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**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

**ENVIRONMENTAL ASSESSMENT
FOR THE
* IMPROVEMENT OF EXISTING ROAD RIGHT-OF-WAYS
FOR PANAEWA FARM LOTS, PHASE 3 *
WAIAKEA, SOUTH HILO, ISLAND OF HAWAII, HAWAII
T.M.K. THIRD DIVISION, 2-1-13:12 & 159**

**PROPOSING AGENCY: Department of Hawaiian Home Lands
State of Hawaii**

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I. PROJECT TITLE AND LOCATION

Title: Panaewa Farm Lots, Phase 3
Improvement of Existing Road Right-of-Ways for Panaewa Farm Lots,
Phase 3.

Location: Waiakea, South Hilo, Island of Hawaii, Hawaii (See Figures 1 & 2)
Tax Map Key: Third Division, 2-1-13: 12 & 159

II. PROPOSING AGENCY

State of Hawaii, Department of Hawaiian Home Lands

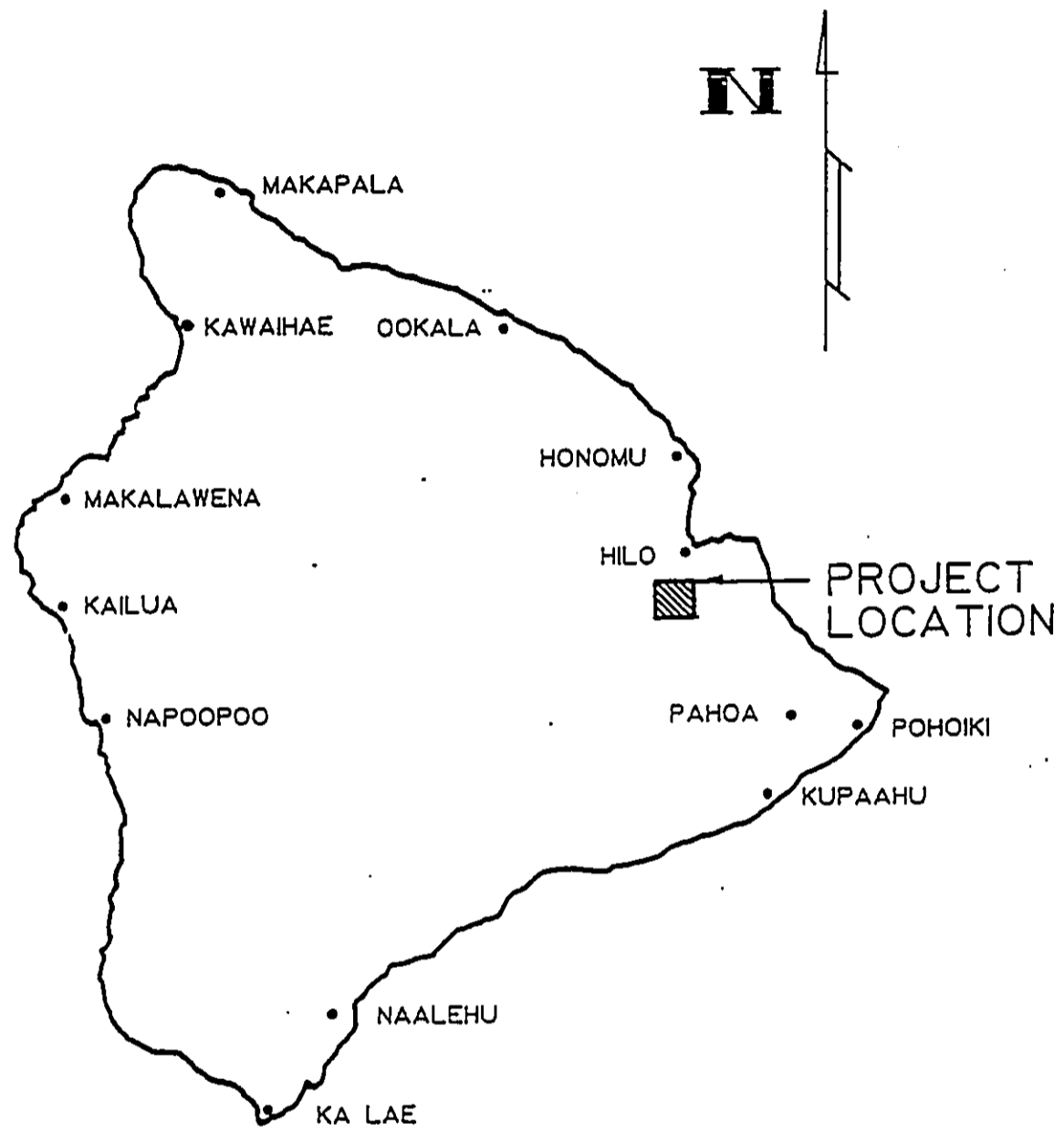
III. AGENCIES CONSULTED WITH

State of Hawaii
Department of Hawaiian Home Lands
Historic Sites Preservation Office
Office of environmental Quality Control

Hawaii County
Department of Public Works

IV. DESCRIPTION OF PROPOSED ACTION AND STATEMENT OF OBJECTIVE

The proposed action entails the upgrading to existing design standards, approximately 7,750 lineal feet of existing agricultural road right-of-ways within agricultural lands to provide access to 26 farm lots. The proposed action also involves the installation of water lines for local use.



ISLAND OF HAWAII
Not to Scale

FIGURE 1
LOCATION MAP

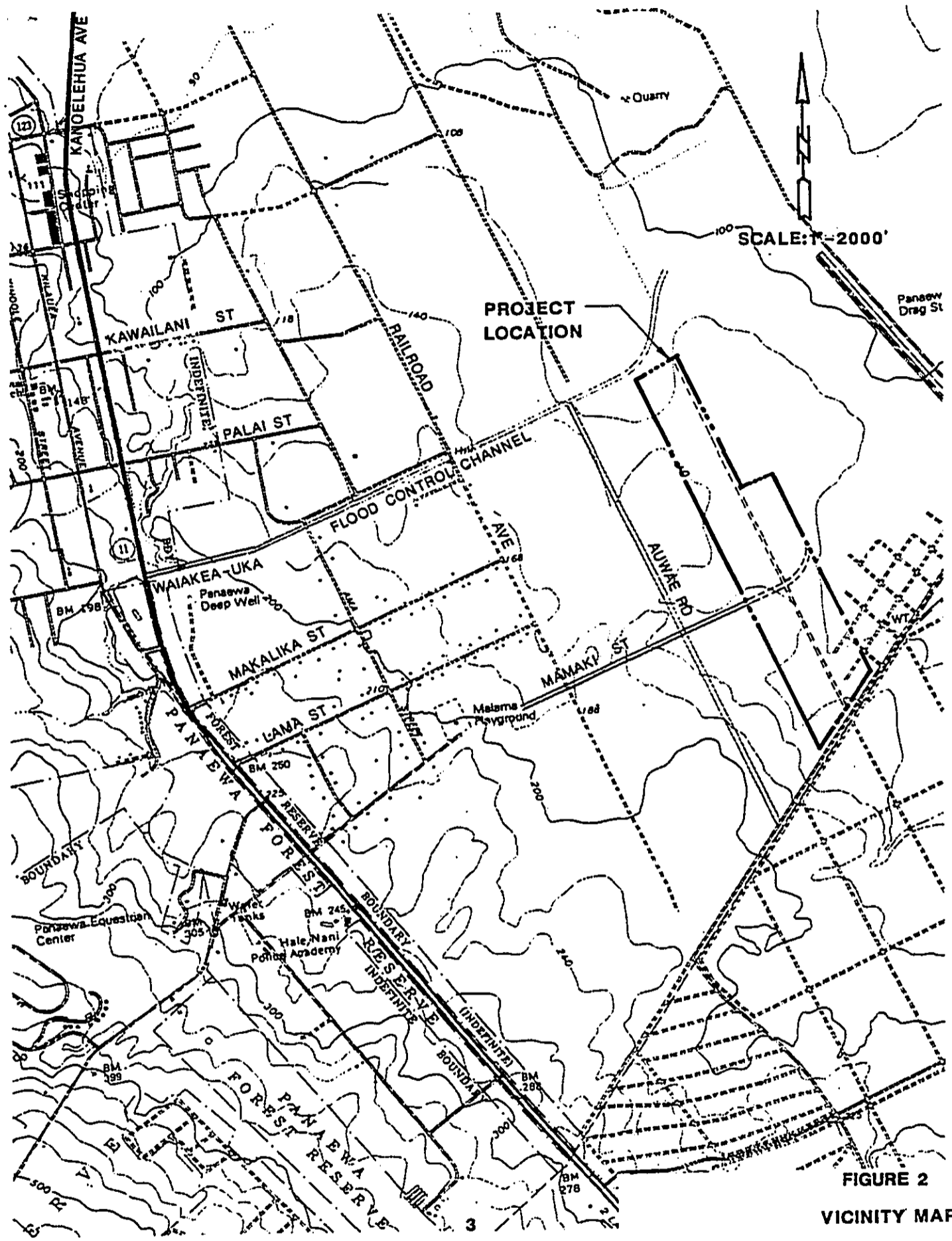


FIGURE 2
VICINITY MAP

V. DESCRIPTION OF PROJECT'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

A. TECHNICAL CHARACTERISTICS

1. There are two (2) road right-of-ways that will be improved for the project. Their respective widths and lengths are as follows:

| ROADWAY | ROW WIDTH (FT) | LENGTH (FT) | PAV'T WIDTH (FT) | ROADWAY SETBACK |
|---------------------------------|-------------------|----------------|---------------------|--------------------|
| East Mamaki Road (Extension) | 50 | 1,310 | 20 | 0 |
| Unnamed Road | 50 | 6,440 | 20 | 0 |
| TOTAL | | 7,750 | | |

The aggregate length is approximately 7,750 lineal feet. In addition to the roadway improvements, there will be an 8-inch water line installed in the roadway to serve the adjoining 26 farm lots.

2. Present access to the farm land area is off East Mamaki Road.
3. The proposed action is not governed by any special management criteria.
4. The lands abutting the proposed roadway improvements are presently zoned for agriculture uses and the proposed action is congruous for maintaining such land use.
5. The lots abutting these roadways are for farming purposes and one dwelling may be erected on each lot under present Hawaiian Home Lands leases.

B. ECONOMIC CHARACTERISTICS

The proposed action is to provide and improve access to adjoining farm lots and subsequently expand land uses and enrich property value. There is no data available on the anticipated increases in value of adjoining lands resulting from improvement of this roadway, or on the estimated sales price of adjoining lots and lands or products therefrom.

C. SOCIAL CHARACTERISTICS

The proposed improvement will ease the driving for users of the roadway as well as add to the safety of drivers. There will be a slight increase in population of the area with the implementation of the improvement of the roadway, and development of 26 farm lots.

D. ENVIRONMENTAL CHARACTERISTICS

1. The project site is within the Panaewa Farm Lots Subdivision and is bordered by the Panaewa House and Farm Lots Subdivision, Section 1 to the West, Waiakea-Uka Flood Control Channel to the North, and State of Hawaii lands to the East and South.
2. The site is characterized by generally flat topography with minor slopes downward from West to East at approximately one percent. The abutting areas of the project are well forested.
3. The present land use is designated for agriculture. The proposed action would support and enhance agricultural uses for the lands.

VI. AFFECTED ENVIRONMENT

The proposed site is located within the Panaewa Farm Lots Subdivision, approximately 3 miles South of General Lyman Field (Hilo Airport). The surrounding area is primarily used for agriculture.

A. RELATION TO HISTORIC AND ARCHAEOLOGICAL RESOURCES

State Historic Preservation Division records indicate that the project area has a low density of historic sites. Only a few, very scattered caves have been found containing a few burials. Therefore, the project should have "no effect" on significant historic sites. However, if lava tube caves are found before or during

construction, work will be stopped in the immediate vicinity until the State Historic Preservation Division evaluates it as a potential historic site. As a contingency measure should the cave be determined a significant historic site, a mitigation plan will be worked out with that office.

B. MAJOR IMPACTS AND MITIGATION MEASURES

Dust and noise emission resulting from the operation of construction equipment.

Analysis and abatement of construction noises cannot be accurately predicted because the amount and condition of equipment that will be used cannot be determined. Sound emission from construction activities can be reduced with the use of mufflers, hoods, and other noise suppressant devices.

Construction noises and dust emission should have a minimal effect on the nearest residents as there are no dwellings presently located immediately adjacent to the impact area. Construction noises and dust emission are therefore not expected to have any greater impact than that generated from existing farming equipment. The sprinkling of water could control dust emission.

All noise concerns during construction will be regulated by the Public Health Regulation of the Department of Health, Chapter 43, "Community Noise Control for Oahu." Additionally, the air pollution abatement measures will conform with Public Health Regulations of the Department of Health, State of Hawaii, Chapter 60, "Air Pollution Control."

VII. ALTERNATIVES CONSIDERED

The only other alternative considered was to do nothing. This option is unsatisfactory as it will not provide the needed access to the lots.

VIII. DETERMINATION-FINDINGS AND REASONS SUPPORTING DETERMINATION

The proposed improvement is designed in accordance to acceptable standards and will improve the character of the area and enhance the usefulness of the farm lots.

Because we do not anticipate the proposed action to have any long-term adverse impacts upon the environment, an Environmental Impact Statement is not required.