

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

NOV - 5 1991

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

Keith W. Ahue  
Manabu Tagomori  
Dan T. Kochi  
Deputies

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91 NOV  
GFC. QUALITY

Mr. Brian Choy  
Director  
Office of Environmental  
Quality Control  
465 South King Street, Room 115  
Honolulu, HI 96813

Dear Mr. Choy:

Subject: Environmental Assessment for Alawaena Road Hui for an  
Access and Utility Easement at Waiakea Homesteads,  
South Hilo, Hawaii

Copies of the above-cited assessment were forwarded for our  
review and comments. The assessment is identified as follows:

Applicant: ALAWAENA ROAD HUI

Direct sale of access and utility easement over and across an  
existing pipeline right-of-way at Waiakea Homesteads, South  
Hilo, Hawaii, identified by Tax Map Key:3rd/2-4-07:34 (portion).

As owner of the underlying lands, we have, as requested,  
reviewed said assessment. Please be advised that on the basis of  
the assessment, we find that the proposal will have no adverse  
impact on the environment.

This constitutes our filing a Negative Declaration for the  
above-cited project.

Please find enclosed for your consideration and action four (4)  
copies of the Environmental Assessments together with maps.

For any questions to the foregoing, please contact our Land  
Management Division at 548-6460, or our Hawaii District Land Office  
at 933-4245.

Very truly yours,

*Dan T. Kochi*  
WILLIAM W. PATY

Encls.

cc: Hawaii Land Board Member  
Land Management Administrator  
Hawaii District Land Office

198

1991-11-23-HI-FBA - Alawaena Road Request for File copy  
Access

**ENVIRONMENTAL ASSESSMENT**

**REQUEST FOR ACCESS EASEMENT**

**ALAWAENA ROAD HUI**

Waiakea Homesteads, Second Series,  
Waiakea, South Hilo, Hawaii  
TMK: 2-4-07:portion of 34

For Submittal to:  
State of Hawaii Department  
of Land and Natural Resources

October, 1991

## INTRODUCTION

This environmental assessment is prepared pursuant to Chapter 343, Hawaii Revised Statutes, and is intended to supplement a request to purchase an access easement over and across an existing pipeline right of way that is a portion of Executive Order No. 1983 to the County of Hawaii Board of Water Supply. The property is situated at Waiakea Homesteads Second Series, Waiakea, South Hilo, Hawaii. (See Figure 1).

The access easement being requested will permit the applicant, the owner of the surrounding property, to construct a non-dedicable standard private road in conjunction with the subdivision of its property.

## IDENTIFICATION OF APPLICANT

The applicant is Alawaena Road Hui, a Hawaii general partnership, whose mailing address is P. O. Box 205, Pepeekeo, Hawaii 96783.

## DESCRIPTION OF PROPOSAL AND STATEMENT OF OBJECTIVES

The applicant is proposing to secure an access easement over and across an existing State pipeline right of way that intersects applicant's property. (See Figure 2). The pipeline right of way is utilized by the Board of Water Supply under Executive Order No. 1983. The applicant's objective in seeking this easement is to permit the construction of a non-dedicable standard private subdivision road through applicant's property.

The proposed access easement contains an area of approximately 1,000 square feet and extends along the 20-foot wide pipeline right of way for a distance of approximately 50 feet. (See Figure 3).

*consulted*  
An existing two inch galvanized waterline is presently located underground within the right-of-way. The County of Hawaii Department of Water Supply has agreed to the relocation of the waterline in order to accommodate the construction of the roadway over the pipeline easement, and the applicant is proposing to install a new two inch type "K" copper pipeline lowered to an 18-inch minimum cover depth from the existing ground. (See Figure 4).

The applicant intends to develop its property into a fifteen lot subdivision. The subdivision road to be constructed by the applicant over the State pipeline right of way will be of standard asphalt-concrete construction, with a pavement width of 20 feet within a 50-foot right of way.

## DESCRIPTION OF THE AFFECTED ENVIRONMENT

(a) Location. The proposed access easement is located within the applicant's property which is situated approximately 4,700 feet in the mauka direction from Malaai Road and Alawaena Road Intersection. The easement itself is on the southeasterly (Puna) side of

Alawaena Road approximately 375 feet away from Alawaena Road, at Waiakea Homesteads, Second Series, Waiakea, South Hilo, Hawaii, and is designated as a portion of Tax Map Key No. (3)2-4-07:34.

(b) Proposed Site Improvements. Other than a two-inch galvanized underground waterline, the property is undeveloped and has until recently been used for cattle grazing. The proposed site improvements within the access easement will be a portion of a paved subdivision roadway.

(c) Existing Utilities. The only utility within the easement area is a portion of a two inch underground County waterline. The waterline does not, however provide water service to either the easement area or the adjoining property.

(d) Terrain. The easement area has a gentle slope.

(e) Vegetation. The vegetation within the easement area consists of pasture grasses. Endangered plant species are not known to occur within the easement area.

(f) Archaeological Sites. There are no known archaeological sites within the easement area.

#### DESCRIPTION OF TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS

The easement area is situated within the State Land Use Agricultural District and is zoned Agricultural with a minimum lot size of three acres (A-3a) under the Hawaii Zoning County Code. The County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area as Orchards. The easement area is outside of the Special Management Area, and therefore is not regulated by the Coastal Zone Management Law, Chapter 205A, Hawaii Revised Statutes.

The Land Study Bureau's overall master productivity rating of the easement area and the surrounding property is Class "D", or poor. The soils of the area consist of the Ohia and Olaa soil series which are dark brown and dark gray, moderately fine texture developed from volcanic ash. The soils are shallow (over pahoehoe), stony, with pahoehoe outcrops, and are well drained but moist.

The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency designates the easement area to be within Zone X or an area that is outside any flood plain.

The median annual rainfall as shown on DOWALD's Map contained in C-88 is approximately 205 inches.

The easement area is presently vacant.

IDENTIFICATION OF MAJOR IMPACTS, PROPOSED MITIGATION MEASURES,  
AND ALTERNATIVES CONSIDERED

(A) Impacts. The requested easement will not pose any significant adverse environmental impacts.

Flora and Fauna. There are no known endangered plants in the area and construction of a roadway over the easement area will not constitute a significant impact to any of the plant colonies. There are also no known endangered animal species identified in the easement area or the surrounding property. Therefore, the easement requested is not expected to impose any impact upon the animal population.

Historical/Archaeological Resources. Based on the fact that no archaeological sites have been located within the easement area, the requested easement is not expected to impose any impact upon historical and archaeological resources.

Coastal Hazards. The proposed easement is not within a coastal area. Therefore, the proposed easement will not adversely impact any of the sensitive coastal resources. Nor, will it be subject to any coastal hazards.

Use of the Environment: Social Welfare of the Community. The proposed easement does not curtail the beneficial use of the environment. In addition, there is no adverse impact to the social welfare of the community. The subdivision road to be constructed over the easement area will be a substantial benefit to the social welfare of the community by providing fee simple agricultural lots for sale to the public.

Noise, Air and Water Quality. There may be short term noise impacts as a result of the construction of the roadway over the easement area. However, these impacts can be mitigated by limiting construction to normal daylight hours. Because of the rainfall in the area, no adverse impacts to the air quality are anticipated by reason of dust generated during construction. The ground water quality is not anticipated to be impacted by reason of the roadway construction over the easement area.

Visual/Scenic. No view obstruction is anticipated by the use of the proposed easement. The only visual impact would be the pavement of the roadway surface. This pavement is not anticipated to result in a substantial adverse impact upon the visual or scenic resources of the area.

(B) Alternatives Considered. The alternative considered to the subject action would be to abandon plans to subdivide the applicant's property. The pipeline right-of-way intersects the entire width of the applicant's property and no road construction would be possible without an access easement from the State. The proposed access easement is the only feasible alternative to provide a subdivision road providing access to all of the subdivision lots.

DETERMINATION

Based on the above analysis, the proposed easement will not have any significant effect on the environment within the context of Chapter 343, Hawaii Revised Statutes, and an environmental impact statement is not required.

SPS:September 30, 1991/AlawaanaHul/Eamnt.aa

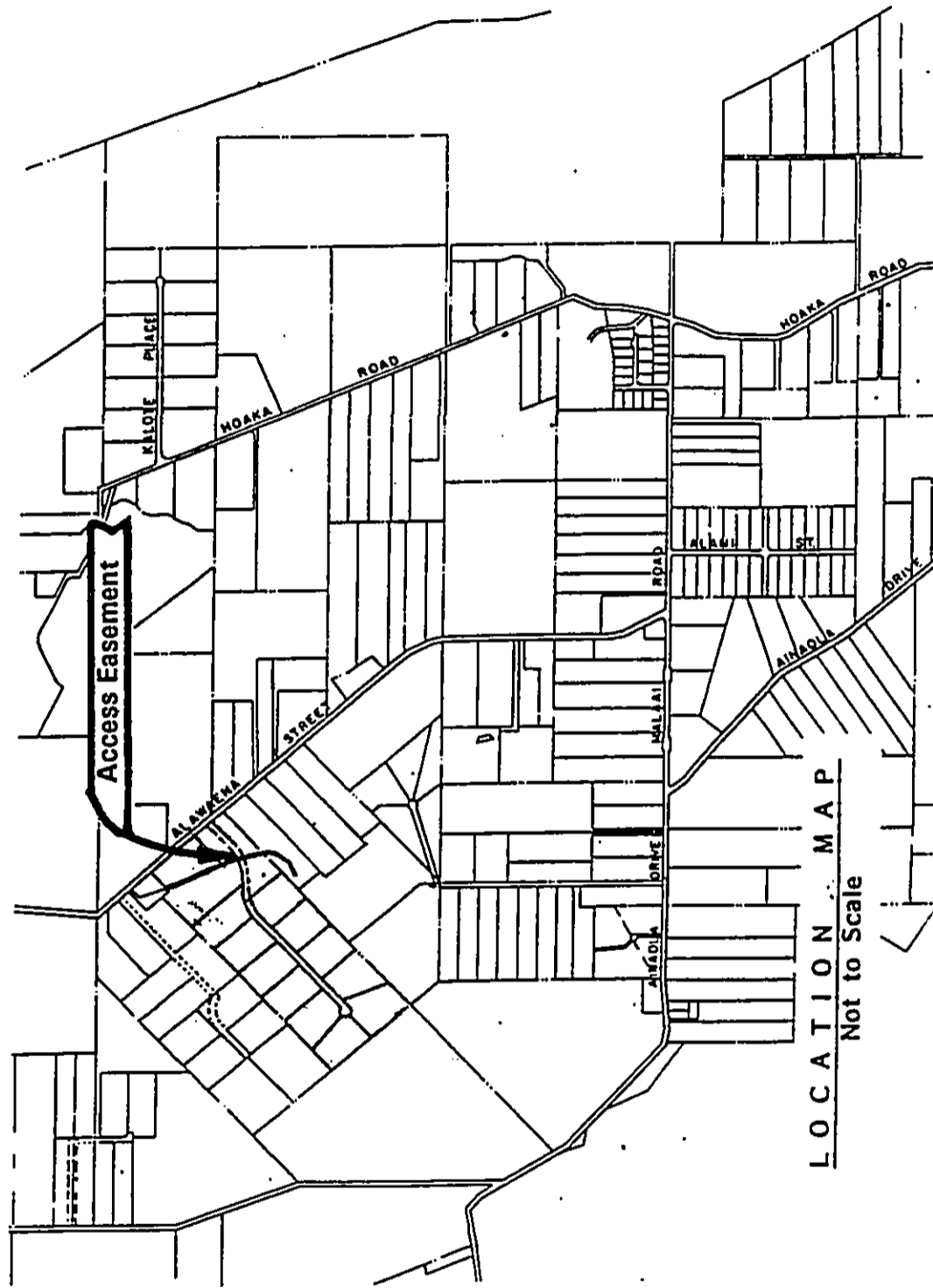


FIGURE 1

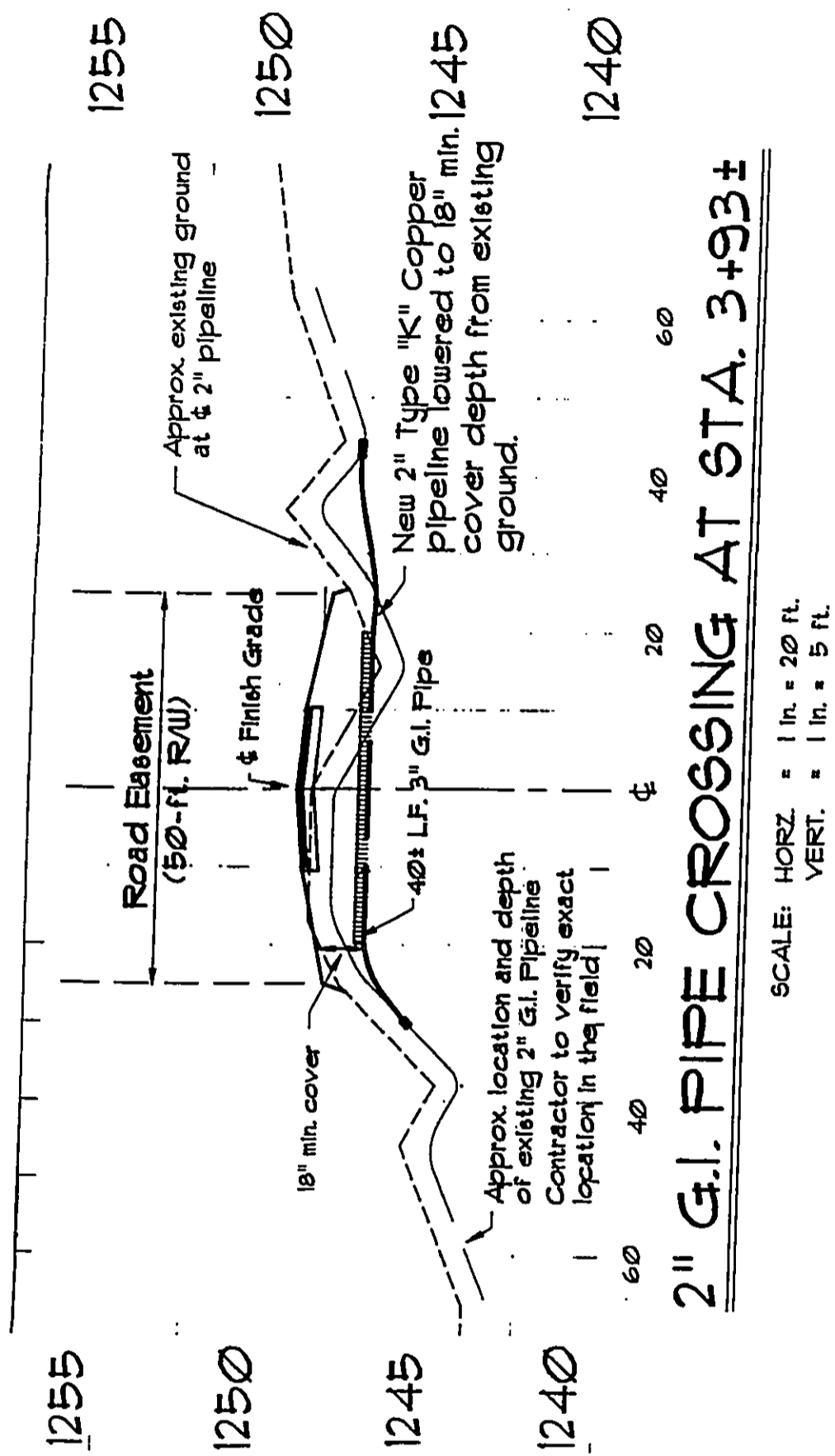


FIGURE 4



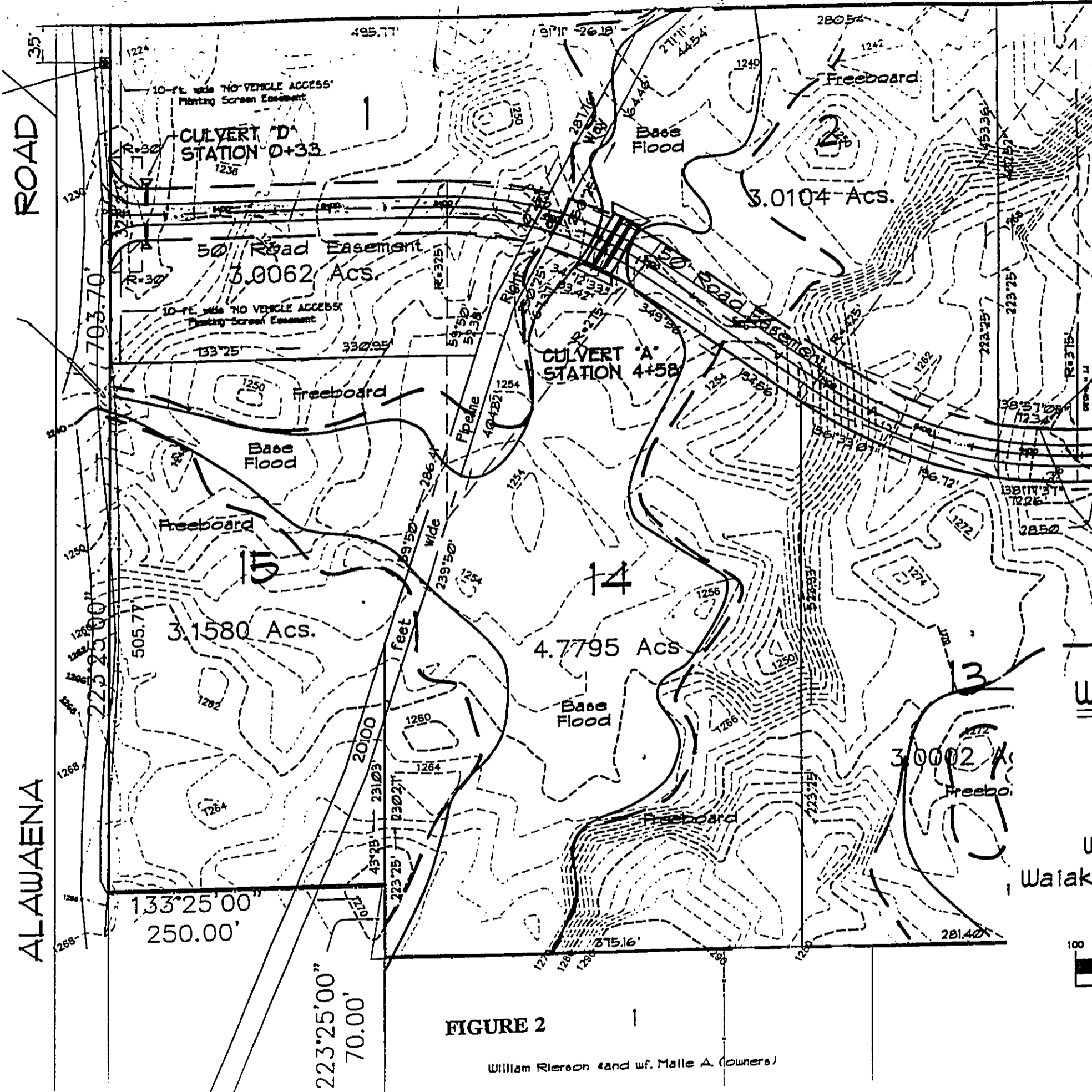
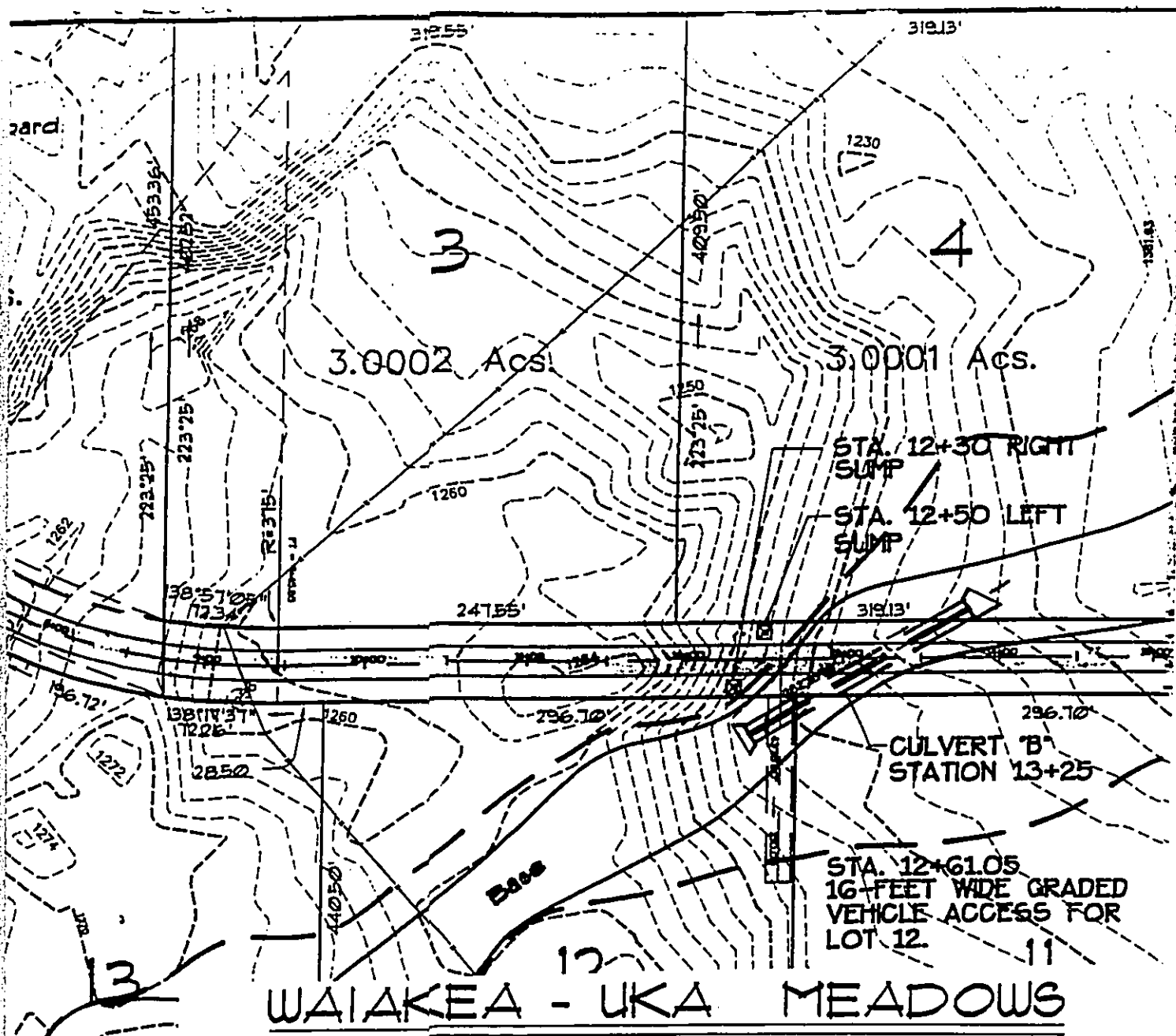


FIGURE 2

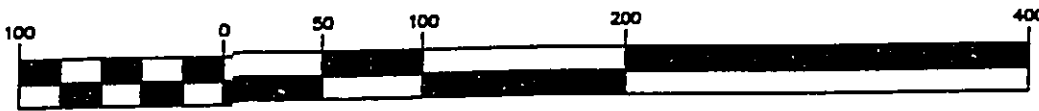
William Rieron (and wf. Malle A. (owners))



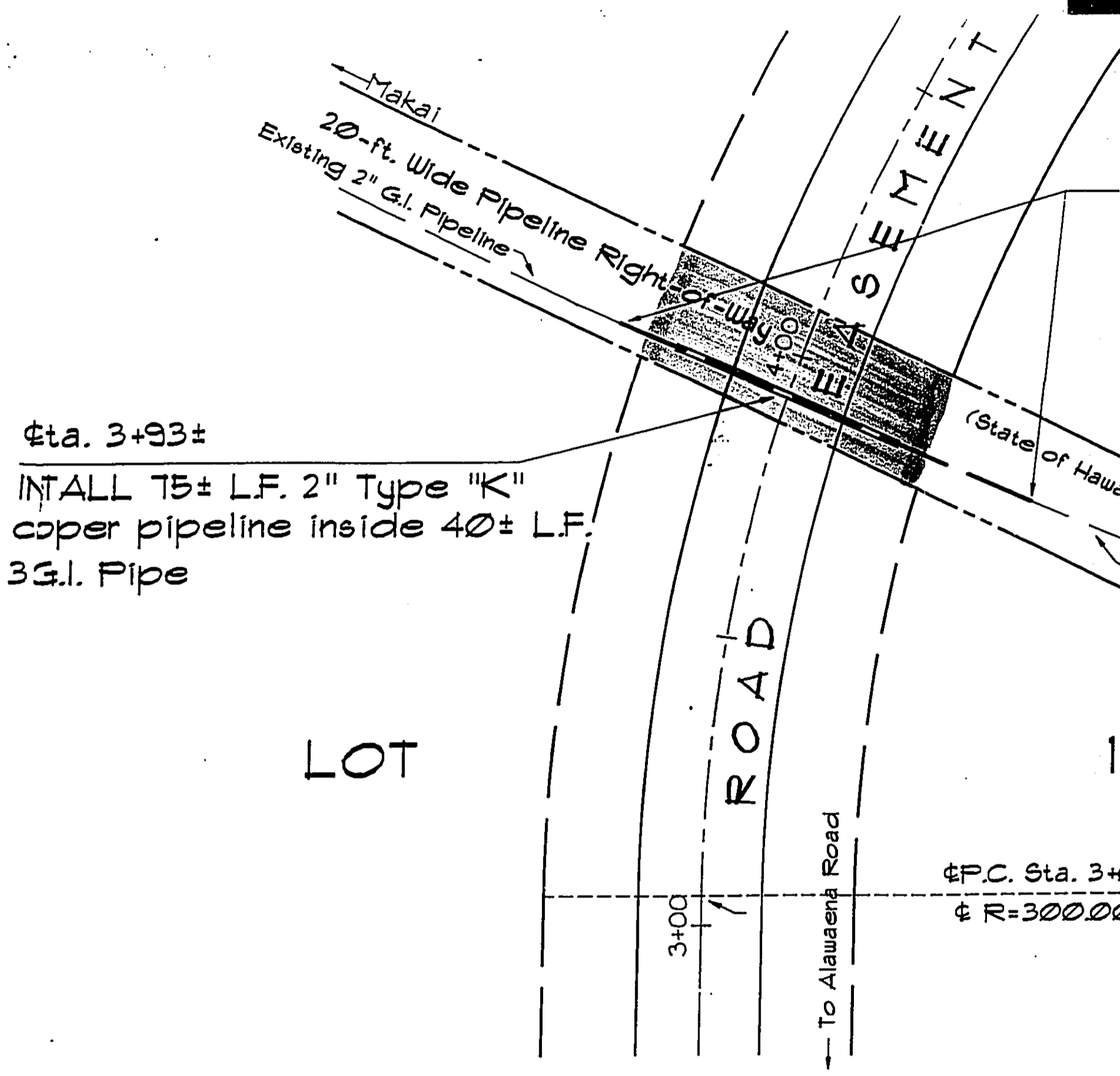
**WAIAKEA - UKA MEADOWS**

Subdivision of Lot 1414  
 Grant 11,271 to Winifred L. Downing  
 into Lots 1 to 15, Inclusive  
 Waiakea Homesteads, Second Series  
 Waiakea, South Hilo, Island of Hawaii, Hawaii

GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.



Sta. 3+93±  
 INSTALL 75± L.F. 2" Type "K"  
 COPPER pipeline inside 40± L.F.  
 3 G.I. Pipe

LOT

PLAN - 2" PIPELINE CROSS

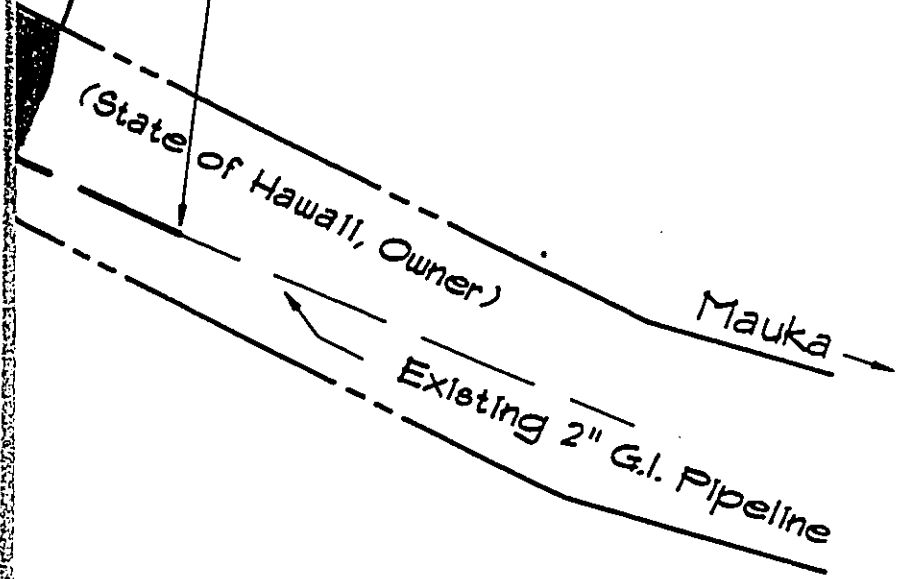
FIGURE 3

Scale: 1 in. = 20 ft.

E  
N  
T

Cut existing 2" G.I. Pipeline and connect  
New 2" Type "K" Copper pipeline, including  
2" Dielectric Union (both sides)

LOT 14

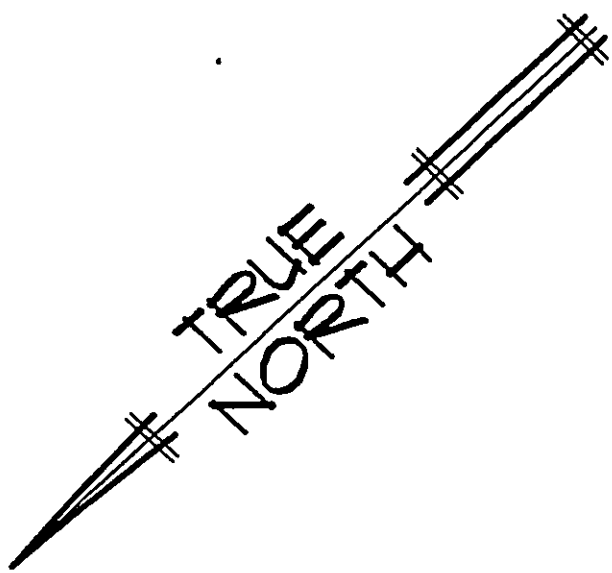


1

¢P.C. Sta. 3+05.15

¢ R=300.00'

CROSSING



t.