

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII



HOALIKU L. DRAKE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

RECEIVED

'93 NOV 22 10 35 AM
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879

HONOLULU, HAWAII 96805

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

NOVEMBER 19, 1993

Mr. Brian J.J. Choy, Director
State of Hawaii
Office of Environmental
Quality Control (OEQC)
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SUBJECT: Final Environmental Assessment for Keaukaha
Residential Subdivision Improvements,
Keaukaha, South Hilo, Island of Hawaii

Enclosed are four (4) copies of the Final Environmental Assessment (Negative Declaration) for the proposed Keaukaha Residential Subdivision Improvements. Based on the analysis of the conditions and impacts presented in the Final Environmental Assessment, we have concluded that the proposed project will have no significant effect on the environment. Therefore, we are filing a Negative Declaration for the proposed project.

We request that this Negative Declaration be published in the next OEQC Bulletin. A completed OEQC Bulletin Publication Form is enclosed as required.

Should you have any questions, please have your staff call Mr. Patrick K.M. Young, Land Development Division, at 586-3818.

Warmest aloha,


Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

HLD:SM:SW:PY:wt/4953B

Enclosure

cc: Barrett Consulting Group, Inc.

190

1993-12-08-H1-PEA - Keaukaha Residential Subdivision
Improvements

DEC - 8 1993

DEPARTMENT OF HAWAIIAN HOME LANDS
STATE OF HAWAII

ENVIRONMENTAL ASSESSMENT

FOR

KEAUKAHA RESIDENTIAL SUBDIVISION IMPROVEMENTS

KEAUKAHA, SOUTH HILO, HAWAII
T.M.K. 3-2-1-20, 21, 22, 23, & 24

This Environmental Document is submitted pursuant to Chapter 343, HRS

PROPOSING AGENCY: Department of Hawaiian Home Lands
State of Hawaii

Prepared by:

BARRETT CONSULTING GROUP, INC.

November 1993

I. GENERAL INFORMATION

Applicant: Department of Hawaiian Home Lands
State of Hawaii
335 Merchant St.
Honolulu, HI 96813
(808) 548-6450

Recorded Fee Owner: Department of Hawaiian Home Lands (See above)

Authorized Representative: Hoaliku L. Drake
Chairman, Hawaiian Homes Commission

TMK: Third Division, 2-1-20, 21, 22, 23, & 24

Total Subdivision Area: Approximately 330 Acres

Agencies consulted in preparing this assessment:

U.S. Government:

Department of Agriculture, Soil Conservation Service
Department of the Army, Corps of Engineers, Honolulu District

State of Hawaii:

Department of Health
Department of Land and Natural Resources

County of Hawaii:

Department of Public Works
Planning Department
Department of Water Supply
Civil Defense Agency

II. DESCRIPTION OF PROPOSED ACTION AND STATEMENT OF OBJECTIVES

The proposed project is located in the existing Keaukaha Residential Subdivision, Tract I, South Hilo, Hawaii (see Exhibit 1). The project will involve construction of roadway and utility improvements.

The project will be constructed in three increments, the first of which has been completed. Increments II and III are shown on Exhibit 2 and consist of the following.

Increment II - Widening of the existing 25-foot right-of-way at Road "B" to 50 feet; construction of Road "B" and utilities from Kauhane to Pua Avenues and from Baker to Andrews Avenues.

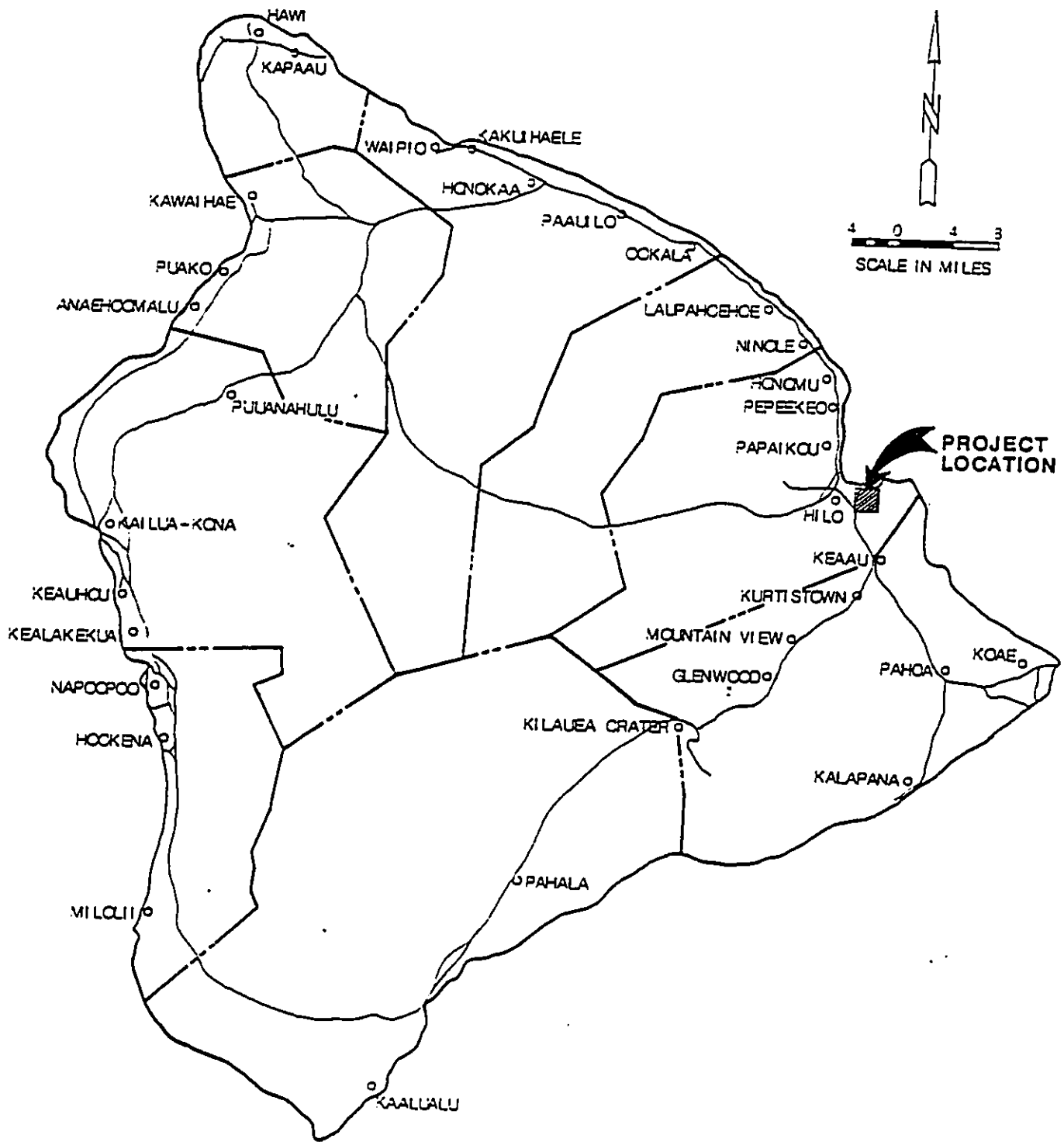
Increment III - Widening of the existing 25-foot wide right-of-way at Road "A" to 50 feet; construction of Road "A" and utilities from the west boundary to Pua Avenue.

The objective of this project is to provide County-approved roadways and utilities to existing lots and landlocked lots and to accommodate future homesites at Keaukaha Residential Subdivision. These goals are consistent with overall development of this subdivision as planned by the Department of Hawaiian Home Lands.

III. GENERAL DESCRIPTION OF THE PROJECT'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

Technical Description

The existing rights-of-way for Increment II and III are only 25 feet wide. These will need to be widened to 50 feet, which is the minimum width permitted by the County of Hawaii. The asphaltic concrete pavement and base course thicknesses will be designed according to the soils engineer's recommendations and County of Hawaii standards. The new roadways will consist of a 20-foot-wide pavement which is consistent with the existing roadway width in the subdivision. Typical roadway section is shown in Exhibit 3.



HAWAII

EXHIBIT 1

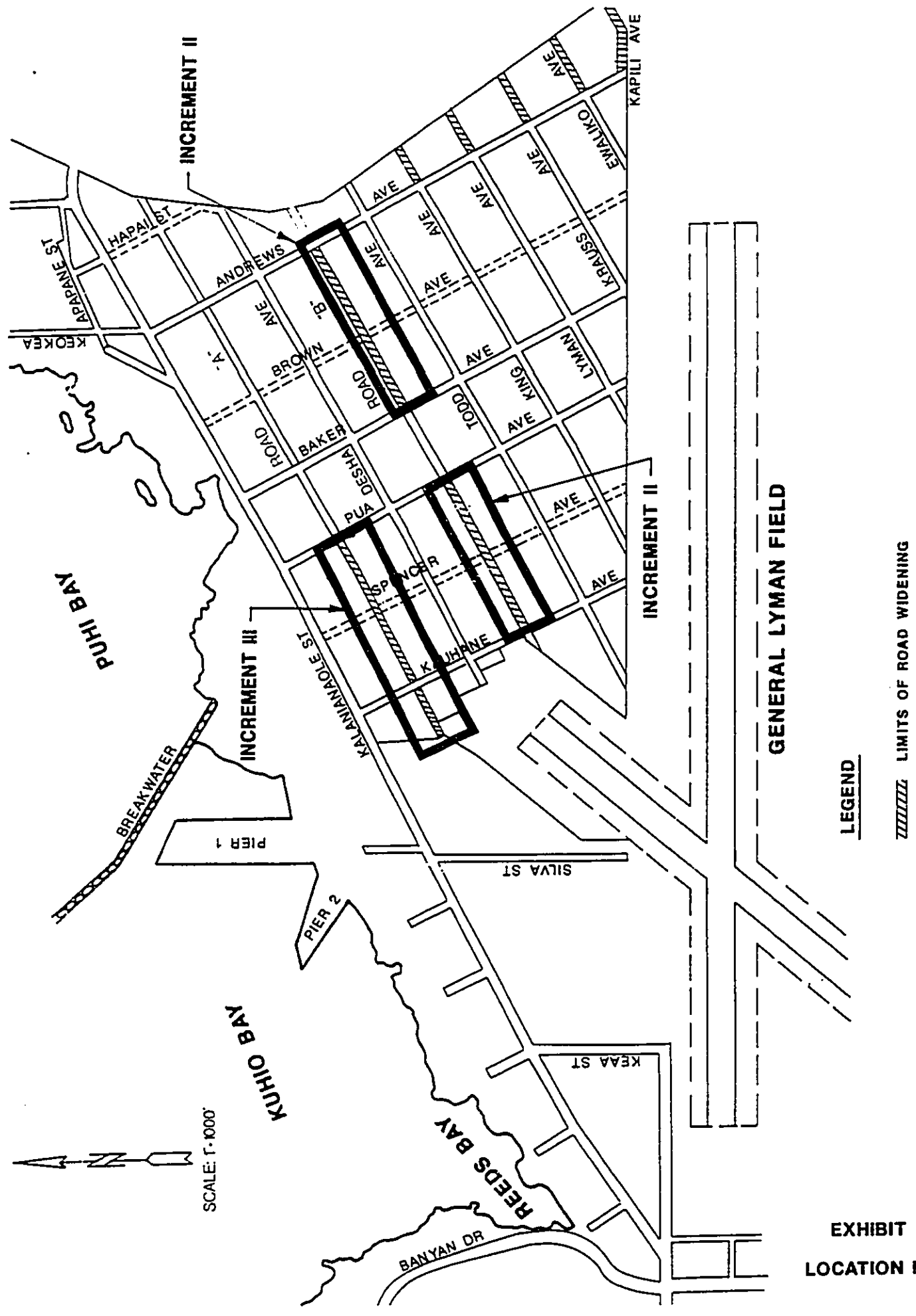
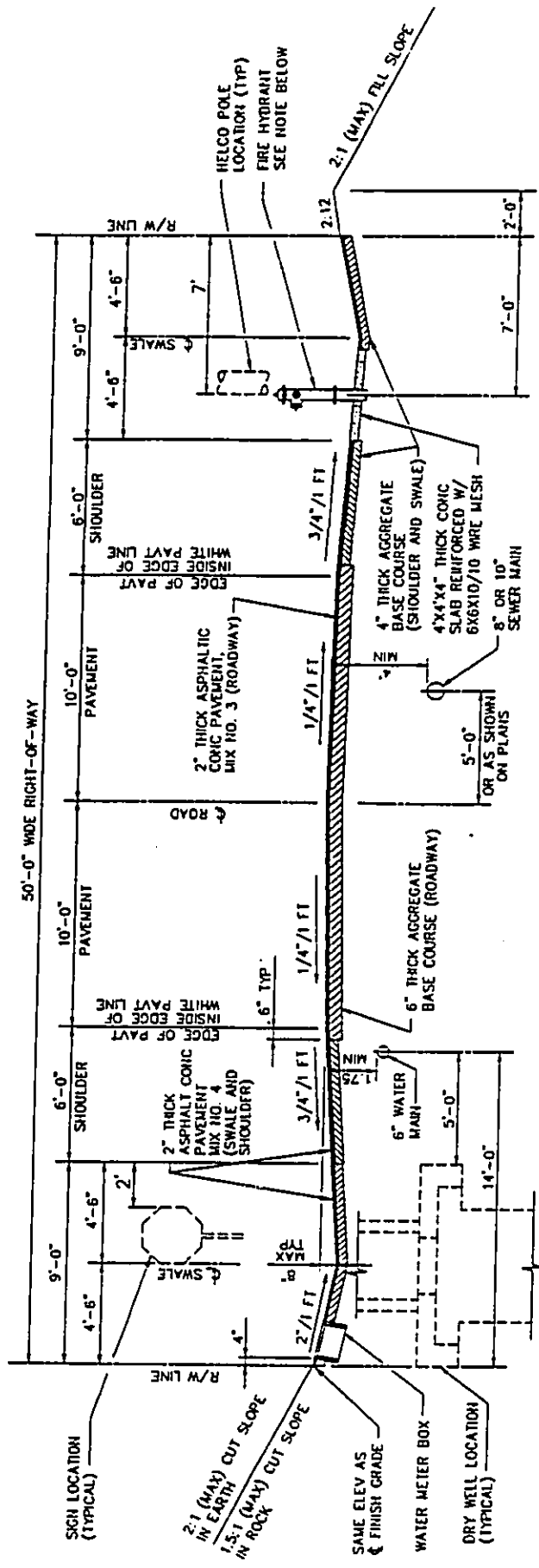


EXHIBIT 2
LOCATION MAP



TYPICAL ROAD SECTION

Increments II and III will require the acquisition of land due to the widening of the right-of-way. This acquisition will be accomplished by exercising the Department of Hawaiian Home Lands right to withdraw land as outlined in their lease agreements with the individual lessees.

The proposed utility improvements will include water, sewer, drainage, fire hydrants, and overhead electricity, telephone, CATV and street lighting systems. Drainage will be handled by sheet flow with swales and drywells constructed where design studies indicate their necessity. All utility improvements will be designed according to County and the affected utility companies' standards and requirements.

Andrews and Kapili Avenues are part of the Civil Defense Agency's evacuation route. Should an emergency occur during construction of these roads, the Civil Defense Agency has indicated that temporary detours will be established and police will direct traffic to insure public safety.

Economic and Social Characteristics

The funding for the construction of this project will be provided by the Department of Hawaiian Home Lands.

The road widening and utility improvements will accommodate additional future homesites as proposed in the master plan. The future homesites will result in population increases in the area with attendant increases in water usage, roadway traffic along Kalaniana'ole Street and enrollment at Keaukaha Elementary School. Generally, it can be assumed that subdivisions of this type will generate one car per household with about 80 to 90 percent contributing to the peak traffic flow. No serious problems are anticipated because these factors were considered in the master plan for this residential subdivision and this project is only a continuation in the development of that plan.

The lots on which two possibly historic churches are situated will be involved in the widening of the Road "B" right-of-way (see Exhibit 4). However, the buildings are located away from the proposed roadway and will not be affected by the construction.

Environmental Characteristics

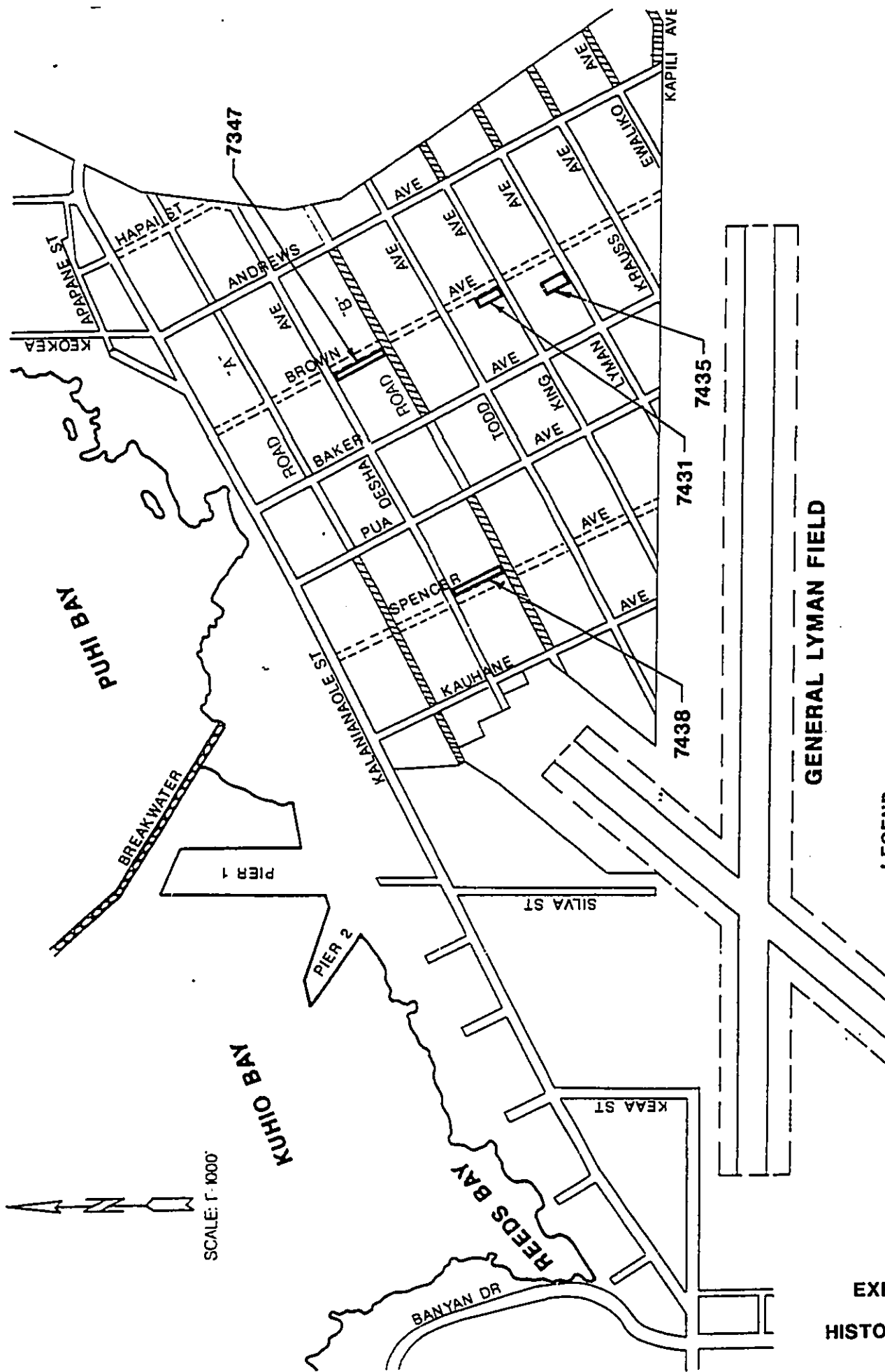
Changes in the environmental characteristics of the project area will be insignificant. The increased vehicle emissions and noise levels caused by the population growth should be effectively contained to acceptable standards by current rules and regulations. Loss of vegetation due to construction of the roads will not seriously affect the environment as the area is already urbanized. No rare or endangered species of flora or fauna have been identified in this area.

IV. DESCRIPTION OF AFFECTED ENVIRONMENT

The project area is located in the Keaukaha area in South Hilo, Hawaii. It is presently zoned RS-10, single family lots of 10,000 square feet minimum area. Adjacent areas are zoned ML-20 (limited industrial), A-5a (agricultural, 5 acre minimum), and V-S-.75 (resort-hotel, safety, 750 square feet per unit).

As shown in Exhibit 5, increment III is within a flood hazard area, SF-12. In addition, the 12½-foot wide strip of proposed road widening along the makai side of Road "A" may be within the Special Management Area. A small portion of the subdivision is within the 100-yr. Tsunami Inundation Limit, although no roadway improvements are planned within that area. Appropriate design and administrative measures will be taken to comply with all rules and regulations governing work within these special areas.

According to the U.S. Department of Agriculture Soil Conservation Service Survey of August, 1973, the soils in the project area generally belong to the Keaukaha Series, more particularly, the Keaukaha extremely rocky muck, 6 to 20 percent slopes (rKFD). This series has been characterized as being well-drained, thin organic soils overlying pahoehoe lava bedrock. This soil is strongly acid. The soil above the lava is rapidly permeable



LEGEND

- ||||| LIMITS OF ROAD WIDENING
- 7431 KAHAUOLOPUA HOUSE
- 7435 KE KILOHANA O KA MALAMALAMA CHURCH
- 7437 SAINT MARY GATE OF HEAVEN CHURCH
- 7438 KUNO MEMORIAL CHURCH

**EXHIBIT 4
HISTORIC SITES**

SCALE: 1:1000



while the pahoehoe lava is slowly permeable. However, water moves rapidly through the cracks in the lava. Runoff is medium and the erosion hazard is slight.

According to the State Historic Preservation Office, there are four sites within the Keaukaha Subdivision which are currently being studied for possible registration as historic buildings. These are: No. 7431 - Kahaulopua House (Lot No. 220B); No. 7435, Ke Kilohana O Ka Malamalama Church (Lot No. 288); No. 7437 - Saint Mary Gate of Heaven Church (Lot No. 127) and No. 7438 - Kuhio Memorial Church (Lot No. 110).

V. IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATING MEASURES

There will be no permanent environmental impacts created in the area by the proposed project. Some temporary unavoidable, adverse environmental effects will occur during construction. These will be noise and airborne emissions from construction equipment, and inconvenience to motorists, pedestrians and abutting property owners during the construction period. Although no Department of Health regulations concerning noise control have been established specifically for the island of Hawaii, the contractor will be required to take necessary measures to control noise emissions. Applicable provisions of the Department of Health's Public Health Regulations Chapter 43 - *Community Noise Control for Oahu* will be used as guidelines.

Also, the contractor will be required to observe all Federal, State, and County rules and regulations concerning air, noise, and water pollution and erosion and sedimentation control during the construction period. Blasting will not be permitted during construction.

Vehicular and pedestrian traffic inconvenience will be minimized by contract provisions restricting work hours. All traffic control shall conform to the requirements of the Department of Public Works, County of Hawaii, and Chapter 129 *Use of Traffic Control Devices at Work Sites on or Adjacent to Public Streets and Highways* of the Administrative Rules, of the State of Hawaii. Other safety precautions and measures which the contractor

will be required to comply with can be found in the U.S. Department of Transportation Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways, Part VI-Traffic Control Devices for Streets and Highways Construction, Maintenance, Utility and Emergency Operations*, dated 1988.

A survey of the area may be required if the State Historic Preservation Office determines that other older buildings not yet in their inventory will be affected by the road right-of-way widening. If any unanticipated sites or remains of historic or prehistoric interest are encountered during any phase of construction, work shall stop and the Office of Historic Preservation will be notified immediately.

There will be no other significant adverse effects on the environment of the area.

VI. ALTERNATIVES CONSIDERED

Several road alignments were considered for their suitability for improvements. The roadways chosen for this project were selected on the basis of the greater number of lots which could be developed. Also, land acquisition was minimized by using existing road right-of-way. Since providing more homesites is the primary objective, it was decided to use the minimum right-of-way width permitted by the County, which is 50 feet. Thus, no alternative roadway width was studied. The only other alternative is to have no action taken. This alternative will not provide for the future development of the area which is necessary to handle the growing number of Hawaiian Home Lands applicants.