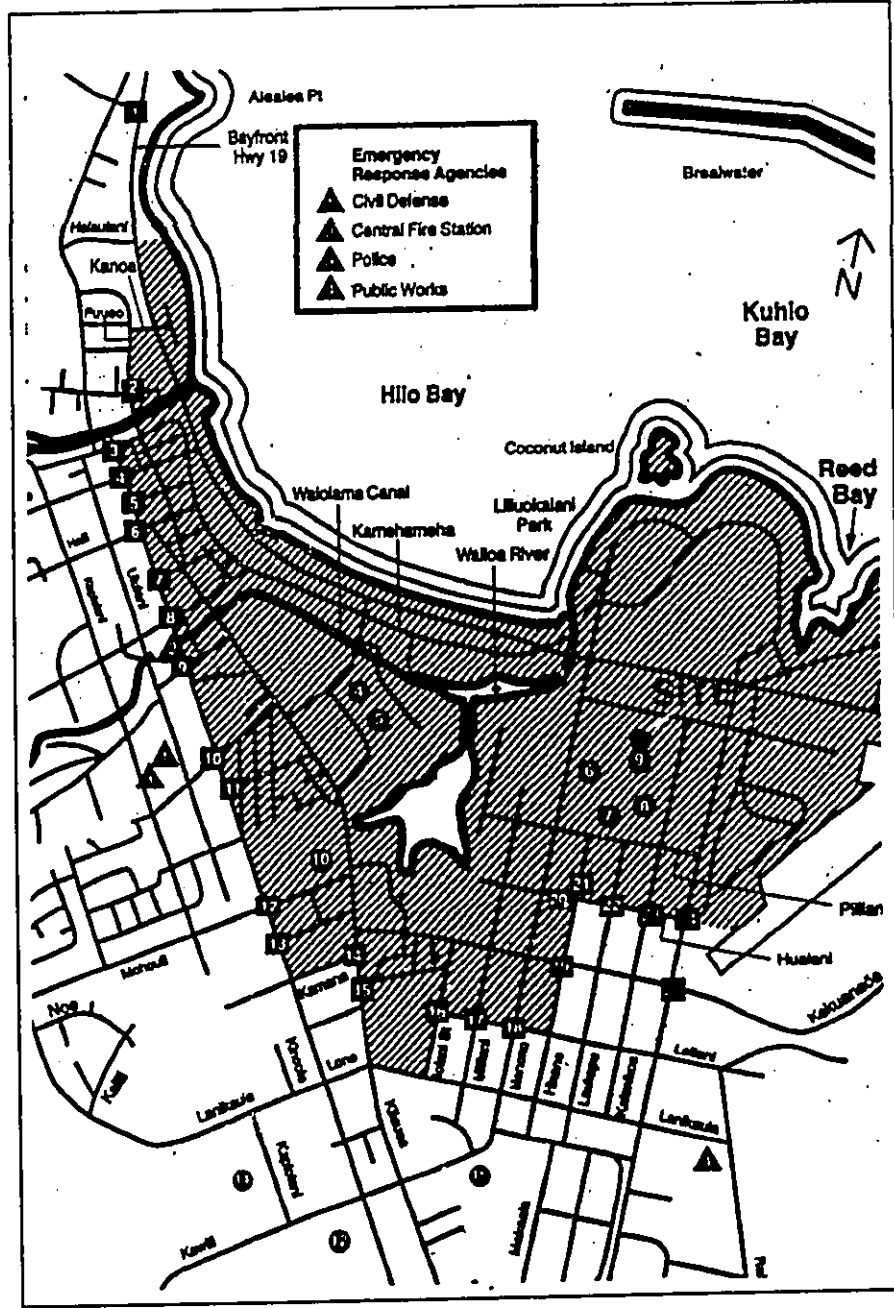


FIGURE 7.

Tsunami Evacuation Zone Map





Impacts and Mitigation

None. The proposed multi-purpose field was purposely located to avoid impacting the Royal Palm trees. Since the marshy is not a wetland, the area can be filled without a Corps of Engineers permit.

**3.1.5 Historic/Archaeological/Cultural Resources**

A 100% reconnaissance archaeological survey of the Site conducted in July 1996 found no archaeological features and concluded that no further archaeological work was necessary (see Appendix A).

Impacts and Mitigation

None.

**3.1.6 Water Resources**

The Hilo area is underlain by basal groundwater. The nearest stream is Wailoa River located approximately 1000' from the Site.

Impacts and Mitigation

None. If drywells are required due to increased impervious surfaces from the road and parking lot paving, compliance with the Underground Injection Control Permit requirements would mitigate potential impacts to groundwater quality.

**3.1.7 Air Quality and Noise**

The noise from the spectators during the recreational activity will be similar to the existing noise levels that emanate from Wong Stadium.

Impacts and Mitigation

None. The Site is located away from residentially zoned areas. Noise during construction would be mitigated by compliance with the Department of Health noise regulations (*Hawaii Administrative Rules* Chapter 11-46). Night-time noise would be mitigated by P&R's rules that require activities to end by 11:00 p.m.

**3.1.8 Scenic Resources**

Currently, the Site is overgrown and not maintained. The proposed project, embellished with landscaping, will improve the scenic quality of the area.

Impacts and Mitigation

Beneficial impact.

### 3.1.9 Recreation Resources

The existing Hoolulu Park Complex is a regional facility that provides indoor and outdoor recreational opportunities. It is a major center for spectator sports and cultural activities. The Complex includes an Olympic size pool, tennis stadium, tennis courts, baseball stadium, baseball fields, civic auditorium, and group party facilities.

#### Impacts and Mitigation

Beneficial impact-- the project would expand the recreation opportunities provided by Hoolulu Park Complex.

## 3.2 Socioeconomic Characteristics

### 3.2.1 Ceded Lands

The Site is part of the State's ceded lands inventory. Under the terms of the Admissions Act §5(f), the federal government returned the ceded lands to the State in the form of a public trust for five purposes: support of public schools and other public education institutions; betterment of the conditions of Native Hawaiians; development of farm and home ownership on as widespread basis as possible; making of public improvements; and provision of lands for public use. The proposed project meets the public trust purpose of providing land for public use. The Office of Hawaiian Affairs does not object to the use of these ceded lands for the proposed project.<sup>9</sup>

### 3.2.2 Crime

One of the landowners adjacent to the Site experienced recent break-ins and feared that clearing the Site would increase potential break-ins. However, the existing overgrown vegetation on the Site may actually invite break-ins since the vegetation blocks the view from the park or the streets. The additional activity resulting from the project should further deter break-ins. As a mitigation measure to discourage fence-climbing, the project will use landscaping (e.g., thorny hedges) or other techniques along the project boundaries adjoining private landowners.

## 3.3 Public Facilities, Utilities, and Services

### 3.3.1 Roads and Traffic

As part of the project, P&R will improve the existing County access road from Kuawa Street to provide access to the project. Parking would also be provided adjacent to the proposed field (approximately 500 stalls). The site plan pro-

9. See letter dated 3/7/97 from Martha Ross, Deputy Administrator in Appendix C.

poses that some of the bleachers, which are portable, be located within the right-of-way since the right-of-way has excessive area for the required access needs. The bleachers can be moved if necessary in the future and the field reconfigured accordingly.

#### Impacts and Mitigation

Because the users of the Site would be relocated from their current use of Wong Stadium to the Site, the project would shift the traffic from one location of Hoolulu Park to another. Any need for overflow parking could be accommodated by the parking areas near Kawamoto Swimming Pool and Wong Stadium.

Presently, Hoolulu Park accommodates parking for approximately 950 vehicles which access the parking areas from Kalanikoa, Piilani, and Manono Streets. The proposed 500 stalls represent an increase of 50% over the present capacity. This additional capacity will alleviate overflow onstreet parking problems within the Waiakea Houselots neighborhood during major events such as the County Fair.<sup>10</sup>

Since the access to the proposed parking lot is from Kuawa Street, the proposed parking will not conflict with the existing parking areas. The land uses along Kuawa Street are either vacant or limited to daytime businesses. Therefore, Kuawa Street and the intersections with Manono and Kalanikoa Streets have adequate capacity to accommodate the proposed peak traffic volumes generated by the project since the project's activities will usually occur on weekends, evenings, or later afternoon hours.<sup>11</sup> A recently paved access from the Site to Piilani Street through Hoolulu Park provides an alternate route to relieve the peak traffic to Kuawa Street.

Based on the minimal traffic impacts resulting from the project, no mitigation measures other than the improvements to the access road as proposed is necessary.

#### **3.3.2 Water System**

Water demand would be to serve the restroom. As an estimate of potential water usage, Wong Stadium uses an average of 3,000 gpd.

#### Impacts and Mitigation

None. Water service is available via a 6-inch main on Kuawa Street.

10. See letter dated 3/6/97 from the Waiakea Houselots Lower Association in Appendix C.

11. Consultation with Department of Public Works on 4/19/97.

**3.3.3 Wastewater System**

Because a sewer line runs along Kalanikoa Street, the project will be required to hookup to this line. The proposed operations will not require pretreatment.

**Impacts and Mitigation**

None. Adequate sewer capacity is available.

**3.3.4 Drainage System**

As mandated in Storm Drainage Standards for Hawaii County, 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. The project's drainage will be handled by drywells or other means acceptable to the Department of Public Works.

**Impacts and Mitigation**

None. If the drywells are considered "injection wells", the Underground Injection Control (UIC) Permit would mitigate potential impacts to the groundwater quality.

**3.3.5 Electrical/Telephone**

Electricity and telephone lines are available via overhead lines on Kuawa or Kalanikoa Streets.

**Impacts and Mitigation**

Although the Federal Aviation Administration did not comment on the Draft EA, there may be some coordination required during the detailed design phase of the project to minimize impacts of the height and location of the lights relative to the flight paths.

**3.3.6 Police & Fire Protection**

The proposed project would be served by the County's fire station headquarters located on Kinoole Street or the 24-hour substation at Waiakea. The police headquarters is located on Kapiolani Street.

**Impacts and Mitigation**

None.

---

## 4.0 RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

---

### 4.1 State Plan

The proposed project conforms with the objectives and policies of the Hawaii State Plan:

*§226-6 Objectives and policies for socio-cultural advancement-- leisure. (a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.*

(b) To achieve the leisure objective, it shall be the policy of this State to:

(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.

(5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.

(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.<sup>12</sup>

The proposed project will expand the opportunities for groups of all ages and abilities to have access to a multi-purpose play field. Since the demand for the existing facilities already exceed the current capacity, the proposed facilities will meet an existing need as well as provide reserve capacity to meet future demands.

### 4.2 State Land Use Law

The State Land Use classification for the Site is Urban. The County, through its zoning ordinance, determines the permissible uses within the Urban district. The proposed project will not require a land use district reclassification.

### 4.3 Hawaii County General Plan

The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation for the Site is Open (see Figure 8 on page 19). Since the Open designation is intended for "parks and historic sites,"<sup>13</sup> the proposed use conforms with the General Plan.

The project implements the following General Plan goals and policies related to recreation:

#### Goals

---

12. *Hawaii Revised Statutes* §226-23.

13. Hawaii County General Plan, Supporting Document, 1989, p. 80.

Provide a wide variety of recreational opportunities for the residents and visitors of the County.

Provide a diversity of environments for active and passive pursuits.

Policies

The County of Hawaii shall improve existing public facilities for optimum usage.

The use of land adjoining recreation areas shall be compatible with community values, physical resources and recreation potential.

The County shall develop short and long range capital improvement programs and plans for recreational facilities which are consistent with the General Plan.

*Facilities for compatible multiple uses shall be provided.*

The County shall provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.

The County shall coordinate recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.<sup>14</sup>

The proposed project would complement and optimize the use of Wong Stadium by providing alternative fields to accommodate multiple sport activities. Since the Site currently lies vacant, the project would place into use an underutilized public resource for the public benefit. The Site adjoins and adds to the existing Hoolulu Park Complex. Other surrounding uses are industrial uses that would not be affected by the day or night recreation activities at the Site. The proposed facilities accommodate multiple uses (soccer, football, etc.) and will be used by young children (e.g., age-group soccer). P&R is coordinating this project with various State agencies (e.g., Department of Education) to accommodate their needs and to request funding contributions.

#### 4.4 Hawaii County Zoning

The existing County zoning designation for the Site is Open (O) (see Figure 8 on page 19). Public parks are permitted uses within the Open district.<sup>15</sup> Plan approval is required for any proposed structure within the Open district, including public uses.<sup>16</sup> Height limits and yard setbacks in the Open district are specified through the plan approval process.<sup>17</sup>

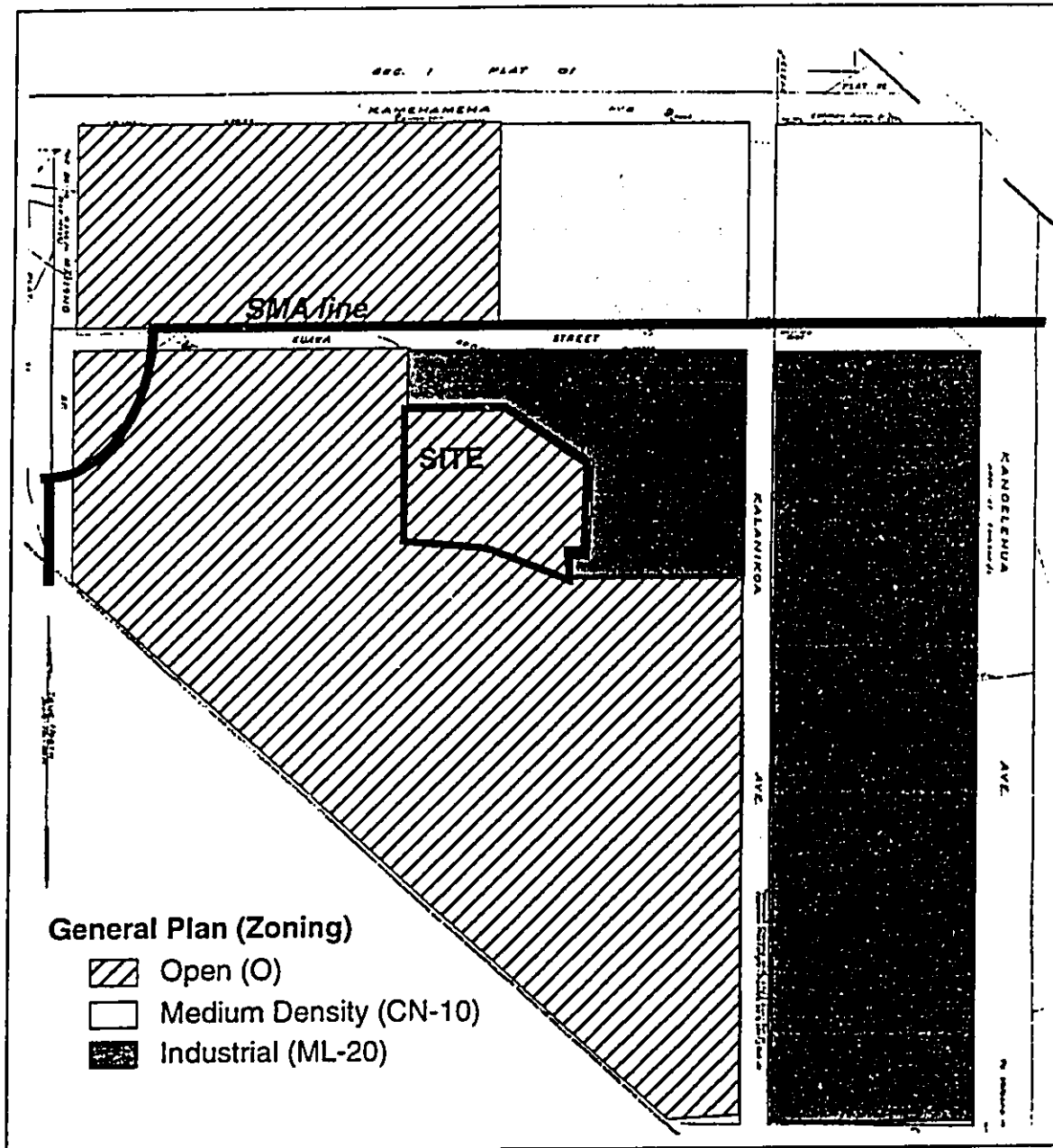
14. General Plan, County of Hawaii, §4.K. (Ordinance No. 89-142).

15. Ordinance No. 96-160 (Amended Zoning Code), County of Hawaii, §25-5-162(a)(11).

16. Ordinance No. 96-160 (Amended Zoning Code), County of Hawaii, §25-5-167 (plan approval required in Open district) and §25-4-11(c) (plan approval required for all public uses).

17. Ordinance No. 96-160 (Amended Zoning Code), County of Hawaii, §25-5-163 (height limits) and -166 (minimum yards).

FIGURE 8. County General Plan and Zoning



**4.5 Coastal Zone Management and Special Management Area**

The project is not located within the Special Management Area (SMA) (see Figure 8 on page 19), and therefore does not require a SMA Permit. However,

all actions within the State must comply with the objectives and policies of the Coastal Zone Management Act (CZM).<sup>18</sup>

Since the project is located inland, the only CZM objectives and policies that are pertinent to the project include:

Scenic and open space resources:

Encourage those developments which are not coastal dependent to locate in inland areas.<sup>19</sup>

**Discussion:** Since this active recreation project is not coastal-dependent, the proposed inland location is consistent with this policy.

Coastal hazards:

Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards.<sup>20</sup>

**Discussion:** The Hawaii County Civil Defense Agency notifies the general public of the tsunami evacuation zones and procedures through its publication in the telephone book. P&R is aware of the project's location within the evacuation zone and is ready to take appropriate action to evacuate users of the Site.

#### 4.6 Hawaii County Recreation Plan

The County of Hawaii Recreation Plan identifies Hoolulu Park as the only regional recreation park serving the County. The Plan defines a regional recreation park as "a major sports oriented complex to serve several districts."<sup>21</sup> The proposed project supplements the existing facilities to better serve this regional function.

#### 4.7 Other Permits and Approvals

As a public project, the project design must conform with the Americans with Disabilities Act Accessibility Guidelines; P&R will seek the advice and recommendation from the Commission on Persons with Disabilities on any construction plans.<sup>22</sup> Prior to construction, the project will require grading and building permits. If drywells are required to drain the parking lot, the drywells may

18. The "coastal zone management area," at one time defined as the Special Management Areas (SMA) delineated by the counties, now includes all land areas in the State (*Hawaii Revised Statutes* §205A-1, -4(b)).

19. *Hawaii Revised Statutes* §205A-2(c)(3)(D).

20. *Hawaii Revised Statutes* §205A-2(c)(6)(A).

21. Aotani & Associates, Inc., County of Hawaii: Recreation Plan, 1973, p. 193.

22. *Hawaii Revised Statutes* §103-50.



require an Underground Injection Control (UIC) Permit from the Department of Health (DOH). Since the limits of grading for the improvements will involve less than 5 acres, the non-point source controls under the NPDES Permit administered by DOH do not apply to the project. The Site is outside the boundaries of the Kaikoo Redevelopment Area (Kuawa Street is the mauka boundary of the Redevelopment Area); therefore, the project is not subject to review by the Hawaii Redevelopment Agency. Any sign for a public facility that does not exceed 24 s.f. is excluded from the sign permit requirements.<sup>23</sup>

Table 1: List of Permits and Approvals

Permit or Approval	Authority*	Approving Agency
<b>STATE OF HAWAII</b>		
Underground Injection Control (possibly)	HAR Chap. 11-23	Department of Health
Conformance with handicapped accessibility guidelines	HRS §103-50	Commission on Persons with Disabilities
<b>COUNTY OF HAWAII</b>		
Plan Approval	HCC Chap. 25	Planning Department
Grading Permit	HCC Chap. 10	Department of Public Works
Building Permit	HCC Chap. 5	Department of Public Works

\*PC Rule= Rules of Practice & Procedure, Planning Commission, County of Hawaii; HCC= Hawaii County Code; HAR= Hawaii Administrative Rules; HRS= Hawaii Revised Statutes

## 5.0 DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

The proposed project is not expected to cause significant impacts to the environment, pursuant to the significance criteria established by the Environmental Council as discussed below;<sup>24</sup> therefore, the determination is to issue a Finding of No Significant Impact.

23. Hawaii County Code §3-32(a)(3).

24. Hawaii Administrative Rules, §11-200-12.

*The proposed project will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources.* The Site has been completely disturbed by previous land clearing; no significant natural or cultural resources exist on the Site.

*The proposed project will not curtail the range of beneficial uses of the environment.* The project will enhance the beneficial use of the Site since the Site is currently overgrown and underutilized.

*The proposed project will not conflict with the State's long-term environmental policies.* The proposed project will not conflict with the environmental policies set forth in the State Plan and Chapter 344, Hawaii Revised Statutes in that the project will not damage sensitive natural resources nor emit excessive noise or contaminants.

*The proposed project will not substantially adversely affect the economic welfare, social welfare, or public health of the community.* The expanded recreational opportunities provided by the project will beneficially affect the social welfare and public health of the community.

*The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* The project will increase the capacity of public recreation facilities. This increased capacity will not induce population growth.

*The proposed project will not involve a substantial degradation of environmental quality.* There will be no significant degradation of air, water, or noise quality.

*The proposed project will not have cumulative impacts or involve a commitment for larger actions.* All phases of the project have been described and assessed in this EA. In a regional context, the project will not have cumulative impacts.

*The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* The Site is not a known habitat for endangered or threatened flora or fauna species.

*The proposed project will not detrimentally affect air or water quality or ambient noise levels.* The proposed project will not produce any air emissions. Site work will be in accordance with grading permit conditions to minimize erosion, non-point source pollution, and dust. Noise during construction will be mitigated to acceptable levels through compliance with the Department of Health noise regulations.

*The proposed project is not located in an environmentally sensitive area (e.g., flood plain, tsunami zone, coastal area). Although located in the tsunami evacuation zone, the Site is not located in a flood or tsunami inundation zone according to the flood insurance maps. The Site is not in the Special Management Area.*

*The proposed project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies. The County General Plan identifies natural beauty sites and vistas. The project will not affect any of the listed sites or vistas for South Hilo.<sup>25</sup>*

*The proposed project will not require substantial energy consumption. The occasional night lighting will not require substantial energy consumption.*

### Summary of Mitigation Measures

#### Design Phase:

- Submit construction plans for review by the Commission on Persons with Disabilities.
- Confirm access road requirements with the Department of Public Works.
- Coordinate field lighting with the FAA.
- Use appropriate landscaping or provide other means along the property boundaries to discourage break-ins to adjacent private properties.
- Retain a qualified consultant for a Phase I Hazardous Waste Environmental Assessment.

#### Construction Phase:

- Have the responsible parties clean the Site of remnant stored materials; properly remediate oil stained soils during site clearing.

#### Operational Phase:

- Enforce P&R's rules relating to curfew times to minimize potential nighttime noise complaints.

## **6.0 REFERENCES**

Aotani & Associates, Inc., County of Hawaii: Recreation Plan, 1973.

<sup>25</sup>County of Hawaii General Plan, Supporting Document, November 1989, p. 33.

Archaeological Consultants of the Pacific, Inc., Archaeological Reconnaissance Survey and Assessment Conducted at TMK:3rd/2-2-32:82, Waiakea, South Hilo, Island of Hawaii, July 31, 1996.

Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 880, September 16, 1988.

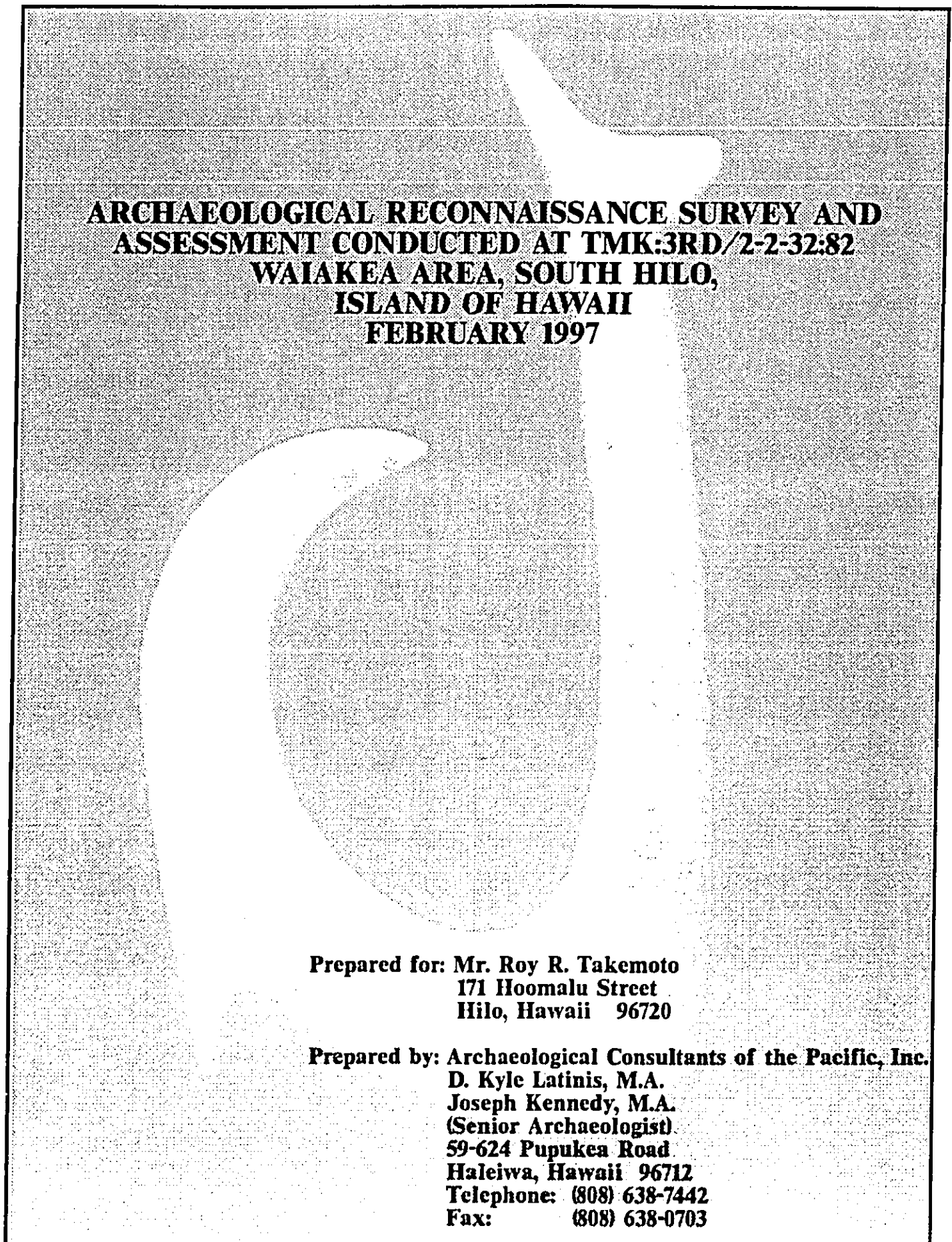
Heliker, C. 1990. Volcanic and Seismic Hazards on the Island of Hawaii. Washington: U.S. GPO.

State of Hawaii, Department of Land and Natural Resources. An Inventory of Basic Water Resources Data: Island of Hawaii. Report R34, 1970.

U.S. Soil Conservation Service. 1973. Soil Survey of Island of Hawaii, State of Hawaii. Washington: Government Publications.

APPENDIX A

**Archaeological Reconnaissance Survey**



**ARCHAEOLOGICAL RECONNAISSANCE SURVEY AND  
ASSESSMENT CONDUCTED AT TMK:3RD/2-2-32:82  
WAIAKEA AREA, SOUTH HILO,  
ISLAND OF HAWAII  
FEBRUARY 1997**

**Prepared for: Mr. Roy R. Takemoto  
171 Hoomalu Street  
Hilo, Hawaii 96720**

**Prepared by: Archaeological Consultants of the Pacific, Inc.  
D. Kyle Latinis, M.A.  
Joseph Kennedy, M.A.  
(Senior Archaeologist)  
59-624 Pupukea Road  
Haleiwa, Hawaii 96712  
Telephone: (808) 638-7442  
Fax: (808) 638-0703**

**Archaeological Reconnaissance Survey for TMK:3<sup>rd</sup>/2-2-32:82 Located  
in the Waiakea Area, South Hilo, Island of Hawaii**

**Abstract**

An archaeological survey and assessment was conducted by Archaeological Consultants of the Pacific, Inc (ACP) for a 2.532 acre lot located next to Hoolulu Park in the Waiakea area, South Hilo, Hawaii Island, TMK:3<sup>rd</sup>/2-2-32:82. This area has been severely disturbed by past bulldozing and grading activities. No archaeological surface features or sites were located during the course of fieldwork. Although there is always a possibility, it is highly unlikely that subsurface archaeological remains are present in the subject property. ACP recommends that no further archaeological investigations are necessary for the subject property unless inadvertent finds are discovered during future activities.

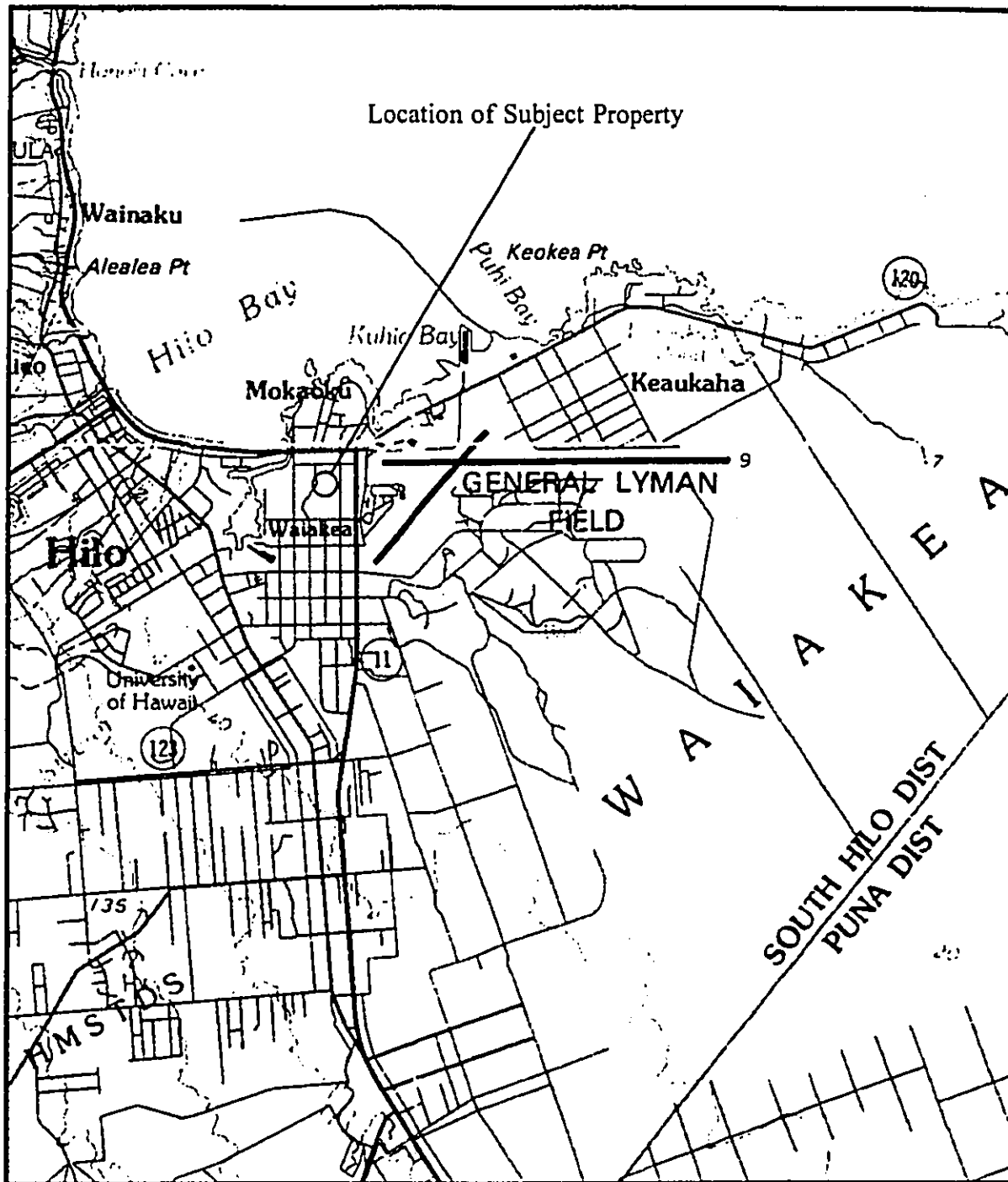
**Field Reconnaissance: Methods and Results**

Archaeological Survey included a walk-through survey of the subject property conducted on July 24, 1996 (see Figures 1 & 2). Survey was conducted by field supervisor D. Kyle Latinis, M.A. and Michael O'Shaughnessy, B.A. under the direction of principal investigator Joseph Kennedy, M.A. 100% of the subject property was observed and assessed.

The entire subject property has been severely altered due to bulldozing, clearing, grading and other industrial activities. Any existing archaeological features would have likely been severely altered or completely destroyed during the course of such activities.

Over 75% of the subject property has been recently disturbed by bulldozing and grading activities within the last few years. The southern border of the subject property is composed of a cluster of small hills or large mounds which extend into the adjacent properties and the 'proposed' road corridor. The mounds are composed entirely of bulldozer push, recent garbage, and debris which includes concrete blocks, tires and rubbish. Vegetation is considerably more dense in this area with several older trees having matured on the mounds. No historic materials were evident in the surface deposits of the mounds. The surface deposits on these mounds likely were part of the deposits (surface and subsurface) located in the surrounding area which were affected by bulldozing activities. Thus, the absence of archaeological materials in these deposits may further indicate that surface and subsurface deposits in the vicinity were barren of archaeological materials. The western border of the subject property also contains more mature vegetation and trees. No archaeological surface features were observed in this area as well. Finally, the area in the southwest corner of the subject property appears to contain part of a low-lying marshy area containing grasses and *Alocasia* sp. This area appears to have also been previously cleared or bulldozed but remains significantly more wet than surrounding areas possibly due to topographic variation. No archaeological features were noted.

Figure 1. Location of Subject Property on U.S.G.S. Map.

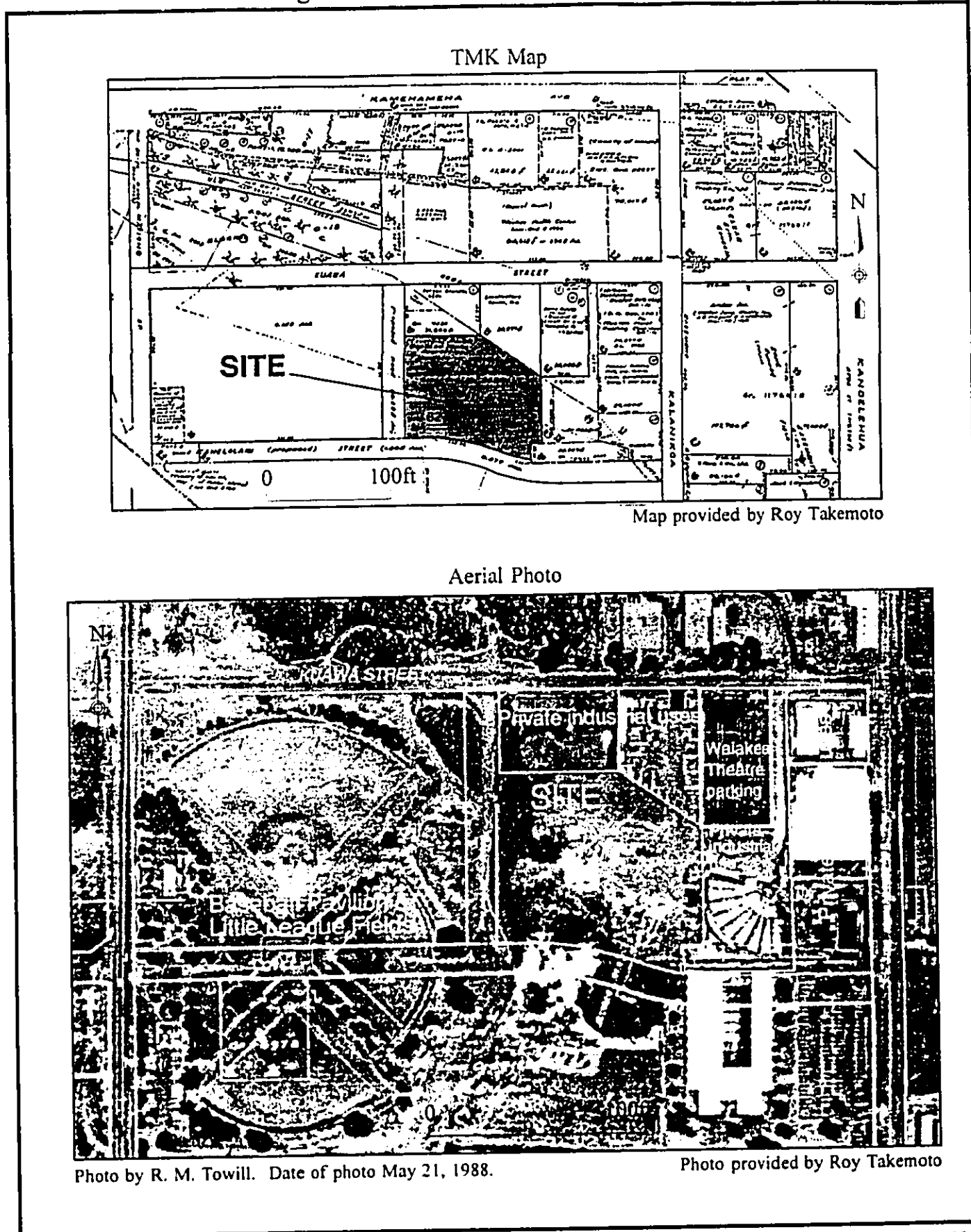


TMK: 2-2-32:82

Archaeological Consultants of the Pacific, Inc. 1997



Figure 2: Location of Subject Property



TMK: 2-2-32:82

Archaeological Consultants of the Pacific, Inc. 1997

If archaeological features existed on the subject property prior to bulldozing and grading activities, it is highly unlikely that discernible evidence of such features remain intact today as a result of these activities. It is also highly unlikely that any possible subsurface archaeological features remain undisturbed due to the extensive nature of past disturbances. No evidence of archaeological features were noted during the current survey.

#### **Conclusions and Recommendations**

An archaeological survey and assessment was conducted for a 2.532 acre lot located next to Hoolulu Park in the Waiakea area, South Hilo, Hawaii Island, TMK: 3<sup>rd</sup>/2-2-32:82. A 100% surface survey was conducted. No archaeological surface features were encountered. The entire area has been previously disturbed due to bulldozing and grading activities. As a result of the disturbances and lack of surface features, ACP recommends that further archaeological work at this location is unnecessary unless inadvertent finds are encountered during future activities.

APPENDIX B

**U.S. Army Corps of Engineers Wetlands Determination Letter**



REPLY TO  
ATTENTION OF:

DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96858-5440

May 13, 1997

Operations Branch

Mr. Roy R. Takemoto  
Land Use Consultant  
P.O. Box 10217  
Hilo, Hawaii 96721

Dear Mr. Takemoto:

This letter is written in response to a request for a jurisdictional determination whether a Department of the Army permit will be required for the proposed project at TMK 2-2-32:82, Hoolulu Park, Hilo, Hawaii.

Based on a site visit made by members of my staff on May 7, 1997, it was determined that the marshy area is not a jurisdictional water of the U.S. Therefore, a Department of the Army permit will not be required.

File number 970000132 is assigned to this project. Please refer to this number in any correspondence with our office. Should you need additional information, you may call Ms. Lolly Silva at (808) 438-9258, extension 13 or Mr. Farley Watanabe at extension 14.

Sincerely,

Linda M. Hihara-Endo, Ph.D., P.E.  
Acting Chief, Operations Branch

Copies Furnished:

Clean Water Branch, Environmental Management Division,  
Hawaii State Department of Health, P.O. Box 3378,  
Honolulu, Hawaii 96801-3386  
U.S. Fish and Wildlife Service, Environmental Services,  
300 Ala Moana Blvd., Rm 3108, P.O. Box 50088,  
Honolulu, Hawaii 96850  
Office of Planning, Coastal Zone Management Program,  
235 S. Beratania St., 6th Flr., Honolulu, Hawaii 96813  
Department of Parks and Recreation, County of Hawaii,  
25 Aupuni Street, Hilo, Hawaii 96720

APPENDIX C

**Comments and Responses to the Draft EA**

## COMMENTS AND RESPONSES TO THE DRAFT EA

The Draft EA was published in the February 23, 1997 OEQC Environmental Notice. This publication date triggered the start of the 30-day Review Period, which officially ended on March 25, 1997.

The Draft EA was sent to various agencies, organizations, and individuals listed below, as well as the Hilo Library. The written comments and respective responses are reproduced in this Appendix. Those letters with "no comment" or "no impact", or those letters that merely provided information rather than raising a concern, are grouped together at the end of the Appendix and were not sent a response.

Agency/Organization	Commented; Applicant Sent Response	Commented; No Response Necessary	Did not send written comments
<b>Federal</b>			
U.S. Army Corps of Engineers	X		
U.S. Department of the Interior, Fish and Wildlife Service	X		
U.S. Federal Aviation Administration			X
<b>State</b>			
Office of Hawaiian Affairs	X		
Department of Accounting and General Services		X	
Department of Health	X		
Department of Land and Natural Resources			X
Department of Education, Facilities Planning			X
Office of State Planning			X
Department of Transportation	X		
Office of Environmental Quality Control	X		
<b>County</b>			
Planning Department		X	
Department of Public Works			X
Department of Water Supply		X	
Fire Department		X	
Police Department	X		

Agency/Organization	Commented; Applicant Sent Response	Commented; No Response Necessary	Did not send written comments
Organizations & Individuals			
Legislators and Councilpersons			X
Waiakea Houselots Lower Association	X		
Better Brands Ltd.	X		
Bryson Saiki			X
Constructors Hawaii Inc.			X
Custom Metal Roofing Corp.			X



DEPARTMENT OF THE ARMY  
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS  
FORT SHAFTER, HAWAII 96858-5440

MAIL TO  
ATTENTION OF

March 25, 1997

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hilo, HI 96721  
Phone/Fax: (808) 935-0119

Planning and Operations Division

Department of Parks and Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Sir/Madam:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Hoolulu Park Addition Project, South Hilo, Hawaii (TMK 2-2-32: 82). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Figure 3 of the DEA indicates a marshy area on the southwest side of the site. This area may potentially contain wetlands which would fall under the jurisdiction of the Corps regulatory permit program. A member of my staff can make a determination/delineation of possible wetlands on his next visit to Hilo since the site is not that large. Alternatively, the consultant can also hire a wetland delineator. If the area is determined to be a wetland, then a DA permit would be required. Please contact Mr. Benton Ching of our Regulatory Section at 438-9258 (extension 13) for further information and refer to file number 970000132.

b. The flood hazard information provided on page 9 of the DEA is correct.

Sincerely,

Paul Mizue, P.E.  
Acting Chief, Planning  
and Operations Division

Copy Furnished:

Mr. Roy Takemoto  
Land Use Consultant  
PO Box 10217  
Hilo, Hawaii 96721

May 8, 1997

Reference: Planning and Operations Division (file #970000132)

Mr. Paul Mizue, P.E., Acting Chief  
U.S. Department of the Army  
Pacific Ocean Division, Corps of Engineers  
Fort Shafter, HI 96858-5440

Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMK:  
3d/2-2-32:82)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. We appreciate the assistance from your staff to determine whether the marshy area near the Site is a wetland. Based on a field inspection, we received the written determination that the marshy area is not a wetland. The Final EA will incorporate this finding.

Once again, thank you for the very helpful and cooperative assistance from your staff. Please call me if you have any questions.

Respectfully,

Roy Takemoto  
Consultant

cc: Mr. Glenn Miyao, Department of Parks & Recreation





United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Pacific Islands Ecoregion  
300 Ala Moana Blvd., Room 3108  
P.O. Box 50088  
Honolulu, Hawaii 96850  
Telephone: (808)541-3441; Fax: (808)541-3470

In reply refer to IAJ

MAR 27 1997

Glenn Miyao  
Department of Parks & Recreation  
25 Aupuni Street  
Hilo, HI 96720

Re: Draft Environmental Assessment (DEA) for the Hoolulu Park Addition

Dear Mr. Miyao:

The U.S. Fish and Wildlife Service (Service) has reviewed the information provided in the referenced DEA, dated February 8, 1997, and received by this office on March 3, 1997. The proposed project involves constructing a multipurpose field (225 feet x 360 feet), bleachers (seating capacity of 2000 persons), a restroom, an access road, a parking lot (500 stalls) and installing lighting all within the Hoolulu Park Complex. The Service offers the following comments for your consideration.

To the best of our knowledge, no rare or endangered or threatened plant or animal species or their habitats are known from the project site. The DEA states, however, that a "marshy" area containing *Alouatta* sp. is located immediately south of the project site. *Alouatta* is a wetland indicator plant, but without further information, we cannot determine whether this area would be classified as jurisdictional wetland under Federal standards. In addition, it is unclear in the DEA whether this marshy area will be impacted by the proposed project.

To avoid concerns regarding potential Federal jurisdiction of this area, we recommend that the marshy area be protected from construction activities. Specifically, we recommend that measures to prevent erosion of sediment into the marshy area be implemented during clearing and grading activities. If the existing project plans propose grading or filling of the marshy area, the U.S. Army Corps of Engineers (Corps) should be contacted for information regarding the Federal permit requirements of section 404 of the Clean Water Act. The contact number for the Corps is 808/438-9258.

DEA Hoolulu Park Addition

The Service appreciates the opportunity to comment on this project. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Karen (Kitti) Jensen at the above telephone number.

Sincerely,

*Roy Takemoto*  
Roy Takemoto, Hilo  
Field Supervisor  
Ecological Services

cc: Roy Takemoto, Hilo  
COE, Honolulu

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hon. HI 96721  
Phone/Fax: (808) 968-0188

May 8, 1997

Reference: KAJ


Mr. Brooks Harper, Field Supervisor, Ecological Services  
U.S. Department of the Interior  
P.O. Box 50088  
Honolulu, HI 96850

**Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMIK:  
3d/2-2-32-82)**

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. Based on a field inspection with Corps of Engineers staff, the Corps determined that the marshy area is not a wetland. A copy of their written determination is attached for your information.

The Final EA will incorporate the Corps' findings. Please call me if you have any questions.

Respectfully,

  
Roy Takemoto  
Consultant

cc: Mr. Glenn Myaso, Department of Parks & Recreation

PHONE (808) 594-1868



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

FAX (808) 594-1865

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hon. HI 96721  
Phone/Fax (808) 594-1868

May 8, 1997

Ms. Martha Ross, Deputy Administrator  
Office of Hawaiian Affairs  
711 Kapolani Boulevard, Suite 500  
Honolulu, HI 96813

Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMK:  
3d/2-2-32:82)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. We checked with the Department of Health to preliminarily assess whether the remediation cost for oil-stained soils would be so prohibitive that it would not make sense to proceed with this project. According to the Department of Health, the oil-stained soils can be cost-effectively remediated onsite with a permit from the Department of Health for a temporary remediation site.

To determine the extent of the oil-stain and to specify the detailed remediation procedures, the Final EA will include a recommendation for a Phase I Hazardous Waste Environmental Assessment. The State or the County can undertake this Phase I study during the design phase of the project after DLNR has committed to the transfer of the site to the County.

Please call me if you have any questions.

Respectfully,

Roy Takemoto  
Consultant

cc: Mr. Glenn Myao, Department of Parks & Recreation

Mr. Roy R. Takemoto  
Land Use Consultant  
P.O. Box 10217  
Hilo, HI 96721

Dear Mr. Takemoto:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for the Hoolulu Park Addition, Waialea, South Hilo, Island of Hawaii. The County of Hawaii proposes to develop additional facilities to the Hoolulu Park Complex.

The Office of Hawaiian Affairs (OHA) has no objections at this time to the proposed project. Based on information contained in the DEA, the project apparently bears no significant long-term adverse impacts on adjacent areas not upon existing flora or fauna habitats. Furthermore, no known archaeological remains exist and the proposed facilities will not significantly affect scenic resources. But OHA is concerned with the presence of oil spots from previous land use (see page 9 of DEA). The DEA does not describe the extent and severity of these oil spots. OHA urges the preparer to conduct a survey to characterize oil contamination. OHA views ground contamination as a sensitive matter in developing facilities for public use. Therefore, detection and remediation procedures must be clearly stated in the DEA. Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Luis Manrique, should you have any questions on this matter.

Sincerely yours,

Martha Ross  
Deputy Administrator

LM:lm

DEPARTMENT OF HEALTH  
DIVISION OF WATER



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801

UNRECORDED COPY  
DATE OF MAIL IN

DATE RECORDED IN

March 21, 1997

97-045/epo

Department of Parks & Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Sir/Madam:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT (DEA)  
Project: Hoolulu Park Addition  
Location: Waialea, South Hilo District, Hawaii  
TMK: (3) 2-2-32: 82

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

**WASTEWATER**

The subject project is located within the county sewer service system. As the area is severed, we have no objections to the proposed project, provided that it is connected to the public sewer.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project. Non-availability of treatment capacity will not be an acceptable justification for use of any private treatment works or individual wastewater system.

If you should have any questions on this matter, please contact Ms. Lori Kajivara of the Wastewater Branch at 586-4290.

Sincerely,

BRUCE S. ANDERSON, Ph.D.  
Deputy Director for Environmental Health

c: MMB  
Roy Takemoto

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Honolulu, HI 96821  
Phone/Fax: (808) 958-0188

May 8, 1997

In reply to: 97-045/epo

Mr. Bruce Anderson, Ph.D., Deputy Director  
Department of Health  
P.O. Box 3378  
Honolulu, HI 96801

Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMK: 3d/2-2-32:82)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. The project will hookup to the County sewer system, as stated in the Draft EA (§3.3.3 Wastewater System). The Department of Public Works confirmed that adequate transmission and treatment capacity is available.

Please call me if you have any questions.

Respectfully,

Roy Takemoto  
Consultant

cc: Mr. Glenn Myao, Department of Parks & Recreation

# CORRECTION

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

PHONE (808) 594-1868

FAX (808) 594-1865



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hilo, HI 96721  
PHONE/FAX (808) 933-0188

May 8, 1997

Ms. Martha Ross, Deputy Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Boulevard, Suite 500  
Honolulu, HI 96813

Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMK:  
3d/2-2-32-82)

March 07, 1997

Mr. Roy R. Takemoto  
Land Use Consultant  
P.O. Box 10217  
Hilo, HI 96721

Dear Mr. Takemoto:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for the Hoolulu Park Addition, Waiake, South Hilo, Island of Hawaii. The County of Hawaii proposes to develop additional facilities to the Hoolulu Park Complex.

The Office of Hawaiian Affairs (OHA) has no objections at this time to the proposed project. Based on information contained in the DEA, the project apparently bears no significant long-term adverse impacts on adjacent areas not upon existing flora or fauna habitats. Furthermore, no known archaeological remains exist and the proposed facilities will not significantly affect scenic resources. But OHA is concerned with the presence of oil spots from previous land use (see page 9 of DEA). The DEA does not describe the extent and severity of these oil spots. OHA urges the preparer to conduct a survey to characterize oil contamination. OHA views ground contamination as a sensitive matter in developing facilities for public use. Therefore, detection and remediation procedures must be clearly stated in the DEA. Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Luis Manrique, should you have any questions on this matter.

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. We checked with the Department of Health to preliminarily assess whether the remediation cost for oil-stained soils would be so prohibitive that it would not make sense to proceed with this project. According to the Department of Health, the oil-stained soils can be cost-effectively remediated onsite with a permit from the Department of Health for a temporary remediation site.

To determine the extent of the oil-stain and to specify the detailed remediation procedures, the Final EA will include a recommendation for a Phase I Hazardous Waste Environmental Assessment. The State or the County can undertake this Phase I study during the design phase of the project after DLNR has committed to the transfer of the site to the County.

Please call me if you have any questions.

Respectfully,

Roy Takemoto  
Consultant

Sincerely yours,  
  
Martha Ross  
Deputy Administrator

cc: Mr. Glenn Miyao, Department of Parks & Recreation

LM:lm



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 1378  
HONOLULU, HAWAII 96801

March 21, 1997

97-045/epo

Department of Parks & Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Sir/Madam:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT (DEA)  
Project: Hoolulu Park Addition  
Location: Waiakea, South Hilo District, Hawaii  
TMK: (3) 2-2-32: 82

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

**Wastewater**

The subject project is located within the county sewer service system. As the area is sewer, we have no objections to the proposed project, provided that it is connected to the public sewer.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project. Non-availability of treatment capacity will not be an acceptable justification for use of any private treatment works or individual wastewater system.

If you should have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4290.

Sincerely,

*Bruce S. Anderson*

BRUCE S. ANDERSON, Ph.D.  
Deputy Director for Environmental Health

C: MWB Roy Takemoto

BRUCE S. ANDERSON  
Deputy Director

Land Use Consultant  
Section of Health

in reply, please refer to

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hon. HI 96721  
Phone/Fax: (808)955-0118

May 8, 1997

In reply to: 97-045/epo

Mr. Bruce Anderson, Ph.D., Deputy Director  
Department of Health  
P.O. Box 3378  
Honolulu, HI 96801

Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMK: 3d72-2-32:82)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. The project will hookup to the County sewer system, as stated in the Draft EA (S3.3 Wastewater System). The Department of Public Works confirmed that adequate transmission and treatment capacity is available.

Please call me if you have any questions.

Respectfully,

*Roy Takemoto*

Roy Takemoto  
Consultant

cc: Mr. Glenn Miyao, Department of Parks & Recreation

BENJAMIN J. CAVETANG  
Deputy Director



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5007

MAR 31 1997

KAZU HAYASHIDA  
DIRECTOR  
DEPT. OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5007

REPLY REFER TO

HWY-PS  
2. 3982

Mr. George Yoshida  
Director  
Department of Parks and Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Yoshida:

Subject: Draft Environmental Assessment, Hoohulu Park Addition,  
South Hilo, Hawaii, TMK: 3rd 2-2-32: 82

Thank you for the opportunity to review the subject Draft Environmental Assessment.

We have the following comments:

1. The proposed park expansion is in the makai direction. In Section 3.1.3, Natural Hazards, the distance from the makai side of the site to the tsunami inundation zone should be identified.
2. In Section 3.3.1, Roads and Traffic, the tsunami evacuation routes should be identified.
3. Southbound Kanoolehua Avenue (Route 11) will be widened from two to three lanes with a provision for a bike lane between Kamehameha Avenue and Puainako Street. Bicycle racks should be provided on site.

Very truly yours,

KAZU HAYASHIDA  
Director of Transportation

/bc: Roy Takemoto

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hale, HI 96721  
Phone/Fax: (808) 938-0188

May 8, 1997

In reply to: HWY-PS 2 3982

Mr. Kazu Hayashida, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Subject: Draft EA for Hoohulu Park Addition, South Hilo, Hawaii (TMK:  
3d/2-2-32:82)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. The following responds to your comments:

1. *Site's relationship to the coastal high hazard zone.* The Site is located outside the coastal high hazard zone, approximately 600' at its closest point from the Site's makai boundary to the coastal high hazard zone boundary as delineated on the Flood Insurance Rate Map.
2. *Tsunami evacuation routes.* The Hawaii County Civil Defense designates tsunami evacuation routes only for isolated areas with limited access, such as Keaukaha, where there is only one main road serving the area. In other areas where multiple routes exist, such as the project site, at streets serving the area act as alternative evacuation routes.
3. *Bicycle facilities.* The project will include onsite bicycle racks.

The Final EA will incorporate the above responses to your comments. Please call me if you have any questions.

Respectfully,

Roy Takemoto  
Consultant

cc: Mr. Glenn Miyao, Department of Parks & Recreation



BENJAMIN J. CAVETANO  
DIRECTOR



CLAY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

210 SOUTH BERTLAND STREET  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 542-4100  
FACSIMILE (808) 542-4100

February 26, 1997

George Yoshida  
Hawaii Department of Parks & Recreation  
25 Aupuni Street, #210  
Hilo, HI 96720

Attention: Glenn Miyao

Dear Mr. Yoshida:

Subject: Draft Environmental Assessment (EA) Hoolulu Park Addition, South Hilo

In the final EA please include the following:

1. **Park usage:** An additional 500 parking stalls are planned. What is the percentage increase in activities of the proposed facilities' expansion over the park's current usage? Discuss also the effect of the additional traffic will have on neighboring areas.
2. **Community contacts:** Document your contacts with community groups and neighboring landowners.
3. **Funding:** Give a breakdown of sources for the \$3 million in funding for this project.

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

Sincerely,

  
GARY GILL

c: Roy Takemoto

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hilo, HI 96721  
Phone/Fax: (808) 933-0188

May 8, 1997

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
236 South Beretania Street, Suite 702  
Honolulu, HI 96813

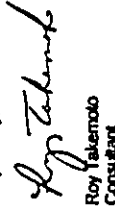
Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TRNG 3d/2-2-32:82)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. The following responds to your comments:

1. **Park's usage.** Presently, Hoolulu Park accommodates parking for approximately 650 vehicles which access the parking areas from Kalanikoa, Palani, and Manono Streets. The proposed 500 stalls represent an increase of 50% over the present capacity. This increase will alleviate an existing parking problem during major events such as the County Fair when the Waialea Households neighborhood suffers from the overflow onstreet parking. Since the access to the proposed parking lot is from Kuawa Street, the proposed parking lot will not conflict with the existing parking areas. The land uses along Kuawa Street within the block that includes the Site are either vacant or limited to daytime businesses. Therefore, Kuawa Street has adequate capacity to accommodate the proposed peak traffic volumes generated by the project since the project's activities will usually occur on weekends, evenings, or later afternoon hours.
2. **Community contacts.** Copies of the Draft EA were sent to the adjacent landowners based on the County's Real Property Tax office records. One landowner responded (see Appendix B of the Final EA). A copy of the Draft EA was also sent to the Lower Waialea Households kumiai with follow-up phone conversations with the kumiai's president. Correspondence from and to the kumiai are included in the Final EA.
3. **Funding.** The funding sources for the project are not definite—the project will use County or a mix of County and State funds.

The Final EA will incorporate the above responses to your comments. Please call me if you have any questions.

Respectfully,

  
Roy Takemoto  
Consultant

cc: Mr. Glenn Miyao, Department of Parks & Recreation

Stephen K. Yamashiro  
Mayor



Wayne G. Carvalho  
Police Chief  
James S. Correa  
Deputy Police Chief

**County of Hawaii**  
**POLICE DEPARTMENT**

345 Kapiolani Street • Hilo, Hawaii 96720-3998  
Phone: 935-3333 • Fax: 935-3392

March 14, 1997

TO : GEORGE YOSHIDA, DIRECTOR, PARKS AND RECREATION  
FROM : ~~WAYNE G. CARVALHO~~, POLICE CHIEF  
SUBJECT : HOOLULU PARK ADDITION  
HILO, HAWAII  
TRK: JRD 2-2-32:82

We have reviewed the Draft Environmental Assessment for the referenced project and offer our concern regarding traffic flow. The proposed plan includes 500 parking stalls at the facility. We question whether one access road would sufficiently accommodate ingress and egress of that many vehicles. Thank you for the opportunity to comment.

CKC:jk

cc: Mr. Roy Takemoto

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hilo, HI 96721  
Phone/Fax: (808) 935-0198

May 8, 1997

Mr. Wayne Carvalho, Police Chief  
Police Department  
349 Kapiolani Street  
Honolulu, HI 96720-3998

Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TRK:  
3d/2-2-32:82)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. Besides Kuawa Street, users will have a secondary route through Hoolulu Park to Pili Street. Kuawa Street and the intersections with Manono and Kalanikoa Streets have adequate capacity to accommodate the anticipated peak traffic volume, especially during the weekend, evenings, or later afternoon periods when most of the activities will be held.

Please call me if you have any questions.

Respectfully,

Roy Takemoto  
Consultant

cc: Mr. Glenn Miyao, Department of Parks & Recreation

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hilo, HI 96721  
Phone/Fax: (808) 934-0128

March 6, 1997

Mr. Roy R. Takemoto  
Land Use Consultant  
P. O. Box 10217  
Hilo, HI 96721

RE: Hoolulu Park Addition  
Waiakea, South Hilo District, Hawaii  
TMK: 3rd 2-2-32182

Gentlemen:

I have reviewed the Draft Environmental Assessment which was mailed to Mr. Arthur Isemoto, Past President of the Waiakea Houselot Lower Association, and have discussed it with my three Vice Presidents for their comments.

We have no objections to the proposed project. One comment that was pointed out is the field lighting. It is close to the runway approach and FAA has a height limitation. I did not see FAA listed as one of the agencies consulted. Also, we hope that the parking lot will be paved and made available to people attending the Hawaii County Fair. This will help alleviate the problem of off street parking in our community during the Fair.

Sincerely,

*Raymond H. Kodani*  
Raymond H. Kodani  
President, Waiakea Houselot  
Lower Association

May 8, 1997

Mr. Raymond Kodani, President  
Waiakea Houselot's Lower Association  
599 Kalanikoa Street  
Hilo, HI 96720

Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMK:  
3d/2-2-32182)

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. We appreciate your mentioning FAA's potential concerns with the field lighting. We sent the FAA a copy of the Draft EA, but have not received a response from them. We will coordinate with them during the detailed design phase of this project.

Please call me if you have any questions.

Respectfully,

*Roy Takemoto*  
Roy Takemoto  
Consultant

cc: Mr. Glenn Miyao, Department of Parks & Recreation

*Better Brands Ltd.*



*Better Brands*



*Cereal & Fruit Products*



*Young's Market*

Roy R. Takemoto  
Land Use Consultant

P.O. Box 10217  
Hilo, HI 96721  
Professional (808) 935-0189

May 9, 1997

Mr. Glenn Kawamura, Secretary/Treasurer  
Better Brands, Ltd.  
P.O. Box 2019  
Pearl City, HI 96782

**Subject: Draft EA for Hoolulu Park Addition, South Hilo, Hawaii (TMK:  
3d/2-2-32-82)**

On behalf of the Department of Parks and Recreation, thank you for taking the time to review and comment on the Draft EA. The existing overgrown vegetation may in fact invite rather than discourage break-ins since the area is not visible from the park or the streets. The proposed clearing and the additional activity on the Site should deter break-ins to your property. To further discourage fence-climbing, the project will include landscaping with a thorny hedge or another type of deterrent along the boundary with your property. We welcome any other suggestions you may have.

Please call me if you have any questions.

Respectfully,

Roy Takemoto  
Consultant

cc: Mr. Glenn Myao, Department of Parks & Recreation

March 12, 1997

Mr. Roy R. Takemoto  
Land Use Consultant  
P.O. Box 10217  
Hilo, Hawaii 96721

Dear Mr. Takemoto,

We have received and reviewed your draft environmental assessment for the proposed Hoolulu Park Addition. As owners of the property directly north of the proposed improvement, we are concerned about potential security issues that may affect our warehouse. We have had two break-ins into our property within a year and are concerned that the additional development may bring increased risk to our warehouse.

Our business is in wine and spirits distribution and we are sometimes the target of delinquent youths. The clearing of the property will remove any hindrance to access that was previously on the vacant lot. Please consider this information in your next draft proposal and inform us of your ideas to provide adequate security.

Sincerely,  
BETTER BRANDS, LTD.

  
Glenn S. Kawamura  
Secretary/Treasurer  
Controller

GSK/md

cc: B. Morse

STREET ADDRESS  
94-501 KAU STREET • WAIPAHU, HI 96797  
TELEPHONE (808) 676-6111

MAILING ADDRESS  
P.O. BOX 2019 • PEARL CITY, HI 96782  
FAX (808) 676-6189

Stephen M. Yamashiro  
Mayor



County of Hawaii

PLANNING DEPARTMENT  
25 Aupuni Street, Room 119 • Hilo, Hawaii 96720-4382  
Phone: 808/935-2100 • Fax: 808/935-7413

Virginia Goldstein  
Director  
Norma Olson  
Deputy Director

(P)1204.7

MAR 6 1997

County of Hawaii  
Department of Park and Recreation  
25 Aupuni Street  
Hilo, Hawaii 96720

Gentlemen:

Subject: Hoolulu Park Addition  
Draft EA

Thank you for the opportunity to review the subject document. We have no comments to offer.

If there are any questions, please have your staff contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Sincerely,

GORDON MATSUOKA  
State Public Work Engineer

RY:JY  
c: Mr. Roy Takemoto

March 18, 1997

Mr. George Yoshida  
Director  
Department of Parks and Recreation  
25 Aupuni Street  
Hilo, HI 96720

Dear Mr. Yoshida:

Draft Environmental Assessment for the Hoolulu Park Addition  
TRK: 2-2-12: A2: Waialea, South Hilo, Hawaii

We are in receipt of your notice of publication of the above-described draft environmental assessment for the proposed addition to the Hoolulu Park facilities. The information contained within the document with respect to the project's relationship to land use plans, policies and controls are accurate.

We have no further comments at this time. We will reserve final comments pending our receipt of the Final Environmental Assessment and your final determination.

Please contact Deryn Azei of my staff should you have any questions.

Sincerely,

VIRGINIA GOLDSTEIN  
Planning Director

DRATCMR  
F:\wp50\csm\ch3\31\hoolulu1.dsa

RECEIVED  
97 MAR 21 PM 5 04  
COUNTY OF HAWAII



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720  
TELEPHONE 961-8660 • FAX 961-8665

March 10, 1997

Mr. Roy R. Takemoto  
Land Use Consultant  
P.O. Box 10217  
Hilo, Hawaii 96721

DRAFT ENVIRONMENTAL ASSESSMENT  
HOOLULU PARK ADDITION  
TAX MAP KEY: 2-2-32-82

We are returning the above report with the following comment.

The water main along Kuawa Street, referred to in Section 3.3.2 Water System, is a 6-inch waterline versus an 8-inch waterline as documented.

We have no other comments to offer at this time. Thank you for the opportunity to review the Draft Environmental Assessment.

If you have any questions, please contact our Water Resources and Planning Branch at 961-8660.

Milton D. Pavao, P.E.  
Manager

KKD:gms  
Enc.

... *Water brings progress...*



**County of Hawaii**

**FIRE DEPARTMENT**  
777 Kalia Road, Honolulu, Hawaii 96814  
Tel: 955-4227 • Fax: 955-4228

955-4227 • Fax: 955-4228

Stephen K. Yamashiro  
Mayor

Nelson M. Tsuji  
Fire Chief  
Edward Bumsted  
Deputy Fire Chief

To: Department of Parks & Recreation  
Page 2  
March 10, 1997

March 10, 1997

To: Department of Parks & Recreation  
From: Nelson M. Tsuji, Fire Chief  
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
HOOLULU PARK ADDITION  
TAX MAP KEY: 3RD 2-2-32:82

The Fire Department's requirements as stated in the Fire Code are:

**"Fire Apparatus Access Roads**

"Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

"2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).

"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) Width. The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) Vertical Clearance. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) Permissible Modifications. Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) Turning Radius. The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) Turnarounds. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.



To: Department of Parks & Recreation  
Page 3  
March 10, 1997

"(i) Bridges. When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) Grade. The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

"(k) Obstruction. The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) Signs. When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

"INSTALLATION AND MAINTENANCE OF FIRE-PROTECTION, LIFE-SAFETY SYSTEMS AND APPLIANCES

"Installation

"Sec. 10.301. (c) Water Supply. An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.

To: Department of Parks & Recreation  
Page 4  
March 10, 1997

"(d) Fire Hydrant Markers. When required by the chief, hydrant locations shall be identified by the installation of reflective markers.

  
NELSON H. TAKEMOTO  
Fire Chief

NMT/mo

cc: Roy Takemoto