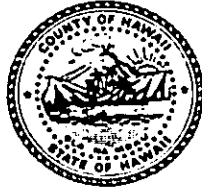


Stephen K. Yamashiro
Mayor



George Yoshida
Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

June 4, 1993

Mr. Brian Choy, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, HI 96813


Subject: Final EA/Negative Declaration Determination for Kulaimano
Recreational Complex, Pepeekeo, South Hilo, Hawaii
TMK: 2-8-07:69 & 70

Dear Mr. Choy:

The Department of Parks and Recreation, County of Hawaii, has received no comments on the draft EA during the thirty day public comment period and is submitting this notification of a negative declaration determination for publication in the OEQC Bulletin.

Thank you for your agency's assistance throughout the EA process.

Sincerely,


George Yoshida
Director

encl-publication form/final EA (4 copies)

cc Office of the Mayor (w/final EA)

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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1993-06-23-HI-~~FEA~~-Kulaimano Recreational Complex JUN 23 1993

ENVIRONMENTAL ASSESSMENT
KULAIMANO RECREATIONAL COMPLEX, PHASE I
PEPEEKEO, SOUTH HILO, HAWAII
TMK: 2 - 8 - 07 : 69 & 70

Prepared for: Department of Parks and Recreation
County of Hawaii

Prepared by: P. Yoshimura, Inc.
290 Ainako Avenue
Hilo, Hawaii 96720

May, 1993

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SUMMARY:

The proposed project is a planned recreational complex on lands owned jointly by C. Brewer Properties, Inc. and the County of Hawaii. C. Brewer Properties, Inc. will donate 5.487 acres of parcel 69 to the County to be part of the recreational complex. Phase 1 is the construction of a community center, the required infrastructures, and a ballfield.

Expected impacts are:

1. Providing a means for the recreational needs of the community.
2. Enhancement of an undeveloped area.
3. Temporary inconvenience of dust, noise, and increased traffic during construction.
4. Minor irritants of additional noise, traffic, glare from lights, the use of pesticides and herbicides in the maintenance of the ballfield and landscaped areas.
5. Some irretrievable commitment of resources for the construction of the recreational complex and for the taking over of agricultural lands.

The positive impacts of providing a facility for the community outweigh the negative effects, much of which are either temporary in nature, negligible, or controllable by existing regulations and practices.

Agencies consulted during the preparation of the environmental assessment include the County's Department of Public Works, Planning and Department of Water Supply.

In view of the foregoing, we believe that filing of a negative declaration is deemed appropriate.

1. PROJECT DESCRIPTION

The proposed project is a planned recreational complex in Pepeekeo, South Hilo, Hawaii on approximately eight (8) acres of land owned by the County of Hawaii and C. Brewer Properties, Inc. Area to be developed in Phase 1 is now covered by Tax Map Key 2 - 8 - 07 : portions of parcels 69 and 70.

The proposed development calls for the dedication of 5.487 acres of C. Brewer Properties land to the County for recreational purposes. These lands in turn will be consolidated with the adjoining County lands (Parcel 70) to be used for the recreational complex. Phase 1 is the development of a community center with its required infrastructures including 40-stall parking, access from Alia Street, and water and sewer connections to existing County systems. Together with the community center improvements, Phase 1 also consist of developing a baseball field and its support facilities of restrooms, bleachers, backstop, fencing, and access for the disabled. The project will be funded through State and County appropriations.

Planned activities upon completion of the project include a gathering place for Senior citizen and youth programs, community meetings and social gatherings, as well as sport activities on the ballfield.

2. EXISTING CONDITIONS:

The project site is presently vacant on slopes ranging from 6 percent to 1 percent. The lands owned by C. Brewer Properties were most recently used for pasturing with past use of sugar cane growing. Lands owned by the County were used for sugar cane growing prior to the development of the surrounding subdivision for residential development. The soil type of the site is characterized by deep loamy soil overlain over weathered volcanic aa subbase. The soil is suitable for agricultural use. Elevation of the site ranges from 505 feet above mean sea level to 560 feet.

In anticipation of the pending development of the ballfield, C. Brewer Properties, with the assistance of the community and plantation workers, have graded the ballfield with volunteer help and Hilo Coast Processing equipment. Some 18,000 cubic yards of soil material were moved to shape the ballfield and part of the lower parking lot. The ballfield is now graded to finish grade with an accompanying sediment pond to detain silt from entering the ocean via a natural drainageway.

Surrounding land use include the following. To the north, east and south of the site lie C. Brewer's Kulaimano development of single family homes, apartments, and Senior Citizen's housing. A credit union building lies south of the community center in one of the lots zoned as commercial along Kaahepa Street. The recreational complex

is also on the south slope of Puu Alala whose summit contains a telephone microwave station and a government survey triangulation station.

3. ENVIRONMENTAL IMPACT OF PROPOSED PROJECT:

Immediate impact on the environment would result during construction of the project. Noise and dust during construction may affect the neighboring areas. These impacts are temporary and minimized through existing regulations and construction practices. Increased traffic also results during construction as men, equipment and materials are hauled to the job site, thus affecting the surrounding residential areas. Mitigating measures to offset the added traffic impact are to keep construction activity during daytime hours and to give adequate warning signs of the added traffic during construction.

Wildlife, such as birds, mongooses, mice, and rats are presumed to be living or are feeding in the area. Removal of the site for a habitat of wildlife is minimized by its small size and that alternate sites for habitat are readily available in adjacent gulches and open areas.

No endemic plants or trees are located on the site. The site was cleared for cane planting in the past and has been plowed over many times during the harvesting periods. The project site is now overgrown with grassy weeds and plants except for the graded ballfield area.

The impact of the proposed development of the site into a community center and ballfield would essentially be a positive social one of

meeting a recreational need of the community, as well as providing for a meeting place for all ages. The development will also enhance an area where presently weeds and rodents make their homes, and where dumping of rubbish and junked cars are encouraged by its accessibility from adjoining developments and its vacancy.

4. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED:

Adverse effects on the environment include dust and noise created during construction. These adverse effects are temporary and cannot be avoided. However, the adverse effects are minimized by existing regulations and good construction practices.

No long term adverse effects are foreseen as a result of this project. Noise created by crowd cheering during ball games are minimized by not allowing sport activities during the nights. No lights are planned to be installed in the ballfield. Adverse effect created by the added traffic will be minimized by providing adequate parking within the site and to provide adequate signage and channelization for the safe egress and ingress of traffic into the site from Alia Street.

Use of herbicides and pesticides for the maintenance of the ballfield and landscaped areas do have an adverse effect on the environment. These impacts are minimized by judicious use of such maintenance practices or using alternate means of maintaining the planted areas.

5. ALTERNATIVES TO THE PROPOSED ACTION:

The alternatives to not developing the site into a recreational complex are to leave the area vacant or to develop it into some other use. To leave the area vacant means that the area will be encouraged to be used as a dumping ground for junks and habitat for rodents and weeds. To develop the area into other uses would mean that another site for the recreational complex need to be selected. Other sites such as the upper part of parcel 70 were already looked into as possible sites for the ballfield. Steepness, availability, size and access to existing infrastructures precluded other areas for the development of this community facility.

6. THE RELATIONSHIP BETWEEN THE PROJECT'S OBJECTIVE AND LONG TERM PRODUCTIVITY OF THE ENVIRONMENT:

The objective of the project is to satisfy a need for a recreational complex within the immediate vicinity of the Kulaimano residential development. It also meets the objective of providing for a gathering place for the community. The relationship of the objectives and the long term productivity of the environment are that the use will continue as long as the community meet, socialize and use the facilities.

7. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES THAT WOULD BE INVOLVED:

There will be some irretrievable commitments of resouces when the complex is constructed. Materials such as transported gravel, soil,

additives, asphalt and concrete mix. and building materials will be utilized. The relatively small use of these resources will not deplete any existing resources.

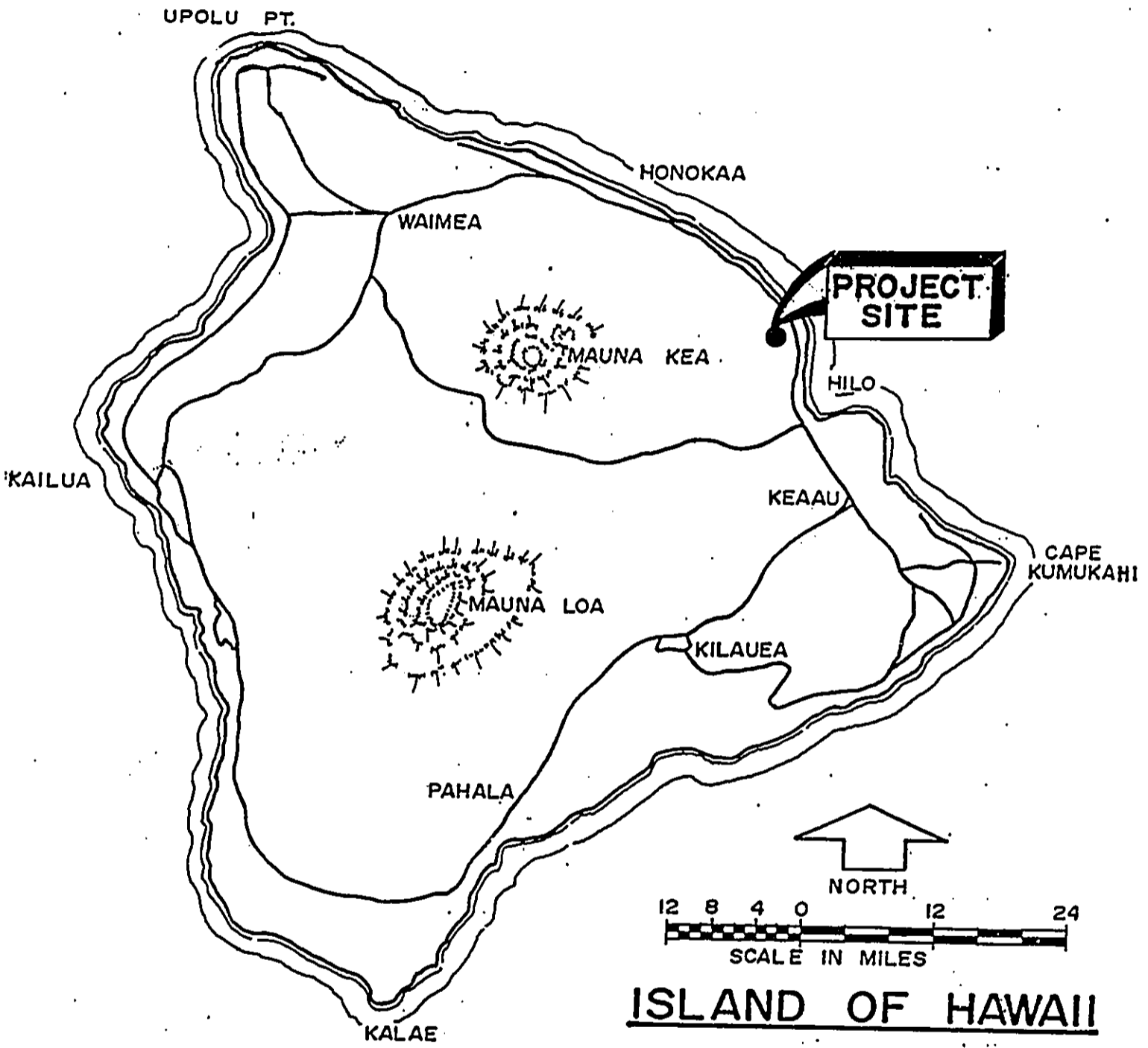
Other resources to be utilized during the operation and maintenance of the community center and ballfield include water, replenishing of soil and additives in the ballfield and landscaped areas, to replace or repair constructed improvements, and electricity.

The resources are readily available in and around the area. The actual amount is minimal when compared to the total amount available. Most of these resources are deemed recyclable and therefore cannot be termed irretrievable or irreversible.

8. ECONOMIC AND SOCIAL ANALYSIS IMPACTS AND BENEFITS:

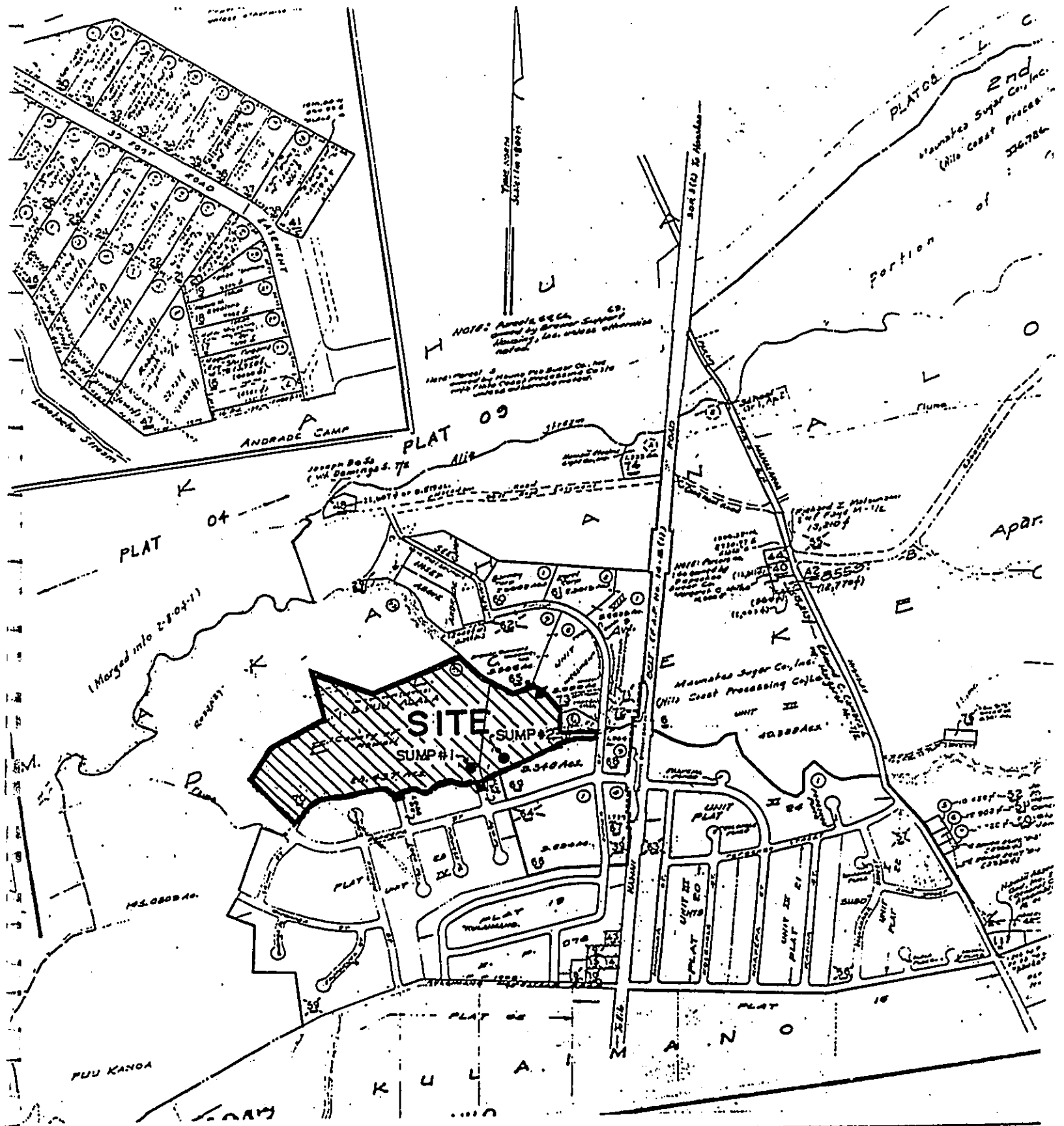
There will be some social impact of the recreational complex to the adjoining area as traffic increases and noise created by the players and spectators of sport activities on the ballfield. However, these intrusions are minimized by design and adequate buffering from adjoining homes. The impact of the recreational facilities to the community's social well-being is more positive as it provides facilities for all age groups of the community. The community center is geared have supervised educational and recreational after-school classes; to have Senior Citizen activities such as ceramics, cooking, music, and weaving; as well as to allow the community to use its facilities for weddings, meetings, and other social gatherings. The ballfield is geared for

baseball play of all age levels, for softball and for soccer. Jogging and walking along the perimeter of the field and along the sidewalks of the parking lots are also possible, all leading toward the well-being of the community. Therefore, the benefits derived from such a development are many and the complex will serve as one of the main focal point of community living in Kulaimano.



ISLAND OF HAWAII

<p>Prepared by: P. YOSHIMURA, INC 290 Ainako Avenue Hilo, Hawaii 96720</p>	<p>LOCATION MAP</p> <p>KULAIMANO RECREATIONAL COMPLEX PHASE I PEPEEKEO, SOUTH HILO, HAWAII TMK: 2 - 8 - 07 : 69 & 70</p>	<p>EXHIBIT " A "</p>
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Prepared by:
P YOSHIMURA, INC
 290 Ainako Avenue
 Hilo, Hawaii 96720

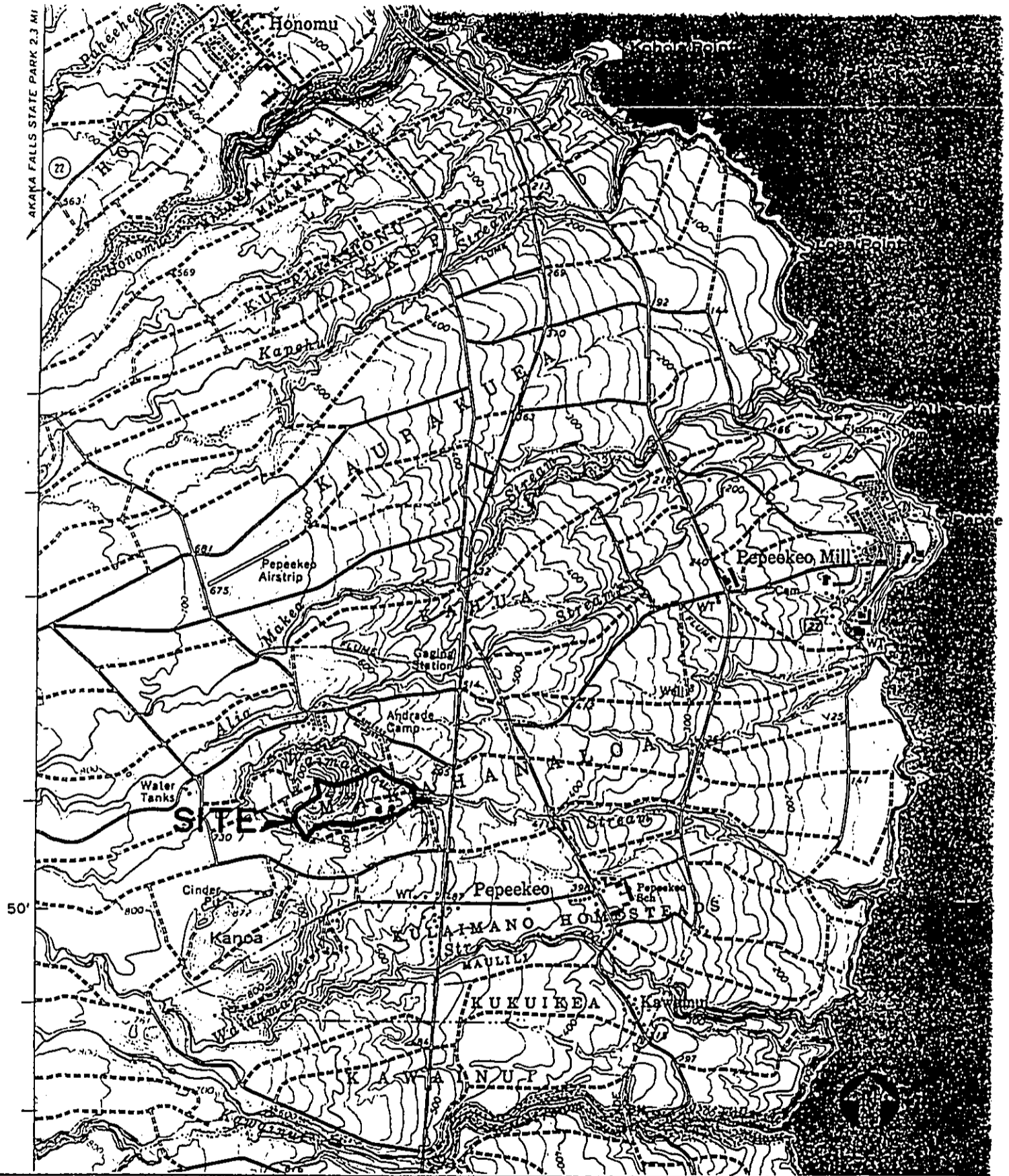
TAX KEY MAP

**KULAIMANO RECREATIONAL COMPLEX
 PHASE I**
 PEPEEKED, SOUTH HILD, HAWAII
 TMK: 2 - 8 - 07 : 69 & 70

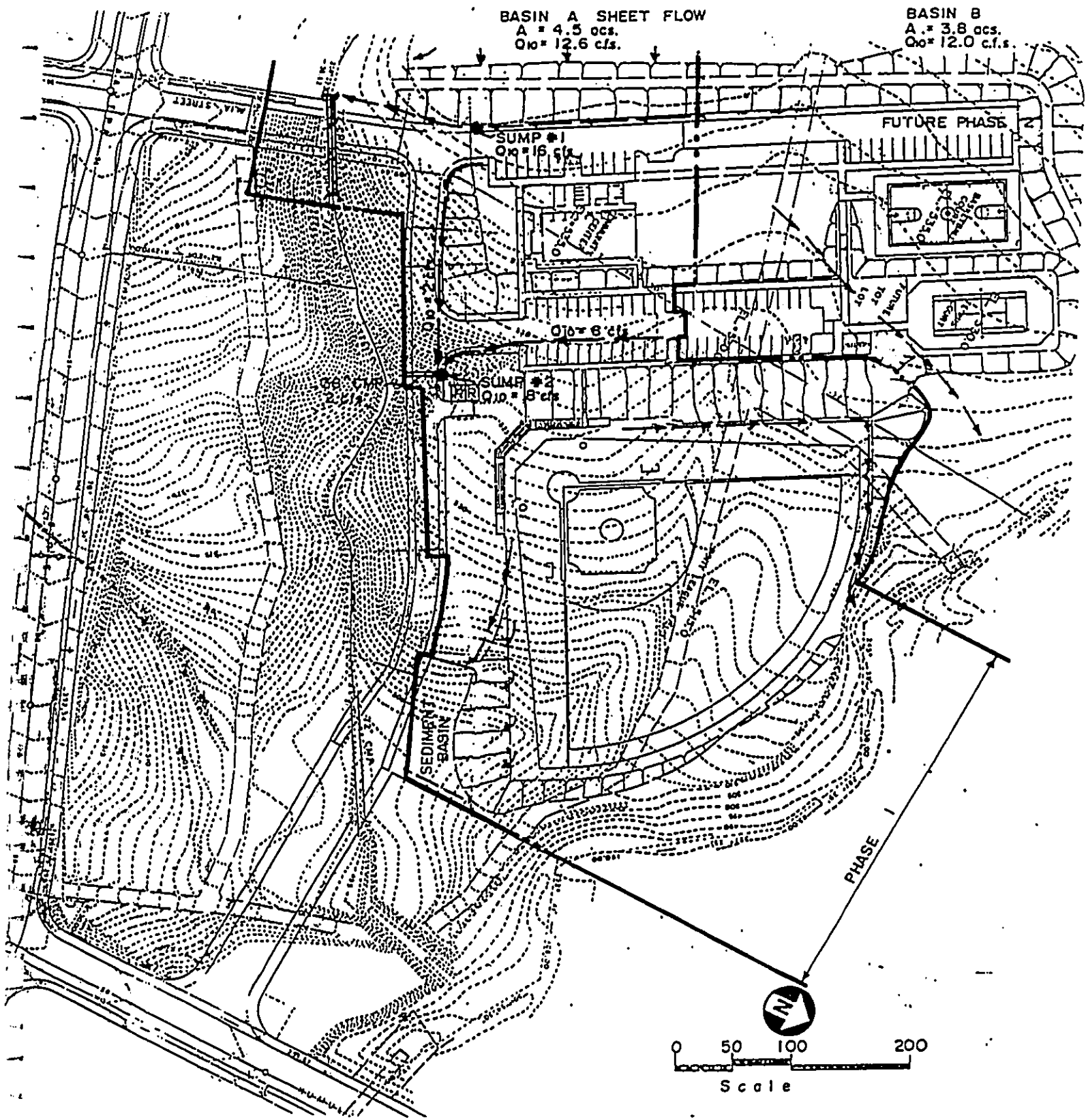
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EXHIBIT
 " B "

DOCUMENT CAPTURED AS RECEIVED



<p>Prepared by: P YOSHIMURA, INC 290 Ainako Avenue Hilo, Hawaii 96720</p>	<p>USGS TOPO MAP KULAIMANO RECREATIONAL COMPLEX PHASE I PEPEEKEO, SOUTH HILO, HAWAII TMK: 2 - 8 - 07 : 69 & 70</p>	<p>EXHIBIT " C "</p>
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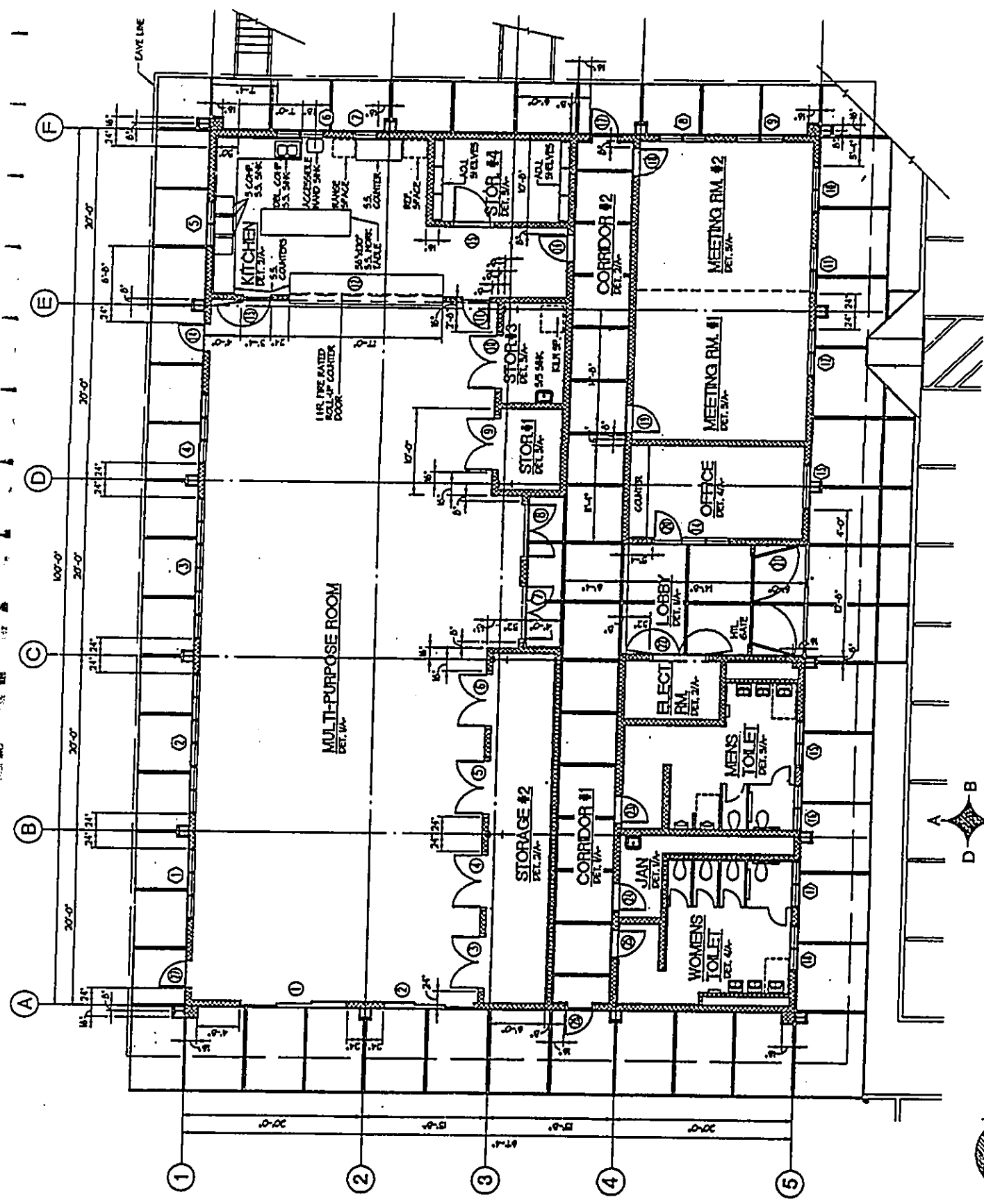


Prepared by:
 P YOSHIMURA, INC
 290 Ainako Avenue
 Hilo, Hawaii 96720

12

MASTER PLAN
 KULAIMANO RECREATIONAL COMPLEX
 PHASE I
 PEPEEKEO, SOUTH HILO, HAWAII
 TMK: 2 - 8 - 07 : 69 & 70

EXHIBIT
 " D "



PLAN BY: RONALD H. NAGATA, A.I.A., INC.

FLOOR PLAN
50'-0" x 100'-0"
KEY TO ELEVATIONS

<p>Prepared by: P YOSHIMURA, INC 290 Ainako Avenue Hilo, Hawaii 96720</p>	<p>FLOOR PLAN OF COMMUNITY CENTER</p> <p>KULAIMANO RECREATIONAL COMPLEX PHASE I PEPEEKEO, SOUTH HILO, HAWAII TMK: 2 - 8 - 07 : 69 & 70</p>	<p>EXHIBIT " E "</p>
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