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**DRAFT  
ENVIRONMENTAL  
ASSESSMENT**

**KĀWILI STREET  
STUDENT HOUSING PROJECT**

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TMK: (3) 2-4-01:116  
107 West Kāwili Street  
Waiākea Cane Lots, South Hilo, Island of Hawai'i

Prepared for:  
Honpa Hongwanji Hilo Betsuin

Sidney Fuke  
Planning Consultant

July 2008

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**APPENDICES**

**APPENDIX**

- A Letter of Authorization from Landowner
- B *Archaeological Assessment-TMK: (3) 2-4-01:116, Land of Waiakea, South Hilo District, Island of Hawaii*; Haun & Associates, January 2008  
State Historic Preservation Division Letter dated February 19, 2008  
State Historic Preservation Division Letter dated March 17, 2008
- C *Traffic Impact Analysis Report*, TMK: (3) 2-4-01:116, M&E Pacific, Inc., June 2008.  
Note: Standard Appendices A, B, and C were provided in TIAR to DPW and DOT, but are not included in the EA. Appendices are available upon request.
- D Letter from Planning Director Christopher J. Yuen to Dennis J. Hirota, Hawaii Kahi LLC, dated October 24, 2007

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### LIST OF ACRONYMS AND ABBREVIATIONS

ALISH	Agricultural Lands of Importance to the State of Hawai'i
CDP	Census Designated Place
CZM	Hawai'i Coastal Zone Management
DBEDT	State Department of Business Economic Development & Tourism
DEM	Department of Environmental Management
DLNR	State Department of Land and Natural Resources
DOH	State Department of Health
DWS	County of Hawai'i Department of Water Supply
EA	Environmental Assessment
EIS	Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
HAR	Hawai'i Administrative Rules
HCC	Hawai'i Community College
HELCO	Hawai'i Electric Light Company
HHHB	Honpa Hongwanji Hilo Betsuin
HRS	Hawai'i Revised Statutes
LSB	Land Study Bureau
LUC	State Land Use Commission
LUPAG	Land Use Pattern Allocation Guide
mgd	million gallons per day
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination Systems
NRCS	U.S. Department of Agriculture Natural Resources Conservation Services
OEQC	Office of Environmental Quality Control
SHPD	State Historic Preservation Division
SMA	Special Management Area
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
UH	University of Hawai'i
UIC	Underground Injection Contro

### HAWAIIAN WORD DEFINITIONS

- Abupua'a* Land division usually extending from the uplands to the sea, so called because the boundary was marked by a heap (*abu*) of stones surmounted by an image of a pig (*pua'a*).
- Mauka* Inland, or directionally towards the mountain

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## **1.0 SUMMARY**

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# KĀWILI STREET STUDENT HOUSING PROJECT

## Draft Environmental Assessment

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### 1.0 SUMMARY

This Draft Environmental Assessment (EA) is prepared in accordance with Chapter 343, *Hawai'i Revised Statutes* (HRS), for the proposed Kāwili Street Student Housing Project (the "Project") at Waiākea, South Hilo, Island of Hawai'i.

<b>Project Name:</b>	Kāwili Street Student Housing Project
<b>Location and Address:</b>	107 West Kāwili Street Island of Hawai'i, Hilo, Waiākea Cane Lots, Hawai'i
<b>Judicial District:</b>	Hawai'i
<b>Landowner:</b>	Honpa Hongwanji Mission of Hawaii
<b>Applicant:</b>	Honpa Hongwanji Hilo Betsuin
<b>Tax Map Key:</b>	(3) 2-4-01:116
<b>Project Area:</b>	4.0± acres
<b>Existing Uses:</b>	Single-family residential dwellings
<b>Proposed Use:</b>	106-unit multi-level student housing facility, maximum 400 beds; multi-level parking structure; related common area amenities
<b>Land Use Designations:</b>	State Land Use: Urban General Plan: Medium Density Urban County Zoning: Single-Family Residential (RS-10) Special Management Area (SMA): Not in SMA
<b>Permits/ Approvals Required:</b>	Compliance with Chapter 343, HRS Change of Zone Plan Approval Grading/Building Permit Driveway Permit/Right-of-Way Construction NPDES Permit Underground Injection Control (UIC) Permit
<b>Chapter 343 Trigger:</b>	Use of State or County lands – County Road Improvements
<b>Approving Agency:</b>	County of Hawai'i Planning Department
<b>Anticipated Determination:</b>	Finding of No Significant Impact (FONSI)



# KĀWILI STREET STUDENT HOUSING PROJECT

## Draft Environmental Assessment

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**Action Requested:** Change of Zone from RS-10 to RM-1.5  
Plan Approval

### **Agencies and Departments Consulted:**

#### County

Department of Environmental Management (DEM) – Wastewater Division  
Department of Public Works – Engineering Division  
Department of Water Supply  
Fire Department  
Planning Department  
Police Department  
Office of Housing and Community Development

#### State

Department of Land and Natural Resources (DLNR), State Historic Preservation  
Division (SHPD)  
University of Hawai'i at Hilo (UH Hilo)

### **Involvement in the Draft EA**

The following identifies individuals and organizations involved in the preparation of the Draft EA and their respective contributions:

Honpa Hongwanji Hilo Betsuin

Sidney Fuke, Planning Consultant  
Project Coordinator

Hawaii Kahi LLC  
Project Facilitator

Place Properties  
Project Developer

Makani Resources, Constance R. Kiriu  
Preliminary Drafting of EA

#### Technical Consultants

Haun & Associates  
M & E Pacific

Archaeological Assessment  
Traffic Impact Analysis Report

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## **2.0 PROJECT DESCRIPTION AND EA PROCESS**

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**KĀWILI STREET STUDENT HOUSING PROJECT**  
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## **2.0 PROJECT DESCRIPTION AND EA PROCESS**

### **2.1 PROJECT LOCATION**

Kāwili Street Student Housing Project (the “Project”) will be located in the City of Hilo in the Waiākea Cane Lots, South Hilo, County of Hawai‘i. Specifically, the 4.0-acre parcel is located on the southern corner of the Kāwili/Kino‘ole Street intersection adjacent to and below the Waiākea High School campus ([Figure 1](#)), and is identified by Tax Map Key (TMK): 2-4-01:116 (the “Property”) ([Figure 2](#)).

### **2.2 LAND OWNERSHIP**

Honpa Hongwanji Mission of Hawaii is the landowner of the Property.

### **2.3 APPLICANT**

Honpa Hongwanji Hilo Betsuin (HHHB), a branch temple of Honpa Hongwanji Mission of Hawaii, is the applicant requesting governmental permits and approvals. HHHB is an eleemosynary Shin Buddhist organization established in 1889. It is the oldest Shin organization in the West. After careful study, HHHB seeks to provide student housing on its Property to meet the needs and demands of the educational community. HHHB has been authorized by the landowner to proceed with all permits and approvals for the project ([Appendix A](#)).

Contact:       Byron Fujimoto, HHHB President  
                  Church Address: 398 Kīlauea Avenue  
  Hilo, Hawai‘i 96720  
                  Church Phone: (808) 961-6677 / Church Fax: (808) 935-9677  
                  President’s Phone: (808) 935-0871

### **2.4 APPROVING AGENCY**

In accordance with Chapter 343, HRS, for private entities, the agency issuing the major permit is the approving agency. In this instance, the County of Hawai‘i Planning Department is the agency responsible for reviewing the Project’s plans for plan approval following the legislative change of zone action.

Contact:       Christopher J. Yuen, Planning Director  
                  101 Pauahi Street, Suite 3  
                  Hilo, Hawai‘i 96720-3034  
                  Phone: (808) 961-8288 / Fax: (808) 961-8742

### **2.5 PLANNING CONSULTANT**

The planning consultant is Sidney Fuke.

Contact:       Sidney Fuke, Planning Consultant  
                  100 Pauahi Street, Suite 212  
                  Hilo, Hawai‘i 96720  
                  Telephone: (808) 969-1522 / Fax: (808) 969-7996

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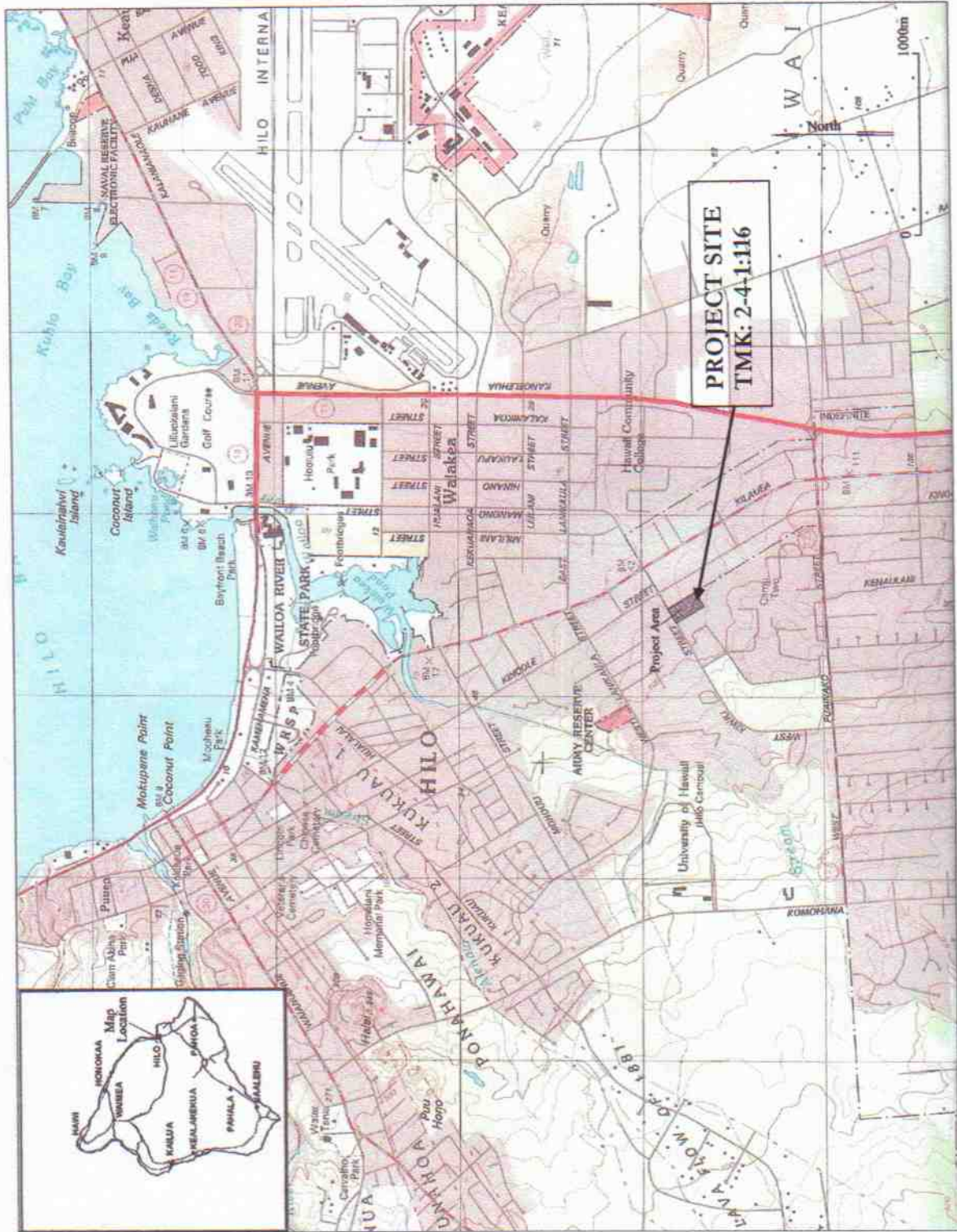


Figure 1. Portion of USGS Hilo Quadrangle showing Project Area Location Map

