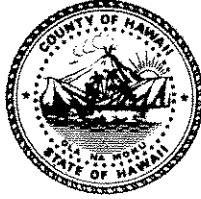


Harry Kim
Mayor



OCT 8 2008

Christopher J. Yuen
Director
Brad Kurokawa, ASLA, LEED™ AP
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

September 18, 2008

Katherine Kealoha, Director
Office of Environmental Quality Control (OEQC)
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Kealoha:

**SUBJECT: Draft Environmental Assessment (DEA) for Development of
Commercial Property at 548 Kanoelehua Avenue, Hilo
TMK: (3) 2-2-035:058, Waiakea Houselots, South Hilo, Hawai'i**

The Planning Department, County of Hawai'i, has reviewed the Draft Environmental Assessment for the subject project and anticipates a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this project in the next OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form, and one (1) PDF copy and two (2) hard copies of the project DEA. Please call Daryn Arai of the Planning Department at (808) 961-8828 Ext. 204 or Kathleen Cushing at (808) 966-9503 should there be any questions.

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

DSA:jlh

P:\wpwin60\DSA\2008\L548KanoelehuaCommercialDEA.doc

Attachments

ENVIRONMENTAL ASSESSMENT

DEVELOPMENT OF COMMERCIAL PROPERTY AT 548 KANOELEHUA AVENUE, HILO

TMK#: 2-2-035:058

South Hilo District, Hawai'i Island, State of Hawai'i

July 2008

Applicant:

Bruce A. Hansen
82A Kaiwiki Road
Hilo, Hawai'i 96720

Approving Agency:

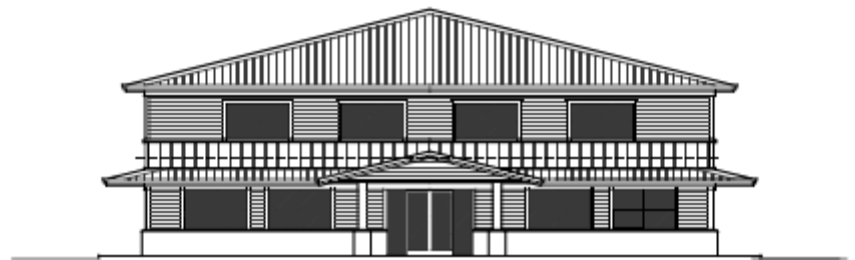
County of Hawai'i
Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Preparer:

Cushing Consulting
Kathleen Cushing
HCR 2 Box 6703
Keaau, Hawai'i 96749

Class of Action:

Use of State Land
Use of County Land



EAST ELEVATION

This document is prepared pursuant to:

The Hawai'i Environmental Policy Act, Chapter 343, Hawai'i Revised Statutes and Title 11,
Chapter 200, Hawai'i Department of Health Administrative Rules.

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EXECUTIVE SUMMARY

Project Name:	548 Kanoelehua Avenue, Commercial Development	
Location:	548 Kanoelehua Avenue (State Highway 11), Hilo, Island of Hawai'i, Hawai'i	
Land Owner/Applicant:	Bruce A. Hansen	
Lessee:	Oceanic Time Warner Cable	
Tax Map Key:	2-2-035:058	
Land Area:	21,050 square feet (sf)	
Existing Use:	Residential Structure (Currently empty)	
Proposed Use:	Construction of an 8760sf commercial building and the requisite parking and landscaping. The water service and overhead power lines will require connection in the State right-of-way for State Highway 11.	
Land Use Designations:	State Land Use District:	Urban
	General Plan LUPAG Map:	Industrial
	Hawai'i County Zoning:	Limited Industrial ML-20
	Coastal Zone Management:	State of Hawai'i is all in CZM
	Special Management Area:	No
Expected Permits:	Construction Permits (Building, Electrical, Plumbing) Department of Transportation, Approval for Work Within State Highway Right-of-Way	
Approving Agency:	County of Hawai'i, Planning Department	
Anticipated Determination:	Finding of No Significant Impact (FONSI)	

The property owner proposes to develop the 21,050 square foot property with an 8,760 square foot commercial building and the required parking lot. A zoning change from residential single family RS-10 to Limited Industrial ML-20 has been approved. This property was developed previously for a residence and shed. The entire property was graded and landscaped by previous owners. The environmental assessment is required for the water service connection and overhead power/telephone connection within the State Highway 11 (Kanoelehua Avenue) right-of-way.

Outside the building foot print the remainder of the property will be used for parking area and landscaping. The adjacent properties (2-2-035:059 and 101) are also owned by the applicant and the existing driveway for these properties will be shared with the new development. The

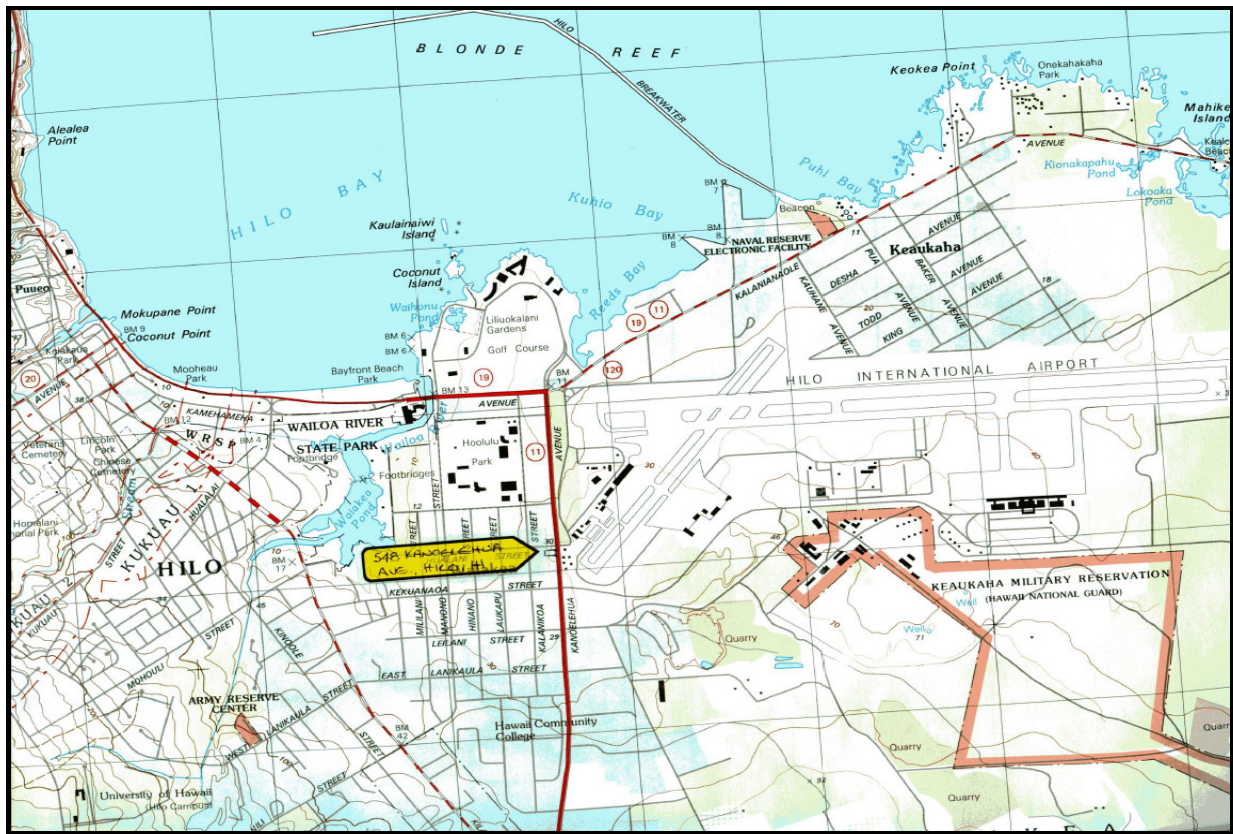


Figure 2 Project Location on USGS Map (USGS Hilo, HI 1995)

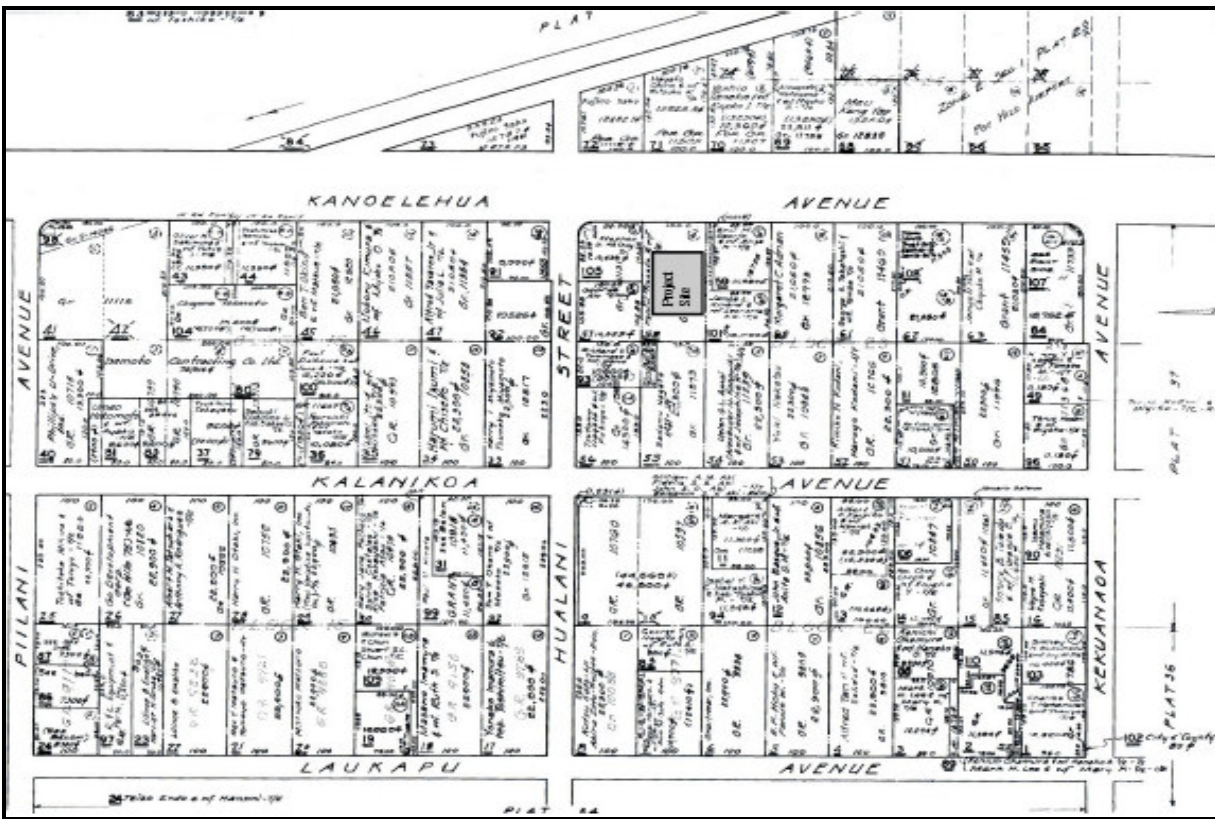


Figure 3 Project Location on TMK Map



Figure 4 View of Project Site (looking west from Kanoelehua Avenue)



Figure 5 View of Rock Wall on North Boundary of Project Site (looking east)

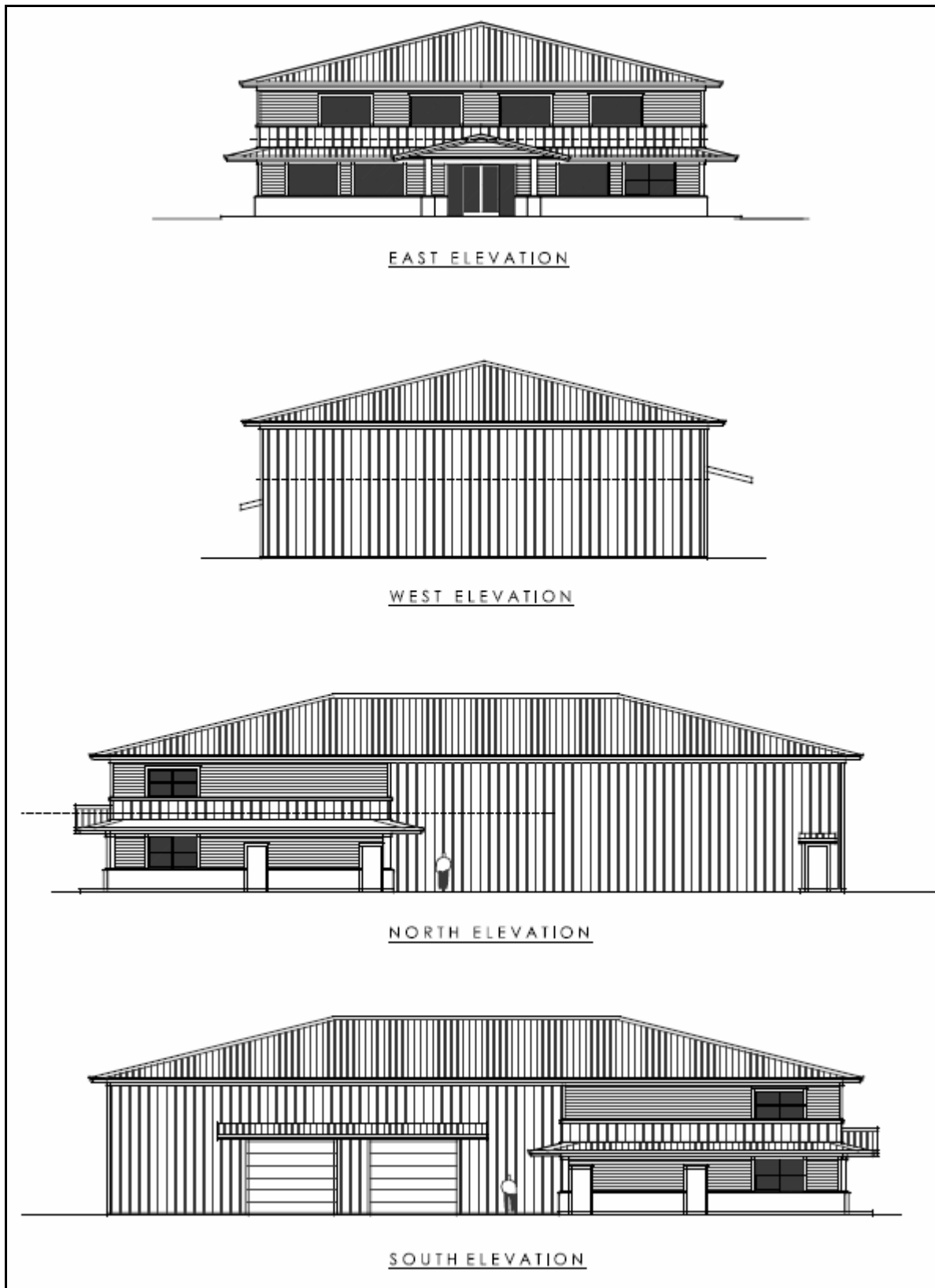


Figure 7 Preliminary Exterior Elevations for the Proposed Building

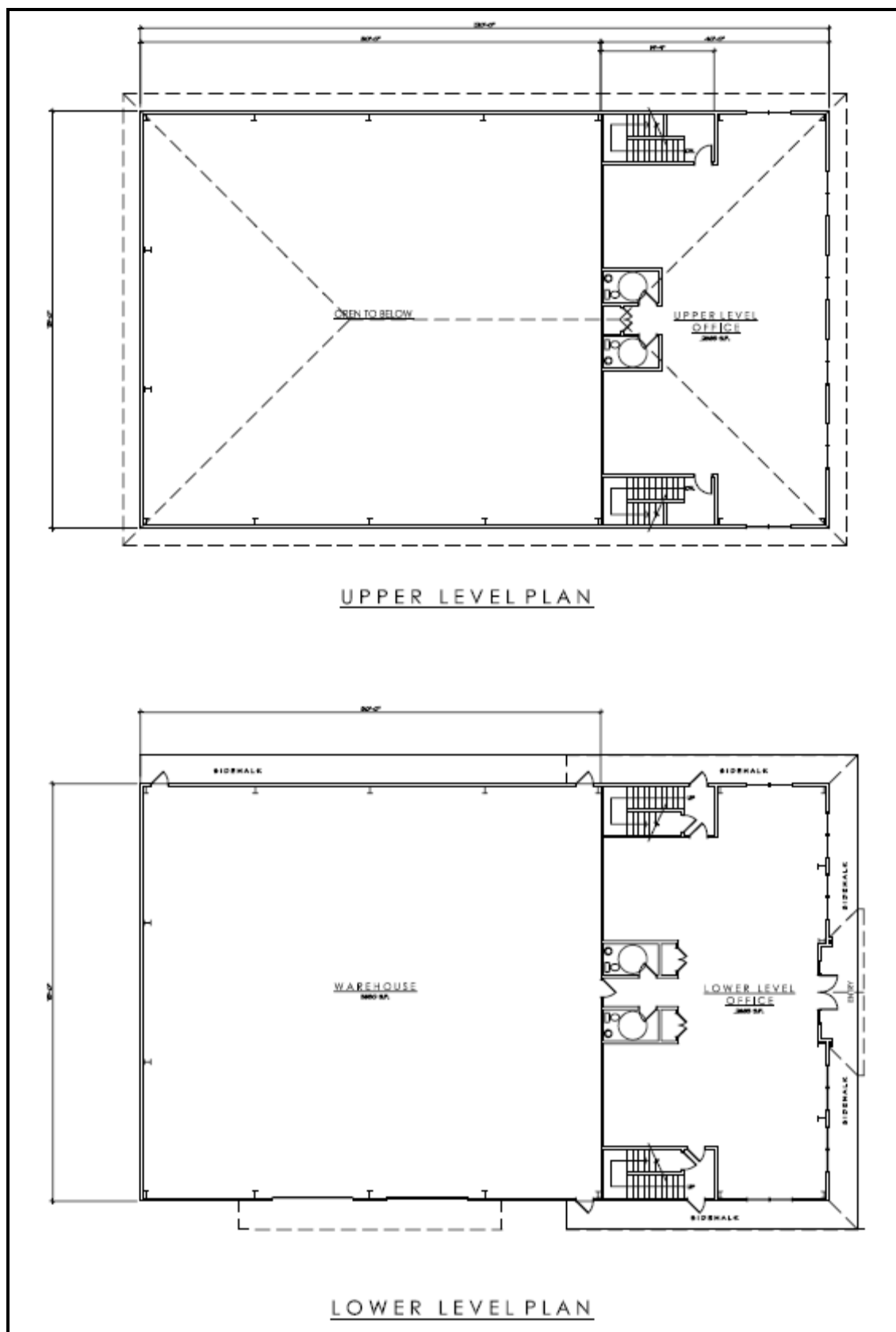


Figure 8 Preliminary Floor Plans for the Proposed Building

1 INTRODUCTION

1.1 Project Description, Purpose and Need

The property owner proposes to construct an 8760 square foot (sf) structural steel building for commercial use on the 21,050sf property at 548 Kanoelehua Avenue (State Highway 11). The property is zoned for Limited Industrial-20,000sf (ML-20) with neighboring residential and commercial properties. The subject property is directly across from the Hilo International Airport and is in an Industrial Area in the General Plan.

The proposed building itself will have a two storey portion in the front will be office space, with a total of 5,370sf. The back portion of the building will be 5,850sf of warehouse space for the same tenant.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law. The project is privately funded so no State or County funds will be used.

The development will include a structural steel building for one tenant, a parking area and landscaping. The parking area and primary access will be combined with the neighboring property (558 Kanoelehua Avenue) which is also owned by the applicant. The existing driveway for the 548 Kanoelehua Avenue property is acceptable as is for the requirements as a second access.

There is an existing five foot high rock wall on the north and west property lines which creates a buffer with the neighboring residential properties. Landscaping areas will be used to further buffer the commercial activities from the neighbors. All parking requirements will be satisfied with on-site parking spaces. Kanoelehua Avenue has sufficient capacity to handle any additional vehicle traffic.

There is an existing HELCO pole which will be utilized to bring in a new overhead service to the building. The existing pole is located in the State right-of-way.

There is an existing County water main in the State right-of-way (under the sidewalk) of the south-bound lanes. New connections will be required for domestic water and fire protection system water lines.

The wastewater requirements of the development will be handled by a septic system due to the lack of an adjacent County sewer line.

The project developer would like to start construction Fall of 2008 for completion by Summer of 2009. The Architect has submitted a set of drawings for Plan Approval and permitting by the County of Hawai'i will follow as soon as is possible.

The purpose of this development is to create much needed space for a Hilo business that needs a combination of office and warehouse spaces. This development is in keeping with the General Plan for the area and will supplement the commercial development which is continuing along Kanoelehua Avenue. The project site is in close proximity to the harbor, airport and the urban core of Hilo making it a prime location for commercial use.

Figures 1 through 6 above designate the project site location, show the existing site conditions and the preliminary development design.

1.2 Compliance with State of Hawai'i and County of Hawai'i Environmental Laws

This document has been prepared in accordance with the provisions of Chapter 343, Hawai'i Revised Statutes (HRS) and Title 11, Department of Health, Chapter 200, Hawai'i Administrative Rules (HAR) relating to Environmental Impact Statement Rules. Section 343-5, HRS, sets forth nine "triggers" requiring an environmental assessment or an environmental impact statement.

In accordance with Section 343-5(b), HRS, the use of State land is a "trigger" requiring preparation of an environmental assessment (EA) by the applicant at the earliest practicable time in order to determine whether an environmental impact statement (EIS) shall be required. As such, this EA is prepared in compliance with all pertinent statutes and regulations.

1.3 Identification of Agencies Consulted

The individuals and agencies (or agency documents) listed below were contacted in the preparation of this Draft EA. Correspondence sent and received during the pre-consultation period are included as Appendix A.

Federal:

U.S. Department of Transportation- Federal Aviation Administration

State:

Department of Land and Natural Resources (Land Division and State Historic Preservation Division)

Department of Health

Department of Transportation (Highway Division including Right-of-Way Manager)

Office of Hawaiian Affairs

County:
Planning Department
Department of Public Works
Department of Environmental Management
Department of Water Supply
Police Department
Fire Department

1.4 *Alternatives*

1.4.1 Action Alternatives

The action under consideration is a commercial development on the subject property including connection of domestic water, fire hydrant and sprinkler supply line and electrical/communications service connections in the State Highway 11 right-of-way.

1.4.2 No Action

Under the no action alternative the commercial property would be denied access to water, electrical power, telephone and cable services. Alternative sources for power, satellite telephone and satellite internet services could be engaged. Water could be provided to the tenants using a water tank. However, this would be expensive and inequitable for the property owner. The warehouse area requires fire sprinklers to protect high-piled storage. The warehouse will not suit the purpose and need for the tenant if the connection to the waterline is not permitted for fire protection usage. With No Action the opportunity will be lost to add a fire hydrant on Kanoelehua Avenue which will add to the community fire protection system. If dependable services cannot be provided for the commercial tenant of the building then the proposed development will not serve its intended purpose and need in providing much needed office and warehouse space in an area intended for industrial/commercial uses.

2 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

2.1 Physical Environment

2.1.1 Basic Geographic Setting and Climate

The project site is a 21,050sf property that was developed as a residential property and has been re-zoned for limited industrial use (ML-20). The surrounding area is a mix of industrial and residential uses and with its proximity Hilo International Airport, the Port of Hilo and the Hilo downtown core is intended for industrial use in the General Plan (See Figure 12).

The climate in the area is mild and moist, with an average annual rainfall of approximately 130" annually (County of Hawai'i Databook, Table 5.17).

2.1.2 Geology, Soils and Geologic Hazard

Environmental Setting

The property is basically flat, as are the surrounding properties. The surface geology is basalt lava flows from Mauna Loa (Wolfe and Morris 1996). The soil is classified as Keaukaha extremely rocky muck (USGS 1973). Very little soil exists on the site. Permeability is rapid, runoff is slow and erosion hazard is slight. Its capability subclass is VIIs, which means that this soil has very severe limitations that make it very unsuitable for cultivation and restrict its use to mainly pasture and woodland or wildlife (US Soil Conservation Service 1973).

The project site is located in Lava Flow Hazard Zone 3 (on a scale of ascending risk 9 to 1). Zone 3 is considered "less hazardous than zone 2 [which is adjacent to and downslope of active risk zones] because of greater distance from recently active vents and/or because the topography makes it less likely that flows will cover these areas" (Heliker 1990). As such, there is some risk of lava inundation over relatively short time scales.

The entire island of Hawai'i is in a Zone 4 Seismic Hazard area (Uniform Building Code, 1997 Edition, Figure 16-2) which means there is risk of major earthquake damage. The project area is relatively level land and is not subject to subsidence, landslides or other forms of mass wasting.

Impacts and Mitigations

The project site development is not restricted by the geologic hazards nor is the development imprudent due to potential hazards. Appropriate seismic standards will be followed for the structure design and construction, per the building code requirements in the County of

Hawai'i. With good structural design the damage to the new structure can be minimized in the interest of public safety.

2.1.3 Drainage, Water Features and Water Quality

Environmental Setting

The project site has no streams, wetlands or other aquatic sites and is not prone to local (non-stream related) flooding. The Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) designated the project site as Zone X (See Figure 9) . This is defined as outside the 500 year flood plain. The project site is also outside of the tsunami evacuation area per the maps produced by the Pacific Tsunami Warning Center and the Hawai'i County Civil Defense Agency.

No County wastewater line is accessible from the project site. The project development will require the construction of a septic system under the parking lot at the front of the building.

The property was previously graded and is therefore quite level. Only minimal grading will be required to prepare for the building construction and parking lot.

Impacts and Mitigations

The project site is outside of the FIRM flood zone so there is not expected to be any flood damage to the development. There are no sensitive water resources on or near the property so the water quality impacts of the development are expected to be negligible.

The project site is also outside of the tsunami evacuation zone so it is not expected to be adversely affected by tsunami related flooding. The Pacific Tsunami Warning Center (PTWC) is an effective system to ensure public safety for any employee at the project site.

The septic system will be designed and constructed to the Department of Health requirements to ensure that there are no adverse effects on the groundwater quality.

The parking area will be designed with appropriate slopes to ensure that all stormwater runoff, including the water from the building roof, will not drain off of the project site. Drywells will be used to facilitate infiltration of the stormwater into the ground. The landscape areas will be appropriately graded and planted to prevent erosion of the soil.

During construction the Contractor will be required to use best management practices to ensure that no erosion and runoff adversely affects the neighboring properties and roadways. With very little grading required and the relatively level slope of the site the possible impacts are foreseen as minimal.

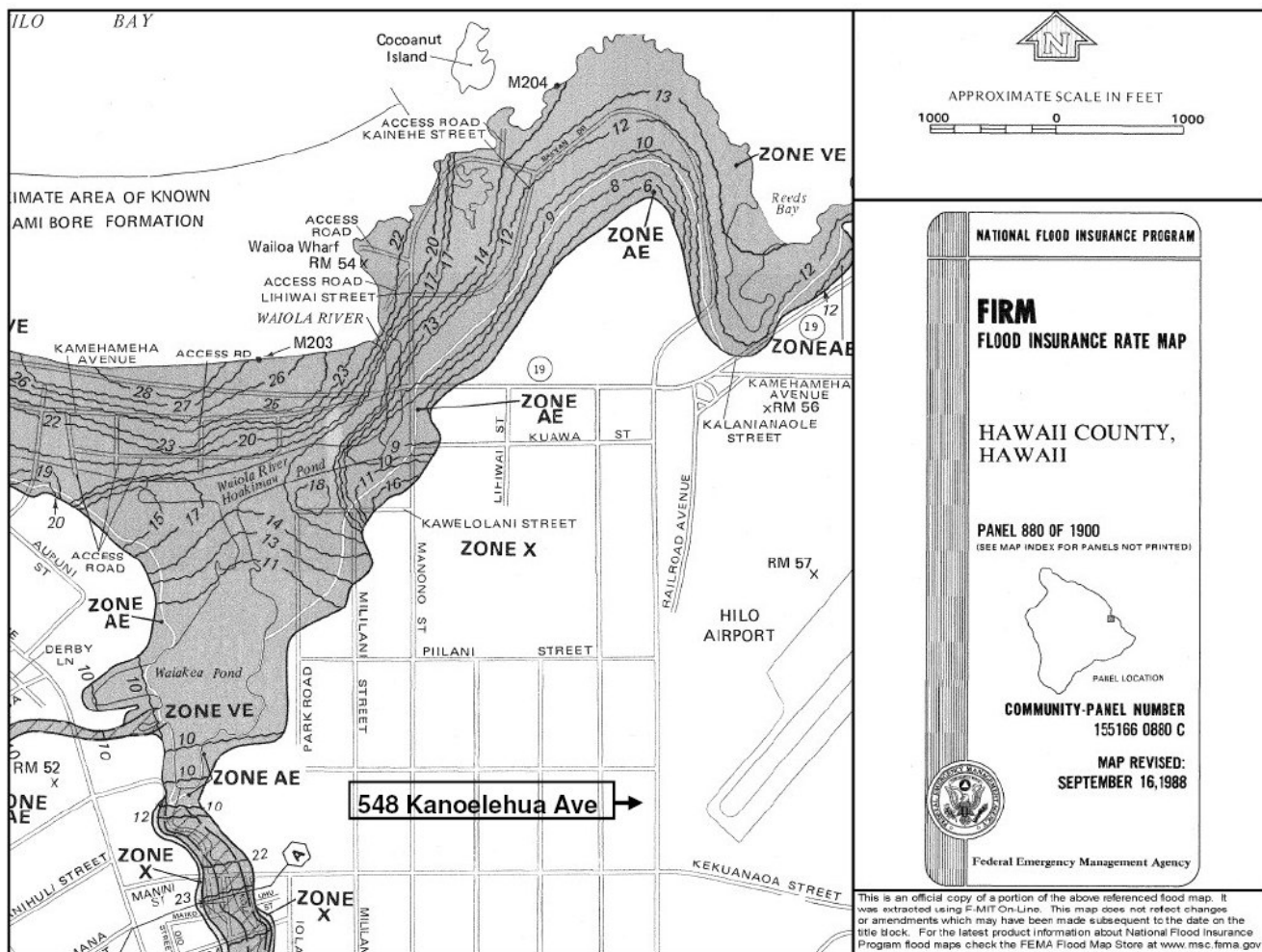


Figure 9 FIRM Map for the Project Area (Federal Emergency Management Agency, 1988)

2.1.4 Flora, Fauna and Ecosystems

Environmental Setting

The site was formerly completely developed as a single-family residence and yard so, no natural vegetation is present. They completely landscaped the property with landscape plants and fruit trees. According to the Change of Zone Environmental Report done in August of 2006 (Geometrician Associates, 2006), some ornamental plants such as coconut, gardenia, iris and hapu'u (native fern) were present. Much of the site is dominated by weeds such as Buddleia, guava, rattlepod, euphorbia, maile pilau, tulip tree, guinea grass and gunpowder trees. A few hardy native ferns and sedges are also present. The habitat is not appropriate for native animals. No threatened or endangered or otherwise rare native plants or animals are present.

Impacts and Mitigations

With the lack of natural/native ecosystems, or threatened/endangered species, the proposed development would have no adverse impacts to biological resources. The new landscaping

areas will incorporate some of the coconut trees and fruit trees and will be supplemented with new plantings as required by the County of Hawai'i to create buffers with the neighboring properties.

2.1.5 Hazardous Substances, Toxic Waste and Hazardous Conditions

The property has seen residential usage with no underground or above-ground storage tanks likely. There may have been homeowner quantities of garden chemicals, paint, etc. but no on or off-site contamination of the soils, groundwater or surface water is suspected. There should be no source of concern regarding hazardous or toxic conditions on or resulting from development of the project site.

The warehouse area will be used for storage and staging of cabling and communication equipment. No above ground or below ground storage tanks will utilized on-site and no large amounts of hazardous chemicals are expected to be stored in the warehouse.

2.1.6 Air Quality

Air pollution in East Hawai'i is minimal, and is mainly derived from volcanic emissions of sulfur dioxide, which convert into particulate sulfate and produce a volcanic haze (vog) that occasionally blankets the district. The persistent trade winds keep the project area relatively clear of vog for most of the year. The development on the project site will not measurably affect the air quality.

During any dry periods during grading of the property water sprayers will be used for dust control per Best Management Practices.

2.1.7 No-Build Alternative

The No Action alternative involves commercial development of the property with operations using alternative power and satellite communications. The minimal impacts on the natural, physical environment are expected to be the same as for the proposed development. The cost of construction and operation of the development using alternative utilities will be prohibitive and inequitable. The warehouse area will not serve the intended purpose and need without the protection of fire sprinklers.

2.2 Human Environment

2.2.1 Noise and Scenic Resources

Environmental Setting

Noise at the project area is derived mainly from the traffic on Kanoelehua Avenue and the Hilo International Airport. There is occasional noise from residential, commercial and road maintenance activities.

The project area does not contain any sites that are considered significant for their scenic character in the Hawai'i County General Plan (Hawai'i County Planning Department, 2005).

Impacts and Mitigations

Despite the proximity to the Hilo International Airport, it is unlikely that the building tenants will be impacted by the noise. Other businesses in the area, including the applicant's business, are not adversely impacted.

A five foot high rock wall and landscaping will be used to create a buffer between the commercial development and the neighboring residential properties. The required setbacks on the property are wide to lessen the impact on the neighbors. The project developer will make an effort to give the new building attractive exterior finishes (See Figure 7) that will be consistent with the Industrial usage of the project area. Landscaping in the planter areas will also serve to create an attractive development.

During construction the Contractor will be required to comply with regulations concerning equipment noise.

2.2.2 Socioeconomic

Environmental Setting

In 2005 there were nine office buildings in Hilo with only 7100sf available for rent (Hawai'i County Databook, Table 16.25). In Kona, also in 2005, there were 28 office buildings with 33,400sf available for rent. This is obviously a disadvantage for the Hilo community, the economy of which would improve with a diversity of development

The project site and project area are in the Hilo Enterprise Zone where development that will stimulate the economy are encouraged.

The unemployment rate in June 2008 was 6.0% in Hawai'i County versus the national average of 5.7% and the state as a whole of 4.5% (Department of Labor, June 2008). This shows that the State of Hawai'i is maintaining a strong economy but Hawai'i County is fairing more poorly.

The expected building tenant is an existing Hilo business but the new office and warehouse space will allow their business to expand. This will provide more employment in the service industry and increase the diversity of the jobs available to the community. Employment is also known to have a multiplier effect on the economy of the community as workers use local services.

The location of the project site is in close proximity to the Hilo labor force with no additional infrastructure required for the project area to support the development.

Impacts and Mitigations

It is unknown whether the tenant in the development would qualify for the Enterprise Zone program but it shows the intention for the area to develop.

While the jobless rate is low right now the current economic news is poor and the Hilo community will benefit from creating business opportunities through providing appropriate developments. The creation of office space for the tenant business expansion will benefit the economy of the community as a whole. Since the development is entirely by private funds there are no offset costs to be weighed against the benefits.

The residence is currently empty so no one will be displaced. The home is currently being dismantled for reconstruction on another property.

The project development will lead to an increase in the property taxes received by both the County of Hawai'i and the State of Hawai'i. The expansion of the tenant's business, and the new jobs, will also increase the income taxes paid. No State or County funds will be used for this development so there will be no offsets to this increased tax income.

2.2.3 Archaeological, Historical and Cultural Resources

Environmental Setting

The property has been fully developed with a dwelling and shed in the mid-1960's so no professional surveys were conducted of the project site. By letter dated July 14, 2006 during the rezoning process for the property, the DLNR-SHPD has stated that "no historic properties will be affected by this undertaking because 1) residential development/urbanization has altered the land; 2) the subject parcel is in an established subdivision, and has already been developed." (State of Hawai'i, DLNR, 2006)

There is no evidence of any traditional and customary Native Hawaiian rights being practiced on the site, nor existence of any known valued cultural, historical or native resources in the area. The project site is located in the Waiākea ahupua'a which was a large area covering much of the land that is now Hilo. According to an assessment by Maly in 1996, the significance of the area lies in the association with the Wailuku and Wainaku Rivers. The project site is far from the sites in the Waiākea ahupua'a that are identified as of significant cultural importance.

Impacts and Mitigations

Due to prior development it is expected that there will be no impact on archaeological, historical and cultural resources. There is no evidence of historic or cultural resources, and no evidence of traditional gathering or cultural uses of this small project site.

The no action alternative is for the development to utilize alternative sources for water, electricity and communications. The building construction will still go forward if the FONSI is denied and access to the utilities in the State right-of-way is denied.

Should any archaeological resources or human remains be encountered during construction, work in the immediate area of the discovery will be halted and DLNR-SHPD will be contacted as outlined in Hawai'i Administrative Rules 13§13-275-12.

2.2.4 Roadways and Air Traffic

Environmental Setting

Access to the property will be from Kanoelehua Avenue (State Highway 11) which is five lanes in the project area. There is an existing driveway on the project site and a second access will be provided by combining the parking lot with that of the neighboring properties (558 Kanoelehua). The neighboring properties (2-2-035:59 and 101) are home to Concept Construction (the applicant's business), and are owned by the applicant

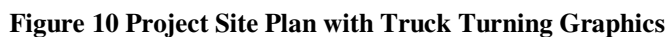
The property is located across Kanoelehua Avenue from Hilo International Airport and within 500 feet of the nearest runway.

Impacts and Mitigations

The proposed development will increase the traffic on Kanoelehua Avenue but the Department of Transportation (DOT) has not voiced a concern over this increase. No new driveways are required so there will not be any impact on the existing sidewalk and curb/gutter of the highway. The driveway at the project site (548 Kanoelehua) will be used for ingress of traffic and the 558 Kanoelehua driveway will be used for egress. This will ensure an orderly flow of traffic onto the property and avoid any congestion on Kanoelehua Avenue. Similar business driveways are present along Kanoelehua Avenue, which has been designed to accommodate for industrial zoning and resulting traffic for the corridor.

The parking area will be designed with enough parking spaces for employees and patrons as no on-street parking will be permitted. An appropriate loading zone area will be provided for the warehouse area that will not impede the flow of vehicles. The site plan has been adjusted, following correspondence with the state DOT, to accommodate maneuvering trucks with 20' containers within the site. This will prevent blocking traffic on Kanoelehua Avenue to back the truck/trailer onto the property. Time Warner Cable, the tenant, has a 20 year lease and Appendix A contains a letter confirming that nothing larger than a 20' container will be

The Federal Aviation Administration (FAA) was contacted with drawings and data regarding the development. No response has been received at the time this Draft EA has been completed. Considering that the building height is very similar to the ICI Paints building at 522 Kanoelehua Avenue it is expected that the FAA will not indicate any impacts on air traffic.



2.2.5 Utilities and Public Services

Environmental Setting, Impacts and Mitigations

The existing overhead electrical service to the property from Hawaiian Electric Light Company (HELCO) is not sufficient for the proposed commercial development. The existing HELCO pole from which the overhead power would be supplied is located in the sidewalk on the State right-of-way. The communications service will also be provided via the existing HELCO pole. There are sufficient capacities in the existing overhead lines to accommodate the requirements of the new development without affecting the current customers.

There is a 12" water main under the sidewalk of the south-bound lanes of Kanoelehua Avenue. The existing water meter and lateral are not sufficient for the water usage by the new development; therefore a new connection will be required. The warehouse portion of the building also requires fire-sprinklers for high-piled storage. A connection to the 12" water main will be required for the fire-water line also. Using this pipeline a fire hydrant will be installed at the south/east corner of the parking area where it is easily accessible to the fire trucks. See figure 6 for the fire hydrant location at the south-east corner of the property.

The existing residence on the project site will be dismantled and reconstructed on another private property by an employee of Concept Construction, the applicant's business. There will be a minimal amount of solid waste material that will require disposal.

Solid waste disposal for the development tenants will be by a commercial hauler as required for non-residential solid waste. No hazardous or toxic waste is expected to be generated. All solid waste disposal will be in accordance with the County, State and Federal laws and regulations.

No County sewer line is available to the project site so wastewater treatment will be via a septic system and leach field. The septic system will be under the parking area in front of the building therefore, once a County line is available along Kanoelehua Avenue the building can be more easily connected.

The building tenant will be a relocation/expansion of an existing business so the development is not expected to be an additional burden on the fire, police and emergency services. The total number of additional employees is relatively low and these services are readily available in Hilo.

2.2.6 No-Build Alternative

The No Action alternative involves development of the property with operations using alternative power and satellite communications. The minimal impacts on the human environment are expected to be the same as for the proposed development except for noise. There would be greater noise impacts if a generator is required to provide power to the tenant. The cost of construction and operation of the development using alternative utilities

will be prohibitive and inequitable. The warehouse area will not serve the intended purpose and need without the protection of fire sprinklers.

3 LAND USE CONFORMANCE

3.1 State of Hawai'i

3.1.1 Hawai'i State Plan

The Hawai'i State Plan was adopted in 1978 and last revised in 1991 (HRS, Chapter 226, as amended), sets theme goals, objectives and policies that are intended to guide the State's long-term growth and development goals. The basic purpose of this plan is to ensure self-sufficiency of residents, social and economic mobility and community well-being. The proposed action will promote these goals by expanding commercial activity to South Hilo, which will add to the opportunities for residents for economic and social well-being.

3.1.2 Hawai'i State Land Use Law

The State Land Use Commission, pursuant to HRS, Chapter 205, has classified all land in Hawai'i as Urban, Rural, Agricultural or Conservation. The project site and surrounding project area are classified as Urban. The commercial development of the project site is therefore consistent with the intended land use according to State law.

3.2 County of Hawai'i Plans and Controls

3.2.1 County of Hawai'i Zoning

The project site is on a property zoned Limited Industrial minimum 20,000sf (ML-20) making the proposed action a permitted and intended use under the Hawai'i County Zoning. The rezoning from residential single family (RS-10) was completed in 2006 and several other properties in the project area have also been rezoned to Limited Industrial or Industrial-Commercial Mixed (MCX). Refer to Figure 11 to see a map of the property zoning in the project area.

There are still many single family residential properties in the area, including those neighboring the project site to the north and west, but the change to industrial use is consistent with the Hawai'i County General Plan. This is evidenced by the amount of rezoning allowed in the project area.

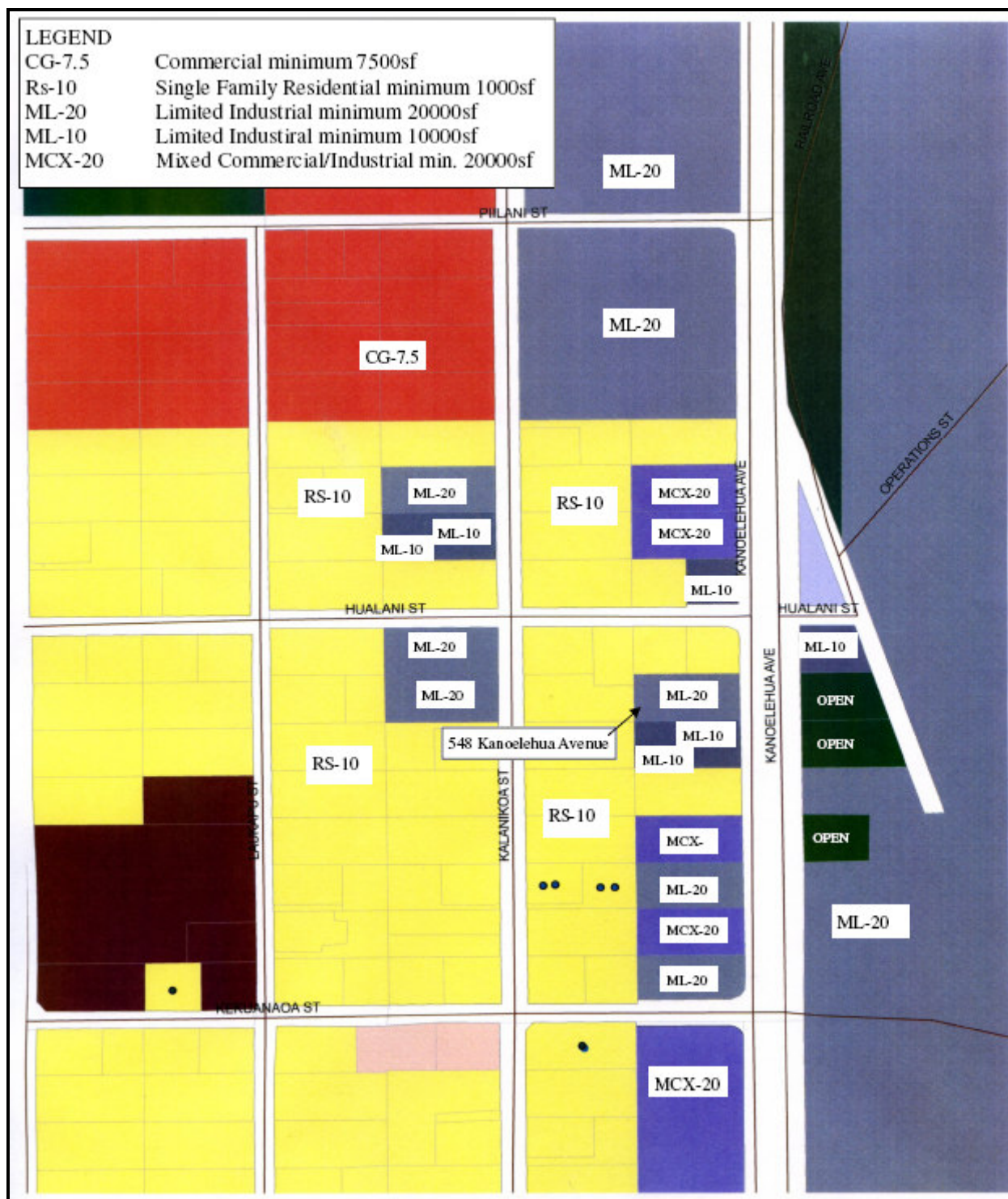


Figure 11 Project Area County of Hawai'i Zoning Map (Hawai'i County Planning Department, 2008)

3.2.2 County of Hawai'i General Plan

County of Hawai'i General Plan (Hawai'i County Planning Department, 2005) is the policy document of the long-range development of the Island of Hawai'i. It contains the General Land Use Allocation Guides (LUPAG) maps which roughly layout the land use intentions for

the entire island. See Figure 12 for the South Hilo LUPAG Map (Hawai'i County General Plan Maps, 12/10/01). The General Plan is organized into thirteen elements; the proposed development is consistent with the goals, policies, objectives, standards and principles for several functional areas. This assessment will focus on the economic and land use aspects of the General Plan.

Economic Goals

- Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.
- Economic development and improvement shall be in balance with the physical, social and cultural environments on the Island of Hawai'i.
- Strive for diversity and stability in the economic system.
- Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.

Discussion: The proposed action will provide economic opportunity for new business in the County or expansion of an existing business. This will thereby increase the choice of occupations for residents. The project construction will provide construction jobs which will indirectly improve the economy through the multiplier effects of local purchases. This multiplier effect is felt by not only the material suppliers for the project but also the local service industries who will sell goods to the workers. Such activities are in keeping with the overall development plan for the County of Hawai'i.

Land Use

- Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural and physical environments of the County.

Policies:

- Zone urban-type uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.
- Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community region and County.
- Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.

Standard:

- Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.

Discussion: The proposed action is located in an area designated industrial in the General Plan which is undergoing commercial/industrial growth. The area is popular for commercial development due to ease of access on Kanoelehua Avenue (State Highway 11) and its proximity to the harbor, the airport and the Hilo downtown core. Utilities and public services are readily available along Kanoelehua Avenue. The project site currently has a residence,

and shed, both in poor condition; the new development will be an attractive and appropriate addition to the industrial district on Kanoelehua.

Industrial Land Use Goals

Policies:

- Achieve a broader diversification of local industries by providing opportunities for new industries and strengthening existing industries.
- Locate industrial areas convenient to transportation facilities, and provide a variety of industrial zoned districts and lot sizes, depending on the needs to the industries and the communities.
- Improve the aesthetic quality of industrial sites and protect amenities of adjacent areas by requiring landscaping, open spaces, buffer zones, and design guidelines.
- Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure.
- Require developers to provide basic infrastructure necessary for development.

Standards:

- Industrial development shall maintain or improve the quality of the present environment.
- Topography of industrial land shall be reasonably level.
- Industrial development shall be conveniently located to its labor source.
- Buffer zones shall be established between industrial and adjacent incompatible uses of land.

Discussion: The main industrial development areas in Hilo are the Kanoelehua area, Hilo harbor and the Hilo International Airport. There is a lack of office lease space in Hilo so this development may provide space, in a very convenient location, for business expansion and improve diversification. The project site is very conveniently located to the harbor, airport and downtown Hilo; it also has access to utilities and the employment center. The site will have a five foot high rock wall and landscaping to create an appropriate buffer to the neighboring residential properties. The project site is very level and will require very little grading for the development.

Commercial Land Use Goals

Goals:

- Provide commercial developments that maximize convenience to users.
- Provide commercial developments that complement the overall pattern of transportation and land usage within the island's regions, communities and neighborhoods.

Policies:

- Commercial facilities shall be developed in areas adequately served by necessary services, such as water, utilities, sewer, and transportation systems. Should such services not be available, the development of more intensive uses would be in concert with a localized program of public and private capital improvements to meet the expected increased needs.
- Distribution of commercial areas shall meet the demands of neighborhood, community and regional needs.

- The development of commercial facilities should be designed to fit in the locale with minimal intrusion while providing the desired services. Appropriate infrastructure and design concerns shall be incorporated into the review of such development.

Discussion: As with the discussion above regarding Industrial development, the proposed action is in a very convenient location for employees and patrons. The development will have the appropriate buffers between it and the neighboring residences to minimize the impact. The location of this commercial development is consistent with the intended land use in the General Plan and the convenient location will not be a drain on the existing infrastructure.

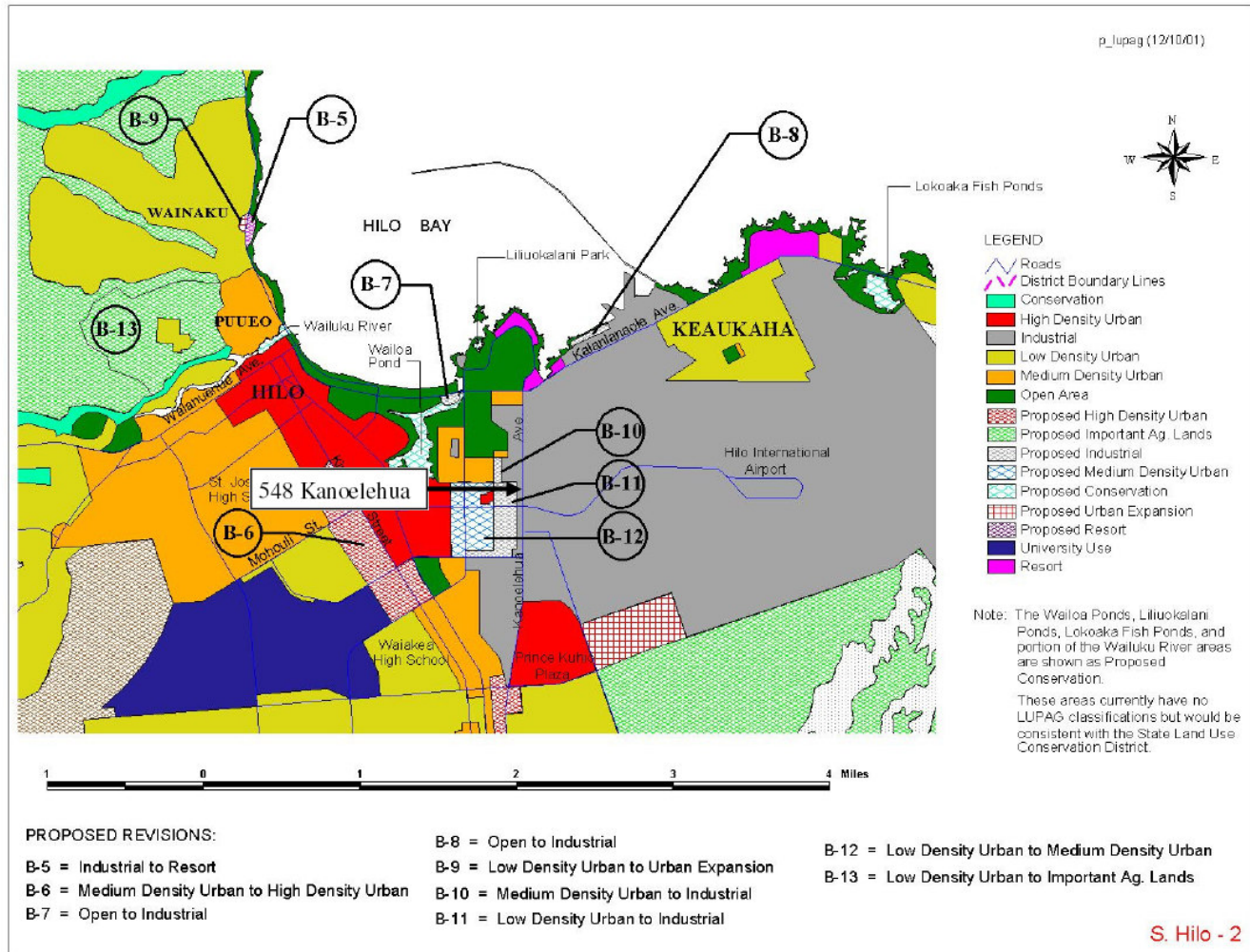


Figure 12 Project Area LUPAG Map (Hawai'i County General Plan Maps, 12/10/01)

3.3 Required Permits and Approvals

The proposed action requires the following permits and approvals:

- County of Hawai'i, Department of Public Works, Building Division Approval and Building Permit

- County of Hawai'i, Planning Department, Plan Approval
- County of Hawai'i, Department of Public Works, Demolition Permit (Old Residence)
- Department of Transportation, Approval for Work Within State Highway Right-of-Way

4 FINDINGS, SUPPORTING REASONS AND ANTICIPATED DETERMINATION

The impact assessment of this proposed development required study of the physical and human environment. All phases and expected consequences of the proposed project have been evaluated including primary, secondary, short-term, long-term and cumulative impacts. Based on the findings the Approving Agency (County of Hawai'i, Planning Department) is expected to issue a Finding of No Significant Impact (FONSI) for the Commercial Development of 548 Kanoelehua Avenue. The supporting rationale for this anticipated finding is presented in this chapter.

4.1 Probable Impact, Including Cumulative Impacts

Cumulative Impacts are defined as impacts on the environment (physical or human) that result from the action when added to other past, present or foreseeable future actions by other agencies or persons. These cumulative impacts include such things as the load on public utilities, infrastructure and services. The following developments are planned for the project area:

Commercial Development at 514 Kanoelehua Avenue

An Environmental Assessment for 514 Kanoelehua was prepared for a similar development as intended for the project site. The EA was required due to the need to access utilities from the State highway right-of-way. The FEA was completed May 2008 with a FONSI determination. The site clearing for construction has begun at the time of this writing.

Department of Hawaiian Homelands

The Department of Hawaiian Homelands has a property between the Hilo International Airport land and Kanoelehua Avenue on the east side of Kanoelehua. This land is listed as a Future Offering for development (Department of Hawaiian Home Lands, 2008). The land use is listed as Retail, Commercial and Industrial. A Final Environmental Assessment was published for development of this property in May, 2008. DHHL and DLNR have indicated that the preferred alternative would be mixed use industrial/commercial development but they will consider all qualified development proposals (Final Environmental Assessment, Kanoelehua Commercial Center and Industrial Park, 2008). This property is north of the project site and on the opposite side of the divided highway. In the FEA the extension of Piilani Street across Kanoelehua Avenue is suggested and the DOT responded that this would require signalization of the intersection. A traffic impact assessment report was not submitted with the FEA. A FONSI determination is expected.

Supporting Infrastructure:

The access to the project site is from Kanoelehua Avenue (State Highway 11). This highway was designed with industrial development in mind for the project area. The DOT has not responded with any concerns on traffic impacts provided truck turnaround can be provided

within the site. The two ingress driveways and off-street parking will lessen any possible impacts.

HELCO can supply the new electrical service from the existing pole in the State right-of-way. Communication cables will be run overhead from the same HELCO pole. There are sufficient utilities in the project area to support the additional service required by the development.

Water will be supplied from the existing 12" main pipeline under the sidewalk in the State right-of-way. There is sufficient volume and pressure in the 12" main to provide the needs of the development without affecting the other users in the project area.

Cumulative Impacts:

The business to rent the office and warehouse tenant space will be an existing Hilo business and the number of employees is likely to be less than 60 persons. Therefore the impacts will be negligible in terms of severity, nature and geographic scale.

The development at 514 Kanoelehua Avenue is similar in scale to the proposed development of the project site. Therefore, the combined impacts of the small amount of traffic, use of utilities, demand on public services is likely to be negligible.

The DLNR and DHHL development in the project area will likely have a larger impact but, with the development of the Proposed Action being relatively so small and with infrastructure being readily available the combined cumulative impacts are not likely a concern.

There is a general trend in the project area to rezone the residential properties as industrial or mixed commercial/industrial. This is in compliance with the County of Hawai'i General Plan and takes advantage of the convenient access to infrastructure. The County of Hawai'i is allowing the rezoning of the properties due to the low impact in Kanoelehua Avenue and due to the appropriateness of the change of land use. Of the fourteen properties fronting the west side of Kanoelehua Avenue between Kekuanaoa Street and Piilani Street, eleven have been rezoned to Limited Industrial or Commercial-Industrial Mixed.

Conclusion:

The socio-economic impacts of the proposed projects are anticipated to be beneficial. Construction generates employment and economic opportunities which are multiplied in the community economy. The office spaces will add to the economic diversity in the Hilo community and will provide long-term employment opportunities. All of the projects mentioned will lead to economic development and provide additional tax revenue to the State and County governments to fund needed public services. Overall the expected cumulative impacts are expected to be positive for the Hilo community.

4.2 Significance Criteria

Based upon the conclusions above the development of the project site will likely have no significant environmental impacts. The determination is based on the Significance Criteria outlined in Chapter 343, HRS and Title 11, Chapter 200, HAR.

- 1) *Involves and irrevocable commitment to loss or destruction of any natural or cultural resource;*

As the property has been fully cleared for a residence and landscaped by previous owners, there will be no destruction of natural or cultural resources at the project site. The project area supports commercial, industrial and transportation uses and will not be affected by a commercial/industrial development.

- 2) *Curtails the range of beneficial uses of the environment;*

The project area is intended for Industrial use due to the convenient access to infrastructure. The proposed land use complies with the intended use of the land and will bring economic benefit to the project area.

- 3) *Conflicts 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;*

The State Land Use designation for the project area is Urban meaning that the proposed development is in compliance with the State's policies and goals.

- 4) *Substantially affects the economic or social welfare of the community or state;*

The proposed development will improve economic and social welfare for the community and the State. During construction jobs will be provided and the development will draw businesses which will increase the diversity of the economic base. The County and the State will receive increased tax revenue from the direct and secondary affects on the community economy.

- 5) *Substantially affects public health;*

There will be no substantial affects on public health resulting from the development. The wastewater system will be designed and constructed to all applicable requirements. Sufficient water resources are available in the County water supply system to support the development with no adverse affect on the other project area residents/businesses.

- 6) *Involves substantial secondary impacts, such as population changes or effects on public facilities;*

The secondary impacts and effect on public facilities are limited by the small size of the development. The maximum number of employees is 60 persons therefore there will not be a large influx of employees requiring housing and services that cannot be accommodated.

- 7) *Involves a substantial degradation of environmental quality;*

The environmental impacts of developing the project site will be minimal and will not substantially degrade the environmental quality in the project area. The project area is developing as an industrial zone due to the proximity to the airport, port, etc. Therefore, the project is in keeping with the development trend in the area and will not substantially affect the environmental quality.

- 8) *Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;*

This is a privately funded development which will not require any additional infrastructure so there will not be significant cumulative effects or the commitment for larger actions. As mentioned previously, this is an industrial area and the proposed project is in keeping with the trend for commercial and industrial development.

- 9) *Substantially affects rare, threatened or endangered species or its habitat;*

No listed, threatened, proposed or candidate species or their habitats have been found in the project area. The site has been fully developed and landscaped with non-native plants for many decades.

- 10) *Detrimentially affects air or water quality or ambient noise levels;*

There will be no adverse effect on air quality resulting from the proposed development. Very minimal site grading is required for the construction and best management practices will be used to control dust in dry weather.

There are no waterbodies in the project area that will be adversely affected by any runoff during grading. Parking lot grades and drywells will be used to keep all stormwater within the project site limits.

The ambient noise levels will be affected in the short-term during the building and parking area construction. Standard curfew periods will be used to mitigate the effect on the neighboring properties to the greatest extent possible. The project area is close to the Hilo International Airport and adjacent to State Highway 11 so the long-term ambient noise level is not likely to be increased by the proposed development.

- 11) *Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;*

The entire Island of Hawai'i is subject to earthquake, so this location is at no greater risk than any other place on the island. The building permitting process will ensure that the structure complies with the Uniform Building Code and the County of Hawai'i Structural Design Standards, including earthquake design provisions.

The project site is in Lava Hazard Zone 3 which means that lava inundation is possible but unlikely due to distance from the source and the land forms which

would likely block the flow from the source. There are no mitigation measures for volcanic eruptions.

The project site is outside of the 500 year flood zone on the FIRM maps and also outside of the tsunami evacuation zone. There are no waterbodies on the project site.

The project area is very level and not prone to erosion, landslides or other types of mass wasting.

- 12) *Substantially affects scenic vistas and view planes identified in county or state plans or studies; or,*

No scenic vistas or view planes have been identified at the project site or in the project area so the proposed development will not have a significant visual effect.

- 13) *Requires substantial energy consumption.*

The energy consumption to construct the structural steel building will be minimal. The energy required to supply the commercial/industrial uses of the project will also be minimal. The building construction will adhere to the energy efficiency requirements for air conditioned spaces.

4.3 Anticipated Determination

On the basis of the impacts and mitigation measures examined in this document and analyzed under the above criteria, it is anticipated that the 548 Kanoelehua Avenue Commercial Development will not have a significant impact on the physical and human environments. Pursuant to Chapter 343, HRS, the Approving Agency, which in this case is the County of Hawai'i Planning Department, is expected to issue a Finding of No Significant Impact (FONSI).

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APPENDIX A

EARLY CONSULTATION CORRESPONDENCE-REQUESTS AND RESPONSES

CUSHING CONSULTING

Kathleen Cushing, P. Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiantel.net

July 16, 2008

Department of Land and Natural Resources
Land Division
75 Aupuni Street, Room 204
Hilo, HI 96720

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

To Whom It May Concern,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are particular environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

There is an existing HELCO pole which will be utilized to bring in a new overhead service to the building. The existing pole is located in the State right-of-way. No ground level modifications will be required for the new overhead service.

There is an existing County one inch water lateral onto the property. The water meter is located in the State right-of-way in front of the property. The line size will need to be increased for the new development so a new connection to the water main will be required. The Department of Water Supply has located the water main under the sidewalk of the south-bound lanes so the connection will not require work in the highway shoulder or traffic lanes.

A connection to the water main, which is in the State Highway 11 right-of-way, will also be required to service a new fire hydrant and fire sprinklers on the property. The Civil Engineer intends to have the two new connections to the water main very close to facilitate the requirement for only one trench in the right-of-way.

The wastewater requirements of the development will be handled by a septic system due to the lack of an adjacent County sewer line.

No new driveways are required so there will not be any impact on the existing sidewalk and curb/gutter of the highway. The 16 foot wide driveway at the project site (548 Kanoelehua) will be used for ingress of traffic and the 558 Kanoelehua 24 foot wide driveway will be used for egress. This will ensure an orderly flow of traffic onto the property and avoid any back-ups on Kanoelehua Avenue.

I have enclosed a preliminary site plan which indicates the overhead electrical/telephone service and the domestic water line. The fire hydrant will be located in the planter near the domestic water meter and the fire water line will parallel the domestic water line.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment.

Sincerely,

Kathleen Cushing

CUSHING CONSULTING

Kathleen Cushing, P. Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiantel.net

July 21, 2008

Dr. Puaalaokalani Aiu, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Boulevard, Room 555
Kapolei, Hawai'i 96707

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Dr. Aiu,

I am contacting you for early consultation on the potential historical and cultural impacts of constructing a commercial development on the 548 Kanoelehua Avenue property. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to some utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input on possible historical and cultural impacts that should be addressed in the Draft Environmental Assessment document.

The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1960's according to the property tax records. The entire 21,050sf property was cleared and landscaped. The SHPD was consulted in 2006 during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20). At that time the response letter stated that "no historic properties will be affected by this undertaking because 1) residential development/urbanization has altered the land; 2) the subject parcel is in an established subdivision, and has already been developed". The rezoning was approved in 2007.

The Environmental Assessment will state that should any archaeological resources of human remains be encountered during construction, work in the immediate area of the discovery will be halted and DLNR-SHPD will be contacted as outlined in Hawai'i Administrative Rules 13§13-275-12.

Please feel free to contact me with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. We also offer to notify you when the Draft Environmental Assessment is completed

Sincerely,

Kathleen Cushing

CUSHING CONSULTING

Kathleen Cushing, P. Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiantel.net

July 16, 2008

Kevin H. Sunada
Manager
Environmental Planning Office
State of Hawaii- Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Mr. Sunada,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are particular environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment. The number of employees estimated for the tenant businesses is around 60 persons.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

The wastewater requirements of the development will be handled by a septic system due to the lack of an adjacent County of Hawaii sewer line. The septic system will be located in the parking area nearest Kanoelehua Avenue to facilitate connection should the County install a line in the future. The septic system design will comply with Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems".

There are no waterbodies at the project site or in the project area therefore no adverse impacts are anticipated. The project site is less than one acre and very level with very limited grading required for construction therefore no stormwater runoff issues are anticipated. The Civil Engineer is designing the parking lot areas to ensure that the stormwater is contained within the project site. Drywells will be used to control runoff during heavy rains. No injection wells will be required for stormwater.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. I would appreciate a response to this request prior to August 1st, 2008 if that is possible.

Sincerely,

Kathleen Cushing

1257 Kilauea Avenue
Hilo, Hawaii 96720
Tel 808-961-6443
Fax 808-935-0148



August 1, 2008

Mr. Bruce Hanson
Concept Construction
558 Kanoelehua Ave.
Hilo, Hawaii 96720

Dear Mr. Hanson:

This letter serves to inform you that Oceanic Time Warner Cable accepts warehouse deliveries at the site using 20 foot flat bed trucks or 20 foot containers maximum size. Should you wish to discuss further, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lorene Hough".

Lorene Hough
Hawaii County General Manager

LINDA LINGLE
GOVERNOR



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION**

HAWAII DISTRICT
50 MAKALA STREET
HILO, HAWAII 96720
TELEPHONE: (808) 933-8866 • FAX: (808) 933-8869

July 25, 2008

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:
HWY-H 08-2.0526

Ms. Kathleen Cushing
Cushing Consulting
HCR 2 Box 6703
Kea'au, Hawai'i 96749

Dear Ms. Cushing:

SUBJECT: Early Consultation for Environmental Assessment for Development
548 Kanoelehua Avenue
T.M.K. 3rd Div. 2-2-035:058
Project No. NH-011-2(24)
Route 11, Kanoelehua Avenue
Waiakea House Lots, South Hilo, Island of Hawai'i, Hawai'i

We received your letter and preliminary site plan dated July 16 2008 regarding this proposed development. It is not clear as to which department or agency has agreed to be the accepting authority for the Environmental Assessment. Please find attached a copy of our Letter No. HWY-PS 2.4355 dated May 16, 2007 addressed to the County of Hawaii Planning Department regarding this issue.

We have attached a copy of the Departmental response Letter No. DIR 1489/STP 8.2319 dated November 1, 2006 regarding the rezoning of this property addressed to the County of Hawaii Planning Department. Please include a discussion on the issues included in this letter in the environmental assessment.

A cursory review of the preliminary site plan and stated intent to restrict ingress and egress from the property through the existing driveways is of concern to us. The site plan indicates that the warehouse will anticipate receiving what appears to be a tractor trailer container sized vehicle. Please consult with the civil engineer on the physical ability for these vehicles to safely enter through the preliminary configuration without impacting traffic on Kanoelehua Avenue. Also, closer examination of the internal traffic circulation may be warranted.


Please note that at this time we will not be able to provide comments without pre-empting the departmental response.

Ms. Kathleen Cushing
July 25, 2008
Page 2

HWY-H 08-2.0526

If you have any questions please call Mr. Clinton Yamada at 933-1951.

Very truly yours,



STANLEY M. TAMURA
Hawai'i District Engineer

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
809 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5087

BARRY FUKUNAGA
INTERIM DIRECTOR

Deputy Director
FRANCIS PAUL KHEHO
BENJAMIN T. MOROOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:
HWY-PS
2.4355

MAY 1 6 2007

Mr. Chris Yuen, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

Dear Mr. Yuen:

Subject: Compliance with Section 343-5, Hawaii Revised Statutes, When Private Development Needs Access along or Utilities within the State Highway Right-of-Way

Section 343-5, Hawaii Revised Statutes, provides in part that:

§343-5 Applicability and requirements. (a) Except as otherwise provided, an environmental assessment shall be required for actions that ... Propose the use of state or county lands....

(b)....

(c) Whenever an applicant proposes an action specified by subsection (a) that requires approval of an agency and that is not a specific type of action declared exempt under section 343-6, the agency initially receiving and agreeing to process the request for approval shall prepare an environmental assessment of the proposed action at the earliest practicable time to determine whether an environmental impact statement shall be required....

When an applicant requests to "use" the State highway ROW (State ROW), and can demonstrate to our satisfaction that their request is not related to any specific proposal for development outside the State ROW, the State Department of Transportation (DOT) will continue to follow our existing procedures for determining whether a State Environmental Assessment (EA) is required. Please be advised that whenever an applicant requests that the DOT approve modification or disposal of highway access rights along or use, occupancy, or work within the State ROW to serve proposed development outside the State ROW, we will not be processing the request until the applicant provides written documentation that another State or County agency, with authority to regulate land use outside our State ROW, has already:

Mr. Chris Yuen
Page 2

HWY-PS
2.4355

- Determined that no State EA is required;
- Approved a Final State EA and published a Finding of No Significant Impact; or
- Approved a Final State Environmental Impact Statement (EIS).

"Use" of the State ROW for a driveway or utilities, per se, has trivial environmental impacts. However, the Attorney General's Office has advised that when a proposed action involves development both within and outside the State ROW, the scale of development outside the State ROW is relevant to whether an EA is required under Section 343-5, Hawaii Revised Statutes.

The DOT has requested the State Environmental Council to amend their rules to clarify that private urban land uses usually do not require an EA for the construction of a driveway or the installation of utilities within a public highway ROW. Unfortunately, the State Environmental Council has rejected our request. Subsequently, further discussion on this matter is ongoing that will hopefully bring resolution to this issue soon. A copy of relevant correspondence is attached for your information.

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division at (808) 587-1830.

Very truly yours,



BARRY FUKUNAGA
Interim Director of Transportation

Attachment

cc: Michael Paye, Sonia Faust, Alan Chock, Laura Thielen (all with attachments)

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

November 1, 2006

Hwy-H

RODNEY K. HARAGA
DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
BARRY FUKUNAGA
BRENNON F. MORISON
BRIAN H. SENGUCHI

IN REPLY REFER TO:
DIR 1489
STP 8.2319

Mr. Christopher J. Yuen
Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720-3043

Dear Mr. Yuen:

Subject: Bruce A. Hansen
Change of Zone Application (REZ 06-0049)
Hilo, Hawaii
TMK: 2-2-35:58

RECEIVED
HAWAII DISTRICT
NOV 1 2006
11:58 AM

We have the following comments on the proposed project reflected in the subject application:

1. The affected site is close to Hilo International Airport near the end of a runway. Because of the location and potential for interference or distraction from the proposed project to aircraft using the runway, the applicant should file a FAA Form 7460-1 (Notice of Proposed Construction or Alteration) with the FAA's Hawaii District Office to receive a determination by the FAA, and provide evidence of the filing to our Airports Division, ATTN: Planning Section.
2. The applicant needs to explain and clarify how it intends to use the existing driveways at the site. Our records indicate that three driveway aprons at the site were created by an earlier Kanoelehua Avenue Widening project. The plans for the proposed project in the application showed two driveways and also did not clearly identify the traffic pattern for and uses of the driveways. The applicant should be required to provide our Highways Division, through the Highways Hawaii District Office, the necessary information for highway staff review. Any changes or improvements for access to the fronting highway will require Highways Division approval.
3. No parking will be allowed on the State highway. All parking accommodations for guests, customers and employees, including ADA accessibility, should be provided on the site.

PP 251 460, MH-211-2(24)

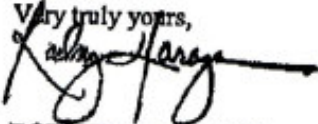
Mr. Christopher J. Yuen
Page 2
November 1, 2006

STP 8.2319

4. No additional storm water discharge should be allowed onto the State highway right-of-way.
5. Plans and construction for all work, including highway improvements required from the subject application, within or adjoining the State highway right-of-way must be in accordance with State highway standards and provided at not cost to the State. The plans should be submitted to our Highways Division, through the Highways Hawaii District Office, for review and approval. This shall include all appropriate construction and environmental permits, including any applicable permits from our Highways Division.

We appreciate the opportunity to provide our comments.

Very truly yours,



RODNEY K. HARAGA
Director of Transportation

DS:km

bc: AIR, -BP, -B
HWY, -P (PS 06-320), -H, -T
STP(DS)

CUSHING CONSULTING

Kathleen Cushing, P.Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiintel.net

July 16, 2008

Mr. Stanley M. Tamura
Hawai'i District Engineer
Department of Transportation-Highways Division
State of Hawai'i
50 Makaala Street
Hilo, Hawai'i 96720

Re: Early Consultation of Environmental Assessment for Development of 548 Kanoelehua Avenue

Dear Mr. Tamura,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to some utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input on possible environmental impacts that should be addressed in the Draft Environmental Assessment document. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1960's according to the property tax records. The entire 21,050sf property was cleared and landscaped. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

There is an existing HELCO pole which will be utilized to bring in a new overhead service to the building. The existing pole is located in the State right-of-way. No ground level modifications will be required for the new overhead service.

There is an existing County one inch water lateral onto the property. The water meter is located in the State right-of-way in front of the property. The line size will need to be increased for the new development so a new connection to the water main will be required. The Department of Water Supply has located the water main under the sidewalk of the south-bound lanes so the connection will not require work in the highway shoulder or traffic lanes.

A connection to the water main, which is in the State Highway 11 right-of-way, will also be required to service a new fire hydrant and fire sprinklers on the property. The Civil Engineer intends to have the two new connections to the water main very close to facilitate the requirement for only one trench in the right-of-way.

The wastewater requirements of the development will be handled by a septic system due to the lack of an adjacent County sewer line.

No new driveways are required so there will not be any impact on the existing sidewalk and curb/gutter of the highway. The 16 foot wide driveway at the project site (548 Kanoelehua) will be used for ingress of traffic and the 558 Kanoelehua 24 foot wide driveway will be used for egress. This will ensure an orderly flow of traffic onto the property and avoid any back-ups on Kanoelehua Avenue.

I have enclosed a preliminary site plan which indicates the overhead electrical/telephone service and the domestic water line. The fire hydrant will be located in the planter near the domestic water meter and the fire water line will parallel the domestic water line.

Please feel free to contact me with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. We also offer to notify you when the Draft Environmental Assessment is completed

Sincerely,

Kathleen Cushing

U.S. Department of Transportation
Federal Aviation Administration

Failure To Provide All Requested Information May Delay Processing of Your Notice

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number

1. Sponsor (person, company, etc. proposing this action):

Attn. of:

Name: BRUCE A. HANSENAddress: 82A KAIWIKI ROADCity: HILO State: HI Zip: 96720Telephone: 808-935-0279 Fax: 808-935-7597

2. Sponsor's Representative (if other than #1):

Attn. of:

Name: KATE CUSHINGAddress: 558 KANOELEHUA AVECity: HILO State: HI Zip: 96720Telephone: 808-935-0279 Fax: 808-935-75973. Notice of: ☒ New Construction ☐ Alteration ☐ Existing4. Duration: ☒ Permanent ☐ Temporary (___ months, ___ days)5. Work Schedule: Beginning SEP/08 End MAY/096. Type: ☐ Antenna Tower ☐ Crane ☒ Building ☐ Power Line
☐ Landfill ☐ Water Tank ☐ Other

7. Marking/Painting and/or Lighting Preferred:

- ☐ Red Lights and Paint ☐ Dual - Red and Medium Intensity White
☐ White - Medium Intensity ☐ Dual - Red and high Intensity White
☐ White - High Intensity ☒ Other NO PREFERENCE

8. FCC Antenna Structure Registration Number (if applicable):

9. Latitude: 19 ° 42 ' 48 " 83 "10. Longitude: 155 ° 3 ' 52 " 33 "11. Datum: ☐ NAD 83 ☐ NAD 27 ☐ Other12. Nearest City: HILO State: HI

13. Nearest Public-use (not private-use) or Military Airport or Heliport:

HILO INTERNATIONAL (ITO)14. Distance from #13. to Structure: 500'15. Direction from #13. to Structure: WEST16. Site Elevation (AMSL): 30 ft.17. Total Structure Height (AGL): 33 ft.18. Overall Height (#16 + #17) (AMSL): 63 ft.

19. Previous FAA Aeronautical Study Number (if applicable):

-OE

20. Description of Location: (Attach a USGS 7.5 minute Quadrangle Map with the precise site marked and any certified survey)

SEE ENCLOSED USGS MAP AND REZONE MAP

21. Complete Description of Proposal:

STRUCTURAL STEEL BUILDING, ORIENTED EAST/WEST ON THE PROPERTY.BUILDING DIMENSIONS = EAST TO WEST: 120'NORTH TO SOUTH: 73'SEE ENCLOSED SITE PLAN FOR LOCATION ON PROPERTY.

Frequency/Power (kW)

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to 49 U.S.C., Section 46301(a).

I hereby certify that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to mark and/or light the structure in accordance with established marking & lighting standards as necessary.

Date

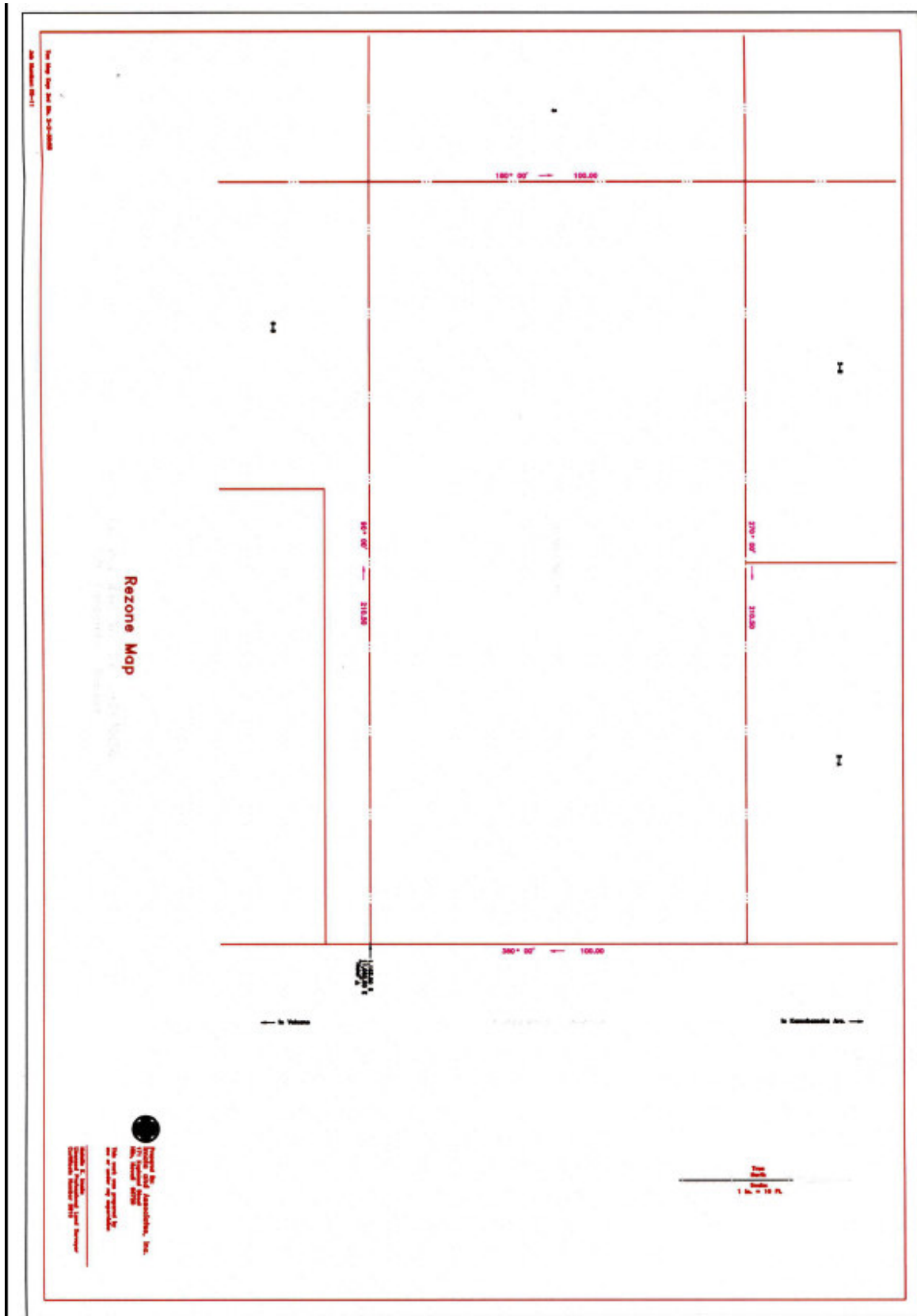
3-JUL-08

Typed or Printed Name and Title of Person Filing Notice

BRUCE A. HANSEN, OWNER/SPONSOR

Signature





CUSHING CONSULTING

Kathleen Cushing, P.Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: CushingConsulting@hotmail.com

July 16, 2008

Mr. Dean Yogi
Right-of-Way Manager
Department of Transportation-Highways Division
State of Hawai'i
601 Kamokila Boulevard, Room 691
Kapolei, Hawai'i 96707

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Mr. Yogi,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to some utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input on possible environmental impacts that should be addressed in the Draft Environmental Assessment document.

The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1960's according to the property tax records. The entire 21,050sf property was cleared and landscaped. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

There is an existing HELCO pole which will be utilized to bring in a new overhead service to the building. The existing pole is located in the State right-of-way. No ground level modifications will be required for the new overhead service.

There is an existing County one inch water lateral onto the property. The water meter is located in the State right-of-way in front of the property. The line size will need to be increased for the new development so a new connection to the water main will be required. The Department of Water Supply has located the water main under the sidewalk of the south-bound lanes so the connection will not require work in the highway shoulder or traffic lanes.

A connection to the water main, which is in the State Highway 11 right-of-way, will also be required to service a new fire hydrant and fire sprinklers on the property. The Civil Engineer intends to have the two new connections to the water main very close to facilitate the requirement for only one trench in the right-of-way.

The wastewater requirements of the development will be handled by a septic system due to the lack of an adjacent County sewer line.

No new driveways are required so there will not be any impact on the existing sidewalk and curb/gutter of the highway. The 16 foot wide driveway at the project site (548 Kanoelehua) will be used for ingress of traffic and the 558 Kanoelehua 24 foot wide driveway will be used for egress. This will ensure an orderly flow of traffic onto the property and avoid any back-ups on Kanoelehua Avenue.

I have enclosed a preliminary site plan which indicates the overhead electrical/telephone service and the domestic water line. The fire hydrant will be located in the planter near the domestic water meter and the fire water line will parallel the domestic water line.

Please feel free to contact me with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. We also offer to notify you when the Draft Environmental Assessment is completed

Sincerely,

Kathleen Cushing

CUSHING CONSULTING

Kathleen Cushing, P.Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: CushingConsulting@hotmail.com

July 21, 2008

Bruce C. McClure, P.E., Director
Department of Public Works
County of Hawai'i
101 Pauahi Street, Suite 7
Hilo, Hawai'i 96720-4224

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Mr. McClure,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to some utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input on possible environmental impacts that should be addressed in the Draft Environmental Assessment document.

The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1960's according to the property tax records. The entire 21,050sf property was cleared and landscaped. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

There is an existing HELCO pole which will be utilized to bring in a new overhead service to the building. The existing pole is located in the State right-of-way. No ground level modifications will be required for the new overhead service.

There is an existing County one inch water lateral onto the property. The water meter is located in the State right-of-way in front of the property. The line size will need to be increased for the new development so a new connection to the water main will be required. The Department of Water Supply has located the water main under the sidewalk of the south-bound lanes so the connection will not require work in the highway shoulder or traffic lanes.

A connection to the water main, which is in the State Highway 11 right-of-way, will also be required to service a new fire hydrant and fire sprinklers on the property. The Civil Engineer intends to have the two new connections to the water main very close to facilitate the requirement for only one trench in the right-of-way.

The wastewater requirements of the development will be handled by a septic system due to the lack of an adjacent County sewer line.

No new driveways are required so there will not be any impact on the existing sidewalk and curb/gutter of the highway. The 16 foot wide driveway at the project site (548 Kanoelehua) will be used for ingress of traffic and the 558 Kanoelehua 24 foot wide driveway will be used for egress. This will ensure an orderly flow of traffic onto the property and avoid any back-ups on Kanoelehua Avenue.

I have enclosed a preliminary site plan which indicates the overhead electrical/telephone service and the domestic water line. The fire hydrant will be located in the planter near the domestic water meter and the fire water line will parallel the domestic water line.

Please feel free to contact me with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. We also offer to notify you when the Draft Environmental Assessment is completed

Sincerely,

Kathleen Cushing

CUSHING CONSULTING

Kathleen Cushing, P. Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiantel.net

July 21, 2008

Milton Pavao
Manager
Department of Water Supply
County of Hawaii
345 Kekuanao'a Street, Suite 20
Hilo, Hawai'i 96720

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Mr. Pavao,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are particular environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

There is an existing County one inch water lateral onto the property. The water meter is located in the State right-of-way in front of the property. The line size will need to be increased for the new development so a new connection to the water main will be required. The 12" water main has been

located under the sidewalk of the south-bound lanes so the connection will not require work in the highway shoulder or traffic lanes. The expected water demand calculation is attached for the domestic water line.

A connection to the water main, which is in the State Highway 11 right-of-way, will also be required to service a new fire hydrant and fire sprinklers on the property. The desired connection locations in the right-of-way are shown on the enclosed site plan.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. I would appreciate a response to this request by August 1st, 2008.

Sincerely,

Kathleen Cushing

Encl.: Water Demand Calculations, Letter Number: 5003-080042:L01, July 15, 2008
Preliminary Site Plan

Engineering Partners, INC

Consulting Engineers

P.O. Box 4159, Hilo, HI 96720
Phone: (808) 968-7609
Fax: (808) 968-8613
Email: contact@epihawaii.com

Letter No.: 5003-08-042:L01

Date: July 15, 2008

Dept. of Water Supply
345 Kekuaaoa Street
Hilo, HI 96720

Attn: Manager

Subject: 548 Kanoelehua Avenue, Hilo, Hawaii, Water Demand Calculations

Submitted herein is the water demand calculation for future improvements to 548 Kanoelehua Avenue for your review and approval.

The proposed project consists of a new 8,760 S.F. metal building consisting of approximately 2,900 S.F. of office / retail space and 5,860 S.F. of storage / warehouse space.

Employees : Office/Retail: 50 employees @ 20 gal / person / day = 1,000 gpd
Storage/Warehouse: 2 employees @ 20 gal / person / day = 40 gpd

Visitors : Office/Retail: 10 visitors @ 5 gal / person / day = 50 gpd
Storage/Warehouse: 2 visitors @ 5 gal / person / day = 10 gpd

Total gpd = 1,000 gpd + 40 gpd + 50 gpd + 10 gpd = 1,100 gpd

$1,300 \text{ gpd} / 600 \text{ gal} = 1.83 \text{ units} \sim \text{say } 2 \text{ units}$


Based on the annual rainfall in the Hilo area, no irrigation system is needed for the minimum landscaping. The installation of hose bibbs are for usual circumstances.

Conclusion:

The proposed water demand for 548 Kanoelehua Avenue will be two (2) water units. A 1" water meter will be required to meet that usage.

If you have any questions, please call me at 933-7900.

Sincerely,
ENGINEERING PARTNERS, INC


Yen Wen Fang, P.E.
Principal

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 28, 2008

Ms. Kathleen Cushing, P.Eng
HCR 2, Box 6703
Keaau, HI 96749

Subject: Early Consultation for the Draft Environmental Assessment for
Development of 548 Kanoelehua Avenue, Island of Hawai'i
TMK:2-2-035:058

Dear Ms. Cushing,

We offer the following comment:

- The subject property currently is not accessible to the County sewer system.

Thank you for allowing us to comment on this project.

Sincerely,


Bobby Jean Leithead Todd
DIRECTOR

cc: WWD

Hawai'i County is an equal opportunity provider and employer.

10969A

CUSHING CONSULTING

Kathleen Cushing, P.Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiantel.net

July 16, 2008

Ms. Bobby-Jean Leithead-Todd
Director
County of Hawai'i
Department of Environmental Management
25 Aupuni Street
Hilo, Hawai'i 96720-4252

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Ms. Leithead-Todd,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are particular environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

The utilities connections include: overhead electrical/telephone from and existing HELCO pole, new domestic water line lateral, and fire water line. The connections for all of these services must be installed in the State Highway 11 (Kanoelehua Avenue) right-of-way. No new driveway is required.

Solid waste disposal for the development tenants will be by a commercial hauler as required for non-residential solid waste. No hazardous or toxic waste is expected to be generated. All solid waste disposal will be in accordance with the County, State and Federal laws and regulations.

No County sewer line is available to the project site so wastewater treatment will be via a septic system and leach field. The septic system will be under the parking area in front of the building therefore, once a County line is available along Kanoelehua Avenue the building can be easily connected.

The existing residence on the property will be relocated to another site by demolition and re-erection. Any reusable materials will be taken to the Arc of Hilo Laulima Hana Enterprises program for resale. To the best of our knowledge there are no existing materials within the project area that will require hazardous waste investigation and disposal procedures.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment.

Sincerely,

Kathleen Cushing

CUSHING CONSULTING

Kathleen Cushing, P. Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: CushingConsulting@hotmail.com

July 21, 2008

Darryl Oliveira
Fire Chief
Fire Department
County of Hawaii
25 Aupuni Street, Suite 103
Hilo, Hawai'i 96720

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Mr. Oliveira,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are particular environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

The property is required to have a fire hydrant and the portion of the building that will be warehouse requires fire sprinklers. The attached site plan shows the desired location of the fire hydrant and the warehouse area in the back of the building. The warehouse will have fire sprinklers for protection.

of high-piled storage. The 12" water main has been located under the sidewalk of the south-bound lanes so the connection will not require work in the highway shoulder or traffic lanes.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. I would appreciate a response to this request by August 1st, 2008.

Sincerely,

Kathleen Cushing

Encl.: Preliminary Site Plan July 14, 2008

CUSHING CONSULTING

Kathleen Cushing, P.Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: CushingConsulting@hotmail.com

July 25, 2008

Ms. Barbara Hastings
President
Hawai'i Island Chamber of Commerce
106 Kamehameha Avenue
Hilo, Hawai'i 96720

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Ms. Hastings,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are particular environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1900's according to the property tax records. The entire 21,050sf property was cleared and landscaped by the residents. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

Any information about the availability and demand for industrial/commercial space in Hilo might be helpful to the Environmental Assessment.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment.

Sincerely,
Kathleen Cushing

CUSHING CONSULTING

Kathleen Cushing, P.Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiantel.net

July 16, 2008

Ms. Katherine Puana Kealoha
Director
State of Hawai'i
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo

Dear Ms. Kealoha,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are unique environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1900's according to the property tax records. The entire 21,050sf property was cleared and landscaped by the residents. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment.

Sincerely,

Kathleen Cushing

July 14, 2008

Mr. Clyde W. Nāmu'o
Administrator
State of Hawai'i
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawai'i 96813

Re: Early Consultation of Environmental Assessment for Development of 548 Kanoelehua Avenue

Dear Mr. Nāmu'o,

I am contacting you for early consultation on the potential historical and cultural impacts of constructing a commercial development on the 548 Kanoelehua Avenue property. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to some utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input on possible historical and cultural impacts that should be addressed in the Draft Environmental Assessment document.

The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1960's according to the property tax records. The entire 21,050sf property was cleared and landscaped. The Department of Land and Natural Resources, State Historic Preservation Division (DLNR-SHPD) stated that "no historic properties will be affected by this undertaking because 1) residential development/urbanization has altered the land; 2) the subject parcel is in an established subdivision, and has already been developed". The SHPD was consulted in 2006 during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20). The rezoning was approved based on this environmental assessment.

The Environmental Assessment will state that should any archaeological resources of human remains be encountered during construction, work in the immediate area of the discovery will be halted and DLNR-SHPD will be contacted as outlined in Hawai'i Administrative Rules 13§13-275-12.

Please feel free to contact me with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment. We also offer to notify you when the Draft Environmental Assessment is completed

Sincerely,

Kathleen Cushing

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

August 4, 2008

Ms. Kathleen Cushing, P. Eng
Cushing Consulting
HCR 2 Box 6703
Keaau, Hawaii 96749

Dear Ms. Cushing:

Subject: Early Consultation for Draft Environmental Assessment
TMK: 2-2-035:058; Waiakea House Lots, Hilo, Hawaii

Thank you for your letter dated July 16, 2008, requesting comments from this office regarding the preparation of a Draft Environmental Assessment.

The subject property is zoned ML-20 (Limited Industrial-20,000 square feet minimum lot size) and maintains a lot size of approximately 21,050 square feet. The property is situated within the State Land Use Urban District.

This particular property was rezoned from a Single Family Residential (RS-10) to a Limited Industrial (ML-20) zoned district by the adoption of Change of Zone Ordinance No. 07-27, effective on March 20, 2007. As a condition of this ordinance, among other conditions, and prior to construction of any facility on the property, the applicant, its successors or assigns shall secure Final Plan Approval for the proposed development from the Planning Director. Although the Planning Department has received an application for Plan Approval, Final Plan Approval has not yet been issued. Further review of this proposed development for compliance will be completed during the Plan Approval process.

According to our records compiled during the change of zone process, the applicant represented that wastewater will be disposed of within the County's sewer system. There is no mention of such improvements within your letter and we are wondering if this installation will also affect lands within the State's Kanoiehua Avenue right-of-way. If this is the case, then this sewer system improvement should also be included within the environmental assessment.

Hawai'i County is an Equal Opportunity Provider and Employer.

Ms. Kathleen Cushing, P. Eng
Cushing Consulting
Page 2
August 4, 2008

Please note that your correspondence refers to a previous environmental assessment for the subject parcel. However, according to Planning Department records, an environmental assessment was not triggered by the Change of Zone application, nor was one submitted to this department. An environmental report was prepared and submitted as part of the Change of Zone application. This distinction should be made to avoid confusion with the present Chapter 343, HRS compliance document being prepared.

If you have any further questions or if you need further assistance, please feel free to contact this office.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

BJM/DSA:cs

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xc w/ltr: REZ-06-000049 (Bruce Hansen)

CUSHING CONSULTING

Kathleen Cushing, P.Eng

HCR 2 Box 6703

Kea'au, Hawai'i 96749

Phone: 808-966-9503 Cellular: 808-960-3400

Email: katecushing@hawaiiantel.net

July 16, 2008

Mr. Christopher J. Yuen
Planning Director
County of Hawai'i
Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720-3043

Re: Early Consultation for the Draft Environmental Assessment for Development of 548 Kanoelehua Avenue, Island of Hawai'i, South Hilo
TMK: 2-2-035:058

Dear Mr. Yuen,

I am contacting you for early consultation on the potential environmental impacts of constructing a commercial development on the 548 Kanoelehua Avenue property in south Hilo. The project TMK is 2-2-035:058. We are preparing an Environmental Assessment, in accordance with HRS Chapter 343, due to utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input if you feel there are particular environmental impacts that should be addressed in the Draft Environmental Assessment document.

The project site is in an urban area of Hilo designated as Industrial in the Hawaii County General Plan. The intent of the developer is to construct a structural steel building to be used for a combination of warehouse and office space. The project site is 21,050sf which was cleared and developed for residential use in the mid-1900's according to the property tax records. The entire 21,050sf property was cleared and landscaped by the residents. In 2006, during the environmental assessment for rezoning the property from Residential (RS-10) to Limited Industrial (ML-20), there was a finding of no significant impacts. The rezoning was approved based on this environmental assessment.

The Environmental Assessment is necessary due to the requirement to bring in water and electrical/telephone services from the State Highway 11 right-of-way and the number of employees exceeds 20 persons. The construction on State land has triggered the assessment based on Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law.

The utilities connections include: overhead electrical/telephone from and existing HELCO pole, new domestic water line lateral, and fire water line. The connections for all of these services must be installed in the State Highway 11 (Kanoelehua Avenue) right-of-way. No new driveway is required.

I have enclosed a preliminary site plan which indicates the overhead electrical/telephone service and the domestic water line. The fire hydrant will be located in the planter near the domestic water meter and the fire water line will parallel the domestic water line.

Please feel free to contact me at 960-3400 with any questions or if you would like further information prior to the preparation of the Draft Environmental Assessment.

Sincerely,

Kathleen Cushing

Harry Kim
Mayor



Lawrence K. Mahuna
Police Chief

Harry S. Kubojiri
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-8865

July 21, 2008

Ms. Kathleen Cushing
Concept Construction, Inc.
558 Kanoelehua Avenue
Hilo, HI 96720

Dear Ms. Cushing:

**Subject: Early Consultation of Environmental Assessment for
Development of 548 Kanoelehua Avenue**

Staff, upon reviewing the provided documents and visiting the proposed site,
does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

Sincerely,

DEREK D. PACHECO
ASSISTANT POLICE CHIEF
AREA I OPERATIONS

KV:lli

"Hawai'i County is an Equal Opportunity Provider and Employer"

July 14, 2008

Mr. James M. Day
Assistant Police Chief
Area 1 Operations
County of Hawai'i
Police Department
349 Kapiolani Street
Hilo, Hawai'i 96720-3998

Re: Early Consultation of Environmental Assessment for Development of 548 Kanoelehua Avenue

Dear Mr. Day,

I am contacting you for feedback on the potential traffic and/or public safety impacts of putting a commercial development on the 548 Kanoelehua Avenue property. The project TMK is 2-2-035:058.

The proposal is to use the existing driveway from Kanoelehua Avenue for ingress to the property and, using combined parking areas, the egress will be through the 558 Kanoelehua Avenue driveway. Please see the attached site plan showing the driveways and parking lot layouts. The 558 Kanoelehua Avenue property is under the same ownership making the combined egress driveway possible.

We are preparing an Environmental Assessment due to some utilities work in the State Highway 11 (Kanoelehua Avenue) right-of-way and would appreciate your input on possible traffic and/or public safety concerns.

Please feel free to contact me with any questions or concerns.

Sincerely,

Kathleen Cushing