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JOHN WAIHEE
GOVERNOR OF HAWAII

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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
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Chairperson
BOARD OF LAND AND NATURAL RESOURCES

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LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

November 29, 1993

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

Dear Mr. Choy:

Subject: **Final Environmental Assessment for the Direct Sale of Easement, Honua'ula, North Kona, Hawai'i - Tax Map Key:3rd/7-5-22:175**
Applicant: Laniakea Joint Venture

In accordance with the requirements of Chapter 343, Hawai'i Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, a Final Environmental Assessment has been prepared for the subject parcel.

As the approving agency, we believe that there will be no significant impacts as a result of the project and has issued a negative declaration. Attached are one copy of the OEQC Bulletin Publication Form and four copies of the Final Environmental Assessment. We respectfully request that a notice of the availability of the Final Environmental Assessment be published in the next scheduled OEQC Bulletin.

If there are any questions, please contact Glenn Y. Taguchi, Hawai'i District Land Agent at 933-4245.

Very truly yours,

Keith W. Ahue

KEITH W. AHUE

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Office

1993-12-08-HI-FEA - Laniakea Joint Venture Deed
Sale of Easement

DEC 8 1993

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FINAL
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ENVIRONMENTAL ASSESSMENT
FOR
SANITARY EASEMENT
ACROSS
STATE PARCEL - TMK: (3) 7-5-22:175
AT
KUAKINI HIGHWAY AND HUALALAI ROAD

KAILUA-KONA, HAWAII

Reid & Associates Inc.

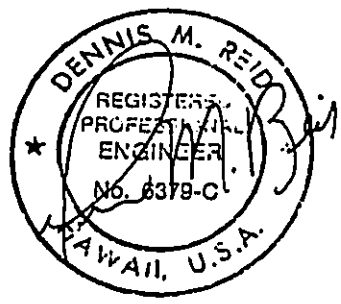
Planners, Surveyors, Civil and Sanitary Engineers

ENVIRONMENTAL ASSESSMENT
FOR
SANITARY EASEMENT
ACROSS
STATE PARCEL - TMK: (3) 7-5-22:175
AT
KUAKINI HIGHWAY AND HUALALAI ROAD

KAILUA-KONA, HAWAII

Prepared for:
Laniakea Joint Venture
c/o Abe Lee Development, Inc
Honolulu, Hawaii

JULY 30, 1993



REID & ASSOCIATES INC.
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P.O. BOX 1686, KAILUA-KONA, HI 96745
(808)329-8266 FAX (808)326-7767

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INTRODUCTION

This environmental assessment (EA) has been prepared by Reid & Associates Inc. for Lanikea J. V., c/o Abe Lee Development, Inc., 2752 Woodlawn Drive, Suite 5-205, Honolulu, HI 96822 concerning a proposed sewer line easement across State parcel, TMK (3)-7-5-22:175, at the intersection of Hualalai Road and Kuakini Highway in Kailua-Kona, Hawaii. Figure 2 shows the detailed survey of the parcel including the proposed easement. Figure 3 shows the general Kona area as excerpted from the U.S.G.S. topography map.

The Hawaii State Dept. of Land and Natural Resources has recently received a request from Lanikea for the proposed sewer line easement. In order to complete the current easement request, an EA is necessary to satisfy requirements of the Office of Environmental Quality Control (OEQC). Agencies consulted in making this assessment include the Hawaii State Dept. of Land and Natural Resources (DLNR), the Hawaii County Planning Department, the Hawaii County Department of Public Works, the Hawaii County Department of Water Supply, and the Hawaii County Public Works Wastewater Division.

An 8" gravity sewer line extension is proposed to service residential development mauka of the State parcel including Laniakea, a proposed 135 unit 2BR condo project on TMK (3)-7-5-4:35 at the end of Alahou St.; Liona Kai, TMK (3)-7-5-22:65 & 66 a 15-unit condominium complex, nearing completion, on Alahou St.; and a vacant 3 lot .5935 acre parcel TMK (3)-

7-5-22:72,73, & 74 with a maximum of 34 units on Alahou St.; and other possible future developments. Total peak flow from the above named developments is estimated to be 256 gpm. The proposed 8" line would have a minimum carrying capacity of 453 gpm and would tie into an existing public sewer at the intersection of Hualalai Road and Kuakini Highway, and run along the southern boundary of an 0.178 acre parcel of State owned land, referenced above, adjacent to the intersection. This parcel and the proposed sanitary easement is located within a hundred-year flood zone.

SCOPE OF WORK

The scope of work for this EA is to evaluate the potential environmental concerns, according to the EA guidebook, that would arise from the construction of this sanitary line across the State parcel.

SITE DESCRIPTION

The State parcel is an 0.178 acre strip, roughly 40' x 180' as shown in Figure 2, in the 100 year floodplain running along the bank of a drainageway. This parcel was originally planned to be a southern outlet for Kalawa St. onto Kuakini Highway but it is too close to the major intersection with Hualalai Road. The parcel is maintained as a strip of lawn along

TECHNICAL CHARACTERISTICS

The proposed 8" gravity sanitary sewer line would be constructed of ductile iron class 52 or PVC ASTM 3034 sealed joint pipe buried approximately 3.5' deep. The proposed line would begin at a manhole in the intersection of Hualalai Road and Kuakini Highway and extend approximately 180' mauka thru the center of a 15' wide easement across the State parcel, generally following the southern boundary of the parcel, and upstream to the end of Kalawa St. The proposed easement and the southern parcel boundary generally follow the bank of the floodway. A trench approximately four feet deep would be excavated along the easement for the pipe. During the anticipated construction period of approximately 5 work days crossing the parcel, the trench would be protected by embanking the excavated material on the floodway side of the trench. Standard Public Works traffic controls, erosion control, noise control, dust control, sedimentation control, and site restoration procedures would be required for construction in order to address short term environmental impacts. No permanent or long term technical environmental impacts are foreseen.

ECONOMIC CHARACTERISTICS

Construction of this portion of the sewer line would generate approximately $ 15,000 of direct construction activity. Annual sewer fees to the County from the initial development, at current rates, would be approximately $ 18,000. Several scattered vacant

parcels remain that could utilize a sanitary line for developments that would generate several times more revenue than the original development. Public infrastructure of paved streets, water lines, and drainage improvements are existing from previous development in the area so that there should be no additional burden for improvements to support this development. Some payment to the State had previously been proposed for the easement. There is a water line generally following the northern parcel boundary approximately 25' away from and running parallel to the proposed sanitary line. The parcel is part of a drainage course that would not likely be developed further, therefore the addition of a sanitary easement across the southern boundary should not affect the use or value of the parcel.

SOCIAL CHARACTERISTICS

The are no anticipated social concerns resulting from the proposed sewer line easement. Current use of the parcel is not affected by the sewer line easement. Development of the remaining vacant parcels could proceed using individual wastewater treatment systems or small package plants if the sewer line were not available. Therefore the population density of this area is likely to increase to the same extent regardless of the sewer line.

ENVIRONMENTAL CHARACTERISTICS

The proposed sewer line is within the one hundred and five hundred year flood zones as

shown on the Flood Zone Map, Figure 1. However, since the line is buried 3.5' deep, uses sealed pipe joints, and would have no manholes or other openings in this area, the system would be designed to prevent infiltration or flood damage.

Any breaks in the underground line offer the same hazards as any public sewer line. There is no greater potential for line breaks here than any other location in the area.

Immediate environmental concerns will develop as a result of the construction necessary to install the proposed sewer line. An approximately 15' wide by 180' long strip of the lawn area on the parcel will be disturbed and restored by trench excavation for the piping.

Traffic at the intersection of Hualalai and Kuakini Highway will be disrupted for 2-3 working days during the connection to the existing sewer line and pavement repair. The trucks and machinery that would cause a traffic disruption would also be the cause of temporary noise pollution during the same period. These disturbances, however, would all be temporary.

From a longer term perspective, the potential for groundwater pollution in the area from malfunctioning individual wastewater systems or inadequately operated small private wastewater treatment plants would be reduced by providing the sanitary sewer line as an alternative to installation of individual systems.

AFFECTED ENVIRONMENT

The commercial buildings and properties immediately surrounding the parcel, including Kuakini Highway directly in front of the lot, nearby Hualalai Road, three banks, a gasoline station, and two commercial buildings could be affected by the short term construction activities. Figure 4, the Immediate Vicinity Map, shows the surrounding parcels.

MAJOR IMPACTS AND ALTERNATIVES

No major negative impacts to the area are foreseen by construction of the sewer line. In fact, it is believed that potential groundwater pollution would be reduced by providing a sanitary collection line as discussed above. The alternative to the proposed sewer line would be separate package wastewater treatment plants for the future development of the scattered remaining vacant parcels and individual wastewater systems for individual residences to be built in the area.

PROPOSED MITIGATION

Standard Public Works traffic control, erosion control, noise control, dust control, sedimentation control, and site restoration procedures would be required for construction

in order to address short term environmental impacts. No permanent or long term environmental impacts are foreseen.

LIMITATIONS

The conclusions in this report are professional opinions based upon visual site observations and interpretations of available data as described in this report. The scope of services performed by Reid & Associates may not be appropriate to satisfy the needs of other users, and any use or re-use of this document, or the findings presented herein, is at the sole risk of the user.

The study was not intended to be a definitive investigation of the environmental quality at the site. The scope of services for this investigation was limited, and did not include geotechnical, soil, or groundwater sampling and analysis.

The opinions presented herein apply to the site conditions existing at the time of our investigations. Therefore our opinions and recommendations may not apply to future conditions that may exist at the site.

LIST OF FIGURES

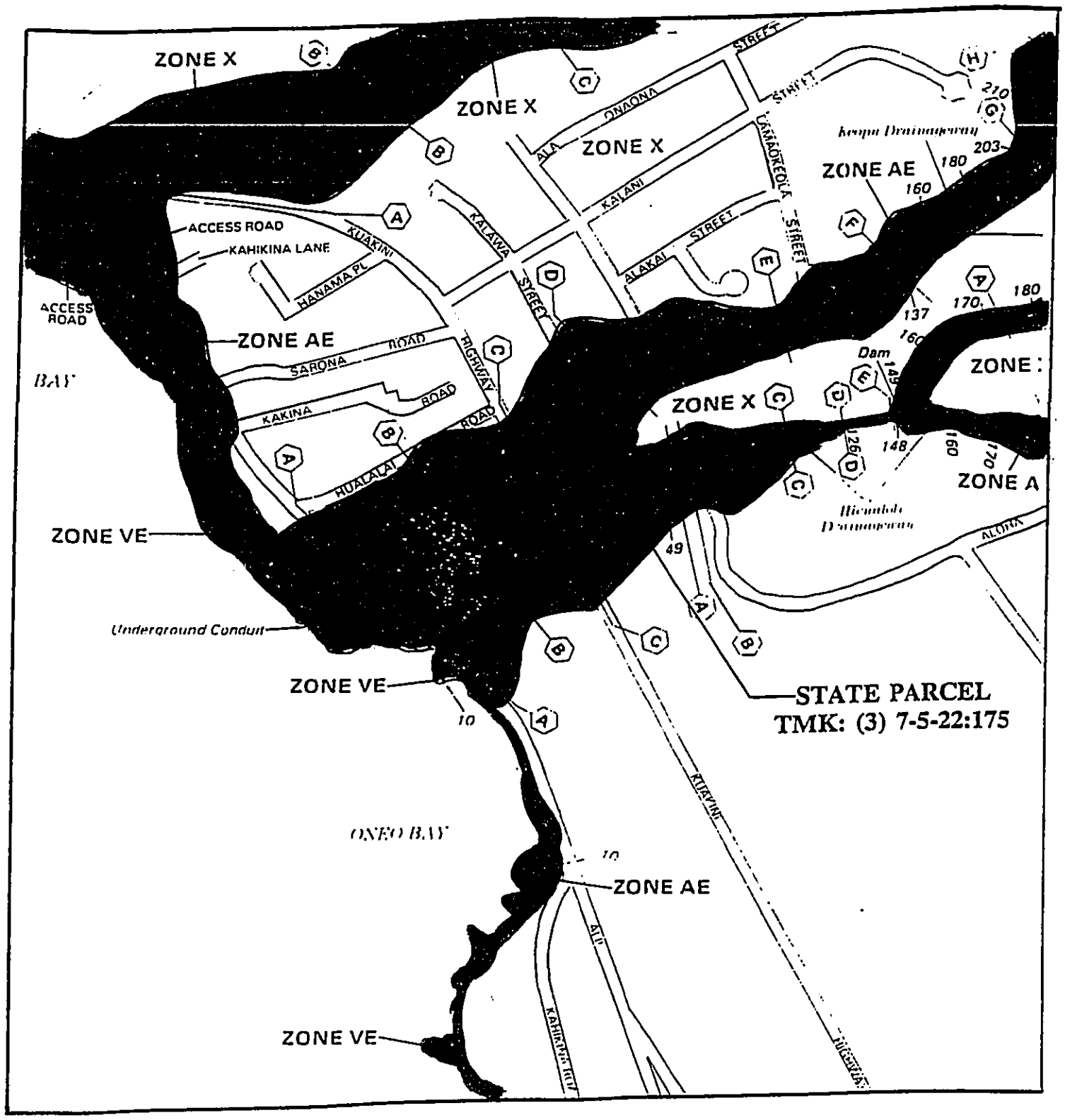
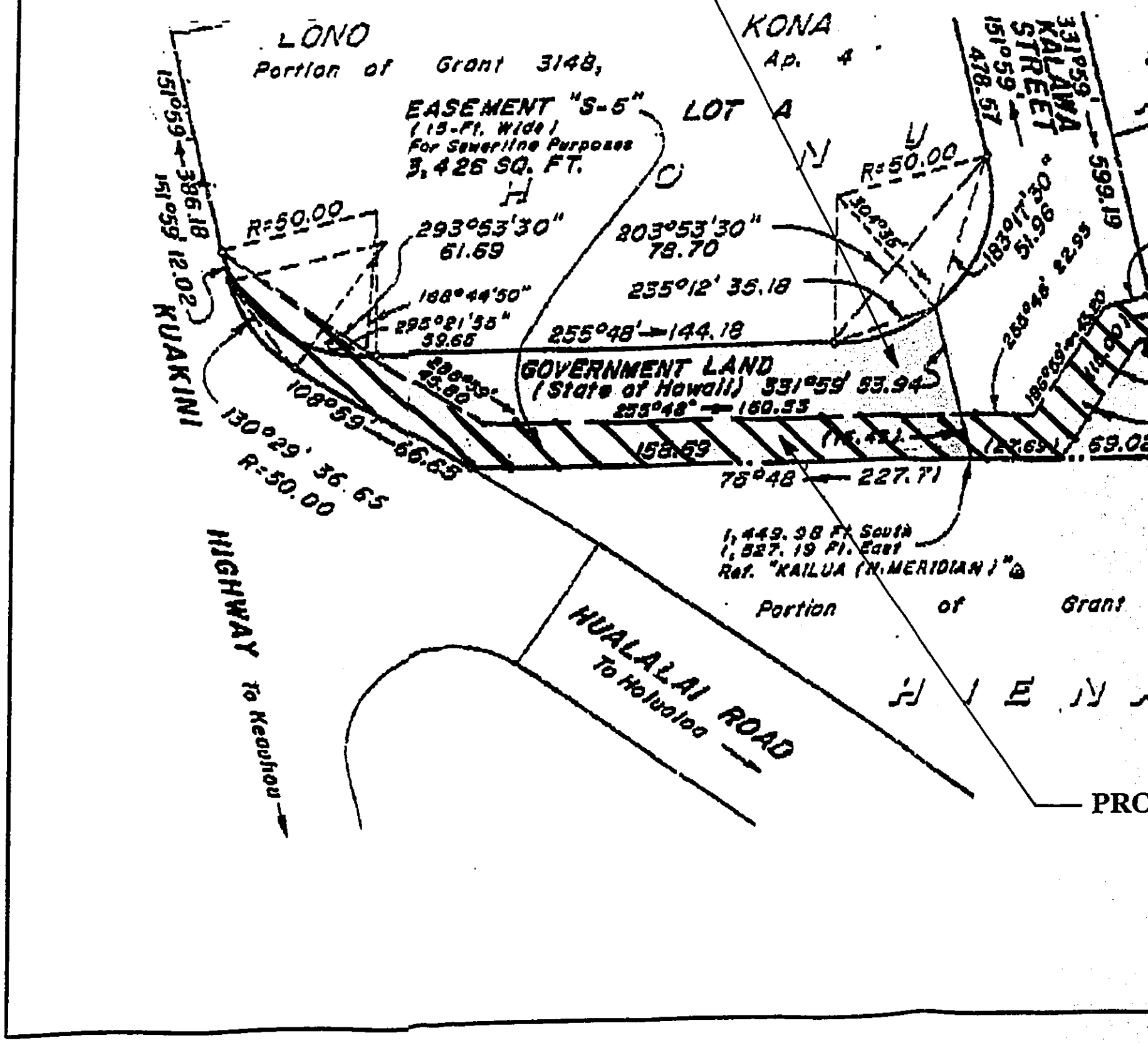


Figure 1

FLOOD ZONE MAP

STATE PARCEL
TMK: (3) 7-5-22:175



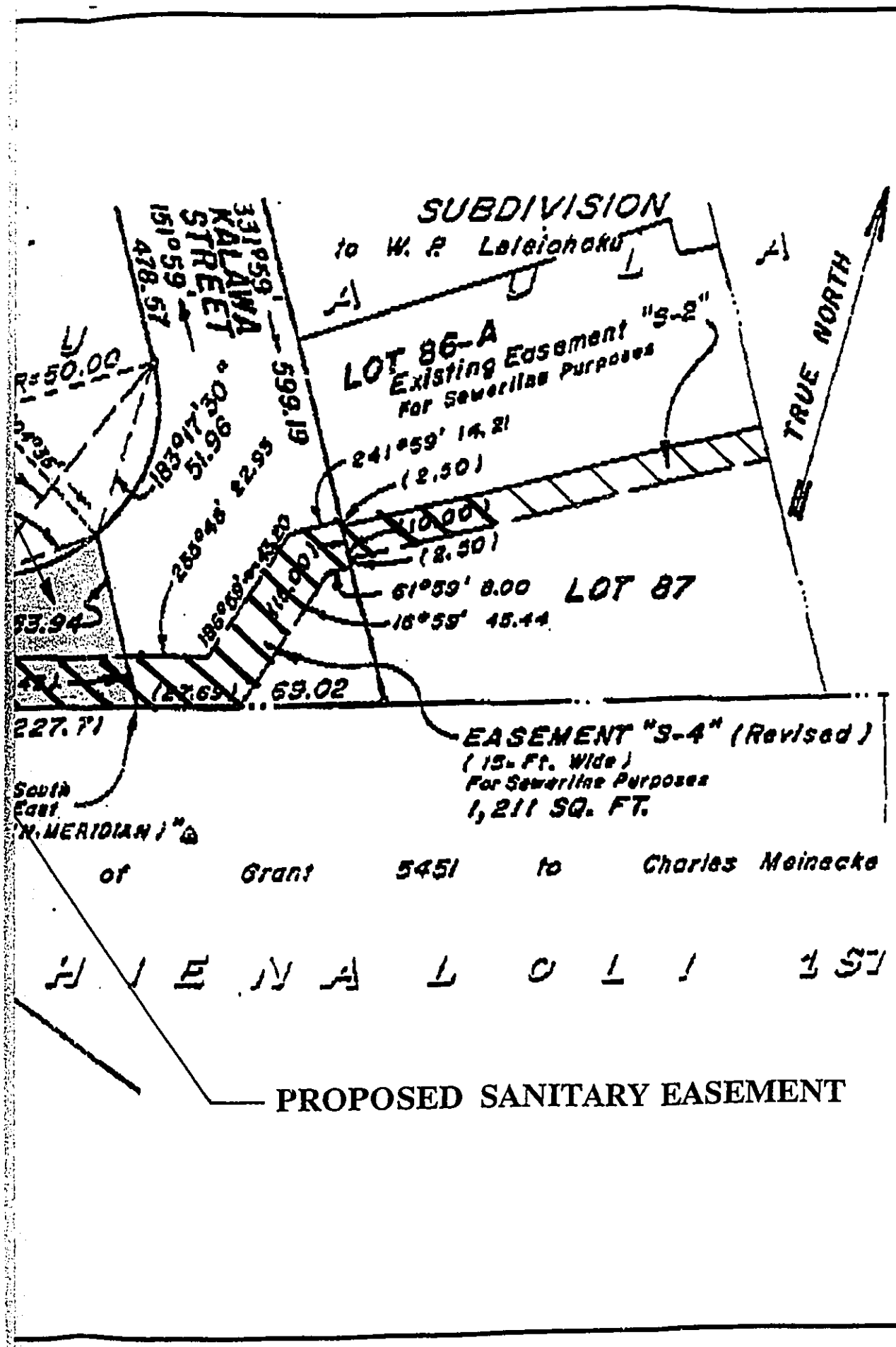
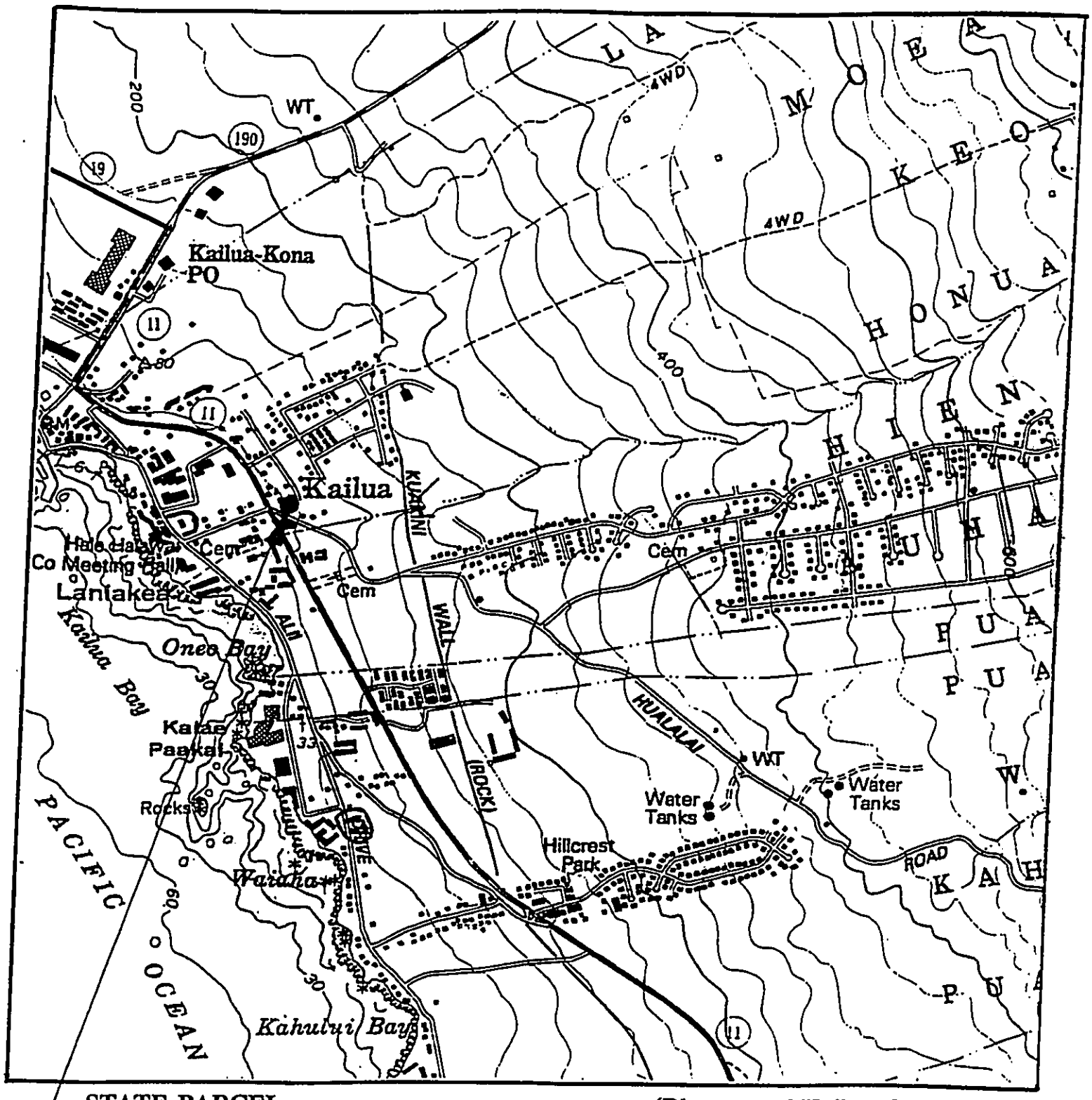


Figure 2

PARCEL SURVEY

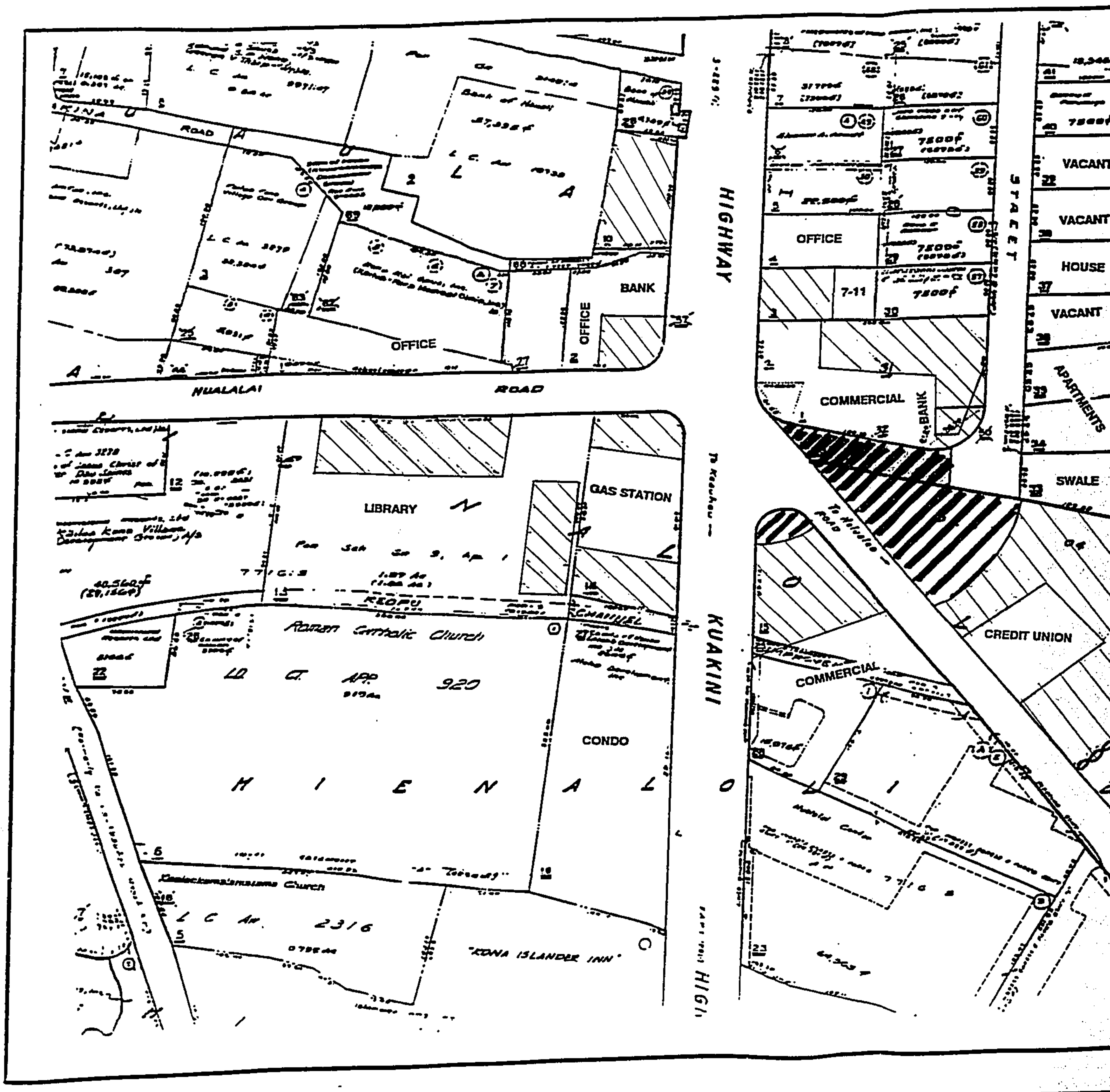


STATE PARCEL
TMK: (3) 7-5-22:175

(Blow-up of Kailua Quadrangle)

Figure 3

U.S.G.S. AREA TOPO MAP



HUALALAI ROAD
KUAKINI HIGHWAY
OFFICE
BANK
OFFICE
7-11
COMMERCIAL
BANK
VACANT
VACANT
HOUSE
VACANT
APARTMENTS
SWALE
LIBRARY
GAS STATION
Roman Catholic Church
CONDO
COMMERCIAL
CREDIT UNION
"KONA ISLANDER INN"

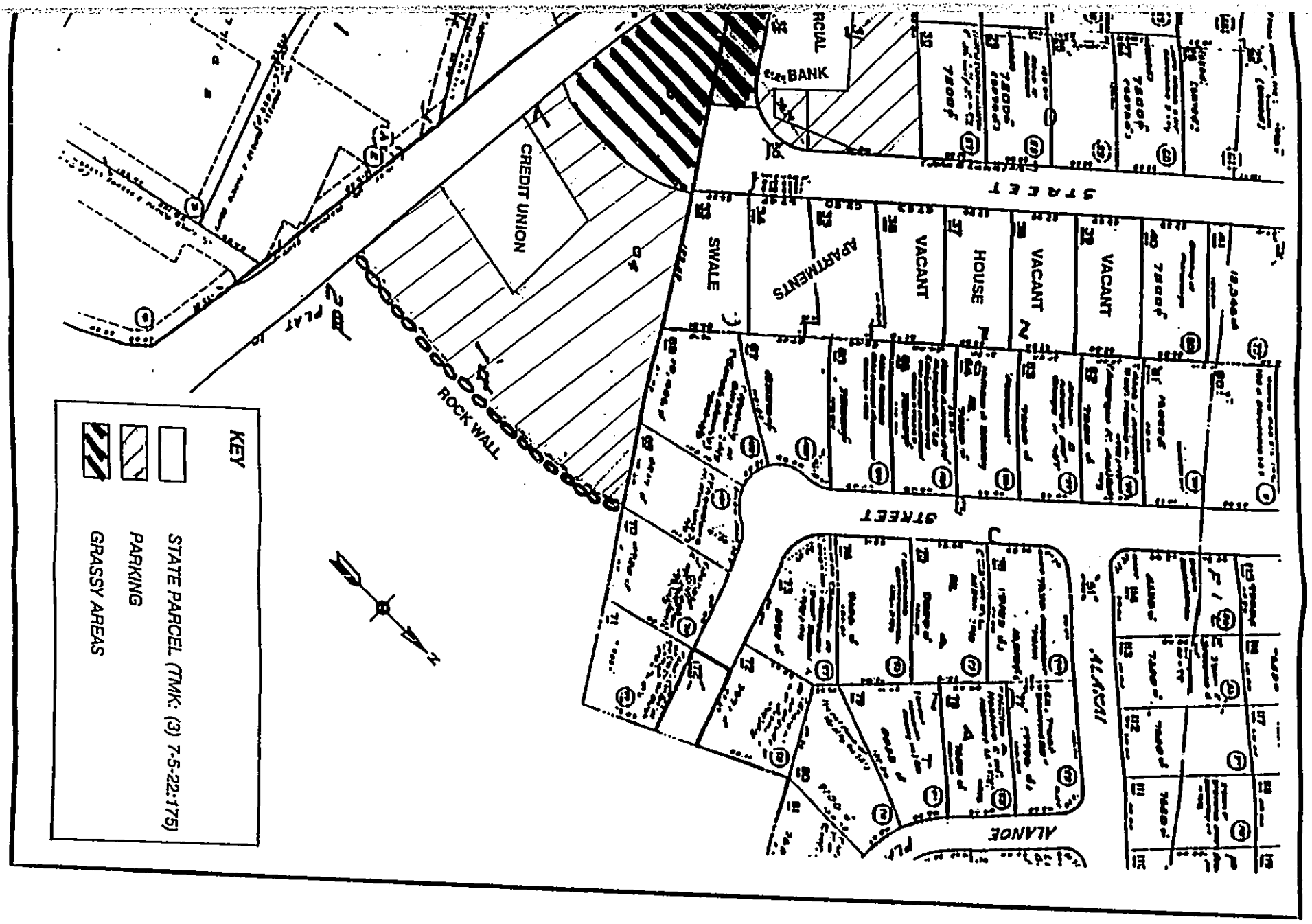


Figure 4

IMMEDIATE VICINITY MAP