

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF WATER AND LAND DEVELOPMENT
P. O. BOX 373
HONOLULU, HAWAII 96809

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NOV 25 1992

'92 NOV 25 A10:22

REC. OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian J.J. Choy
Director
Office of Environmental
Quality Control
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Kei Well 4 Development
(Well No. 2753-03), South Kona, Hawaii

Pursuant to Section 11 of the Environmental Impact Statement Rules, transmitted for processing are four (4) copies of the Final Environmental Assessment and Notice of Determination (Negative Declaration) for the subject project. Also attached is a completed OEQC Bulletin Publication Form.

If there are any questions on this matter, please have your staff contact Mr. Edward Lau of the Project Development Branch at Extension 70227.

Sincerely,

A handwritten signature in black ink, appearing to read "Manabu Tagomori".

MANABU TAGOMORI
Manager-Chief Engineer

SL:lc

Enc.

1992-12-08- HI-FLA- Kei Well 4 development, So. Kona

FEC - 8 1992

ENVIRONMENTAL ASSESSMENT

AND

NEGATIVE DECLARATION

Job No. 8-HW-D

Kei Well 4 Development

(Well No. 2753-03)

Kei, South Kona, Hawaii

State of Hawaii
Department of Land and Natural Resources
Division of Water and Land Development
November 1992

NOTICE OF DETERMINATION: Negative Declaration

FOR: Job No. 8-HW-D
Keei Well 4 Development (Well No. 2753-03)
Keei, South Kona, Hawaii

BY: Division of Water and Land Development
Department of Land and Natural Resources

The proposed action will have no significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This Notice of Determination and Environmental Assessment are being filed as a Negative Declaration.

ENVIRONMENTAL ASSESSMENT

For

Job No. 8-HW-D

Keel Well 4 Development

(Well No. 2753-03)

Keel, South Kona, Hawaii

I. PROPOSING AGENCY

Division of Water and Land Development
Department of Land and Natural Resources

II. AGENCIES CONSULTED

County of Hawaii

Department of Water Supply
Planning Department

State of Hawaii

Historic Preservation Division, DLNR
Division of Forestry and Wildlife, DLNR
Commission on Water Resource Management, DLNR

III. PROJECT DESCRIPTION

This project involves the installation of a pump, controls, discharging piping and appurtenances, a control building, and miscellaneous site improvements for an 18-inch diameter well approximately 1390 feet deep on the slopes of Mauna Loa in the district of South Kona, Island of Hawaii. The well site is located on TMK: 8-3-11: 08. The parcel is owned by B.P. Bishop Estate. (See Figures 1 and 2.)

Funds for this project are available through Act 316, SLH 1989, Item D-9.

The proposed well site improvements will occupy an area of approximately 3,800 square feet. The existing well site, which is adjacent to the existing Keel 0.2 MG Reservoir, will be cleared and graded and 165 square yards of 2-inch thick asphalt concrete pavement with 4-inch base course will be placed on the site. A submersible deepwell pumping unit rated at 1000 gallons per minute and the appurtenant piping will be installed. A 16'x22' concrete block control building will be constructed on the site to house electrical controls and chlorination equipment. A 6-foot high chain link fence with 14-foot wide drive gate and 3-foot wide walk gate will be constructed along the perimeter of the site.

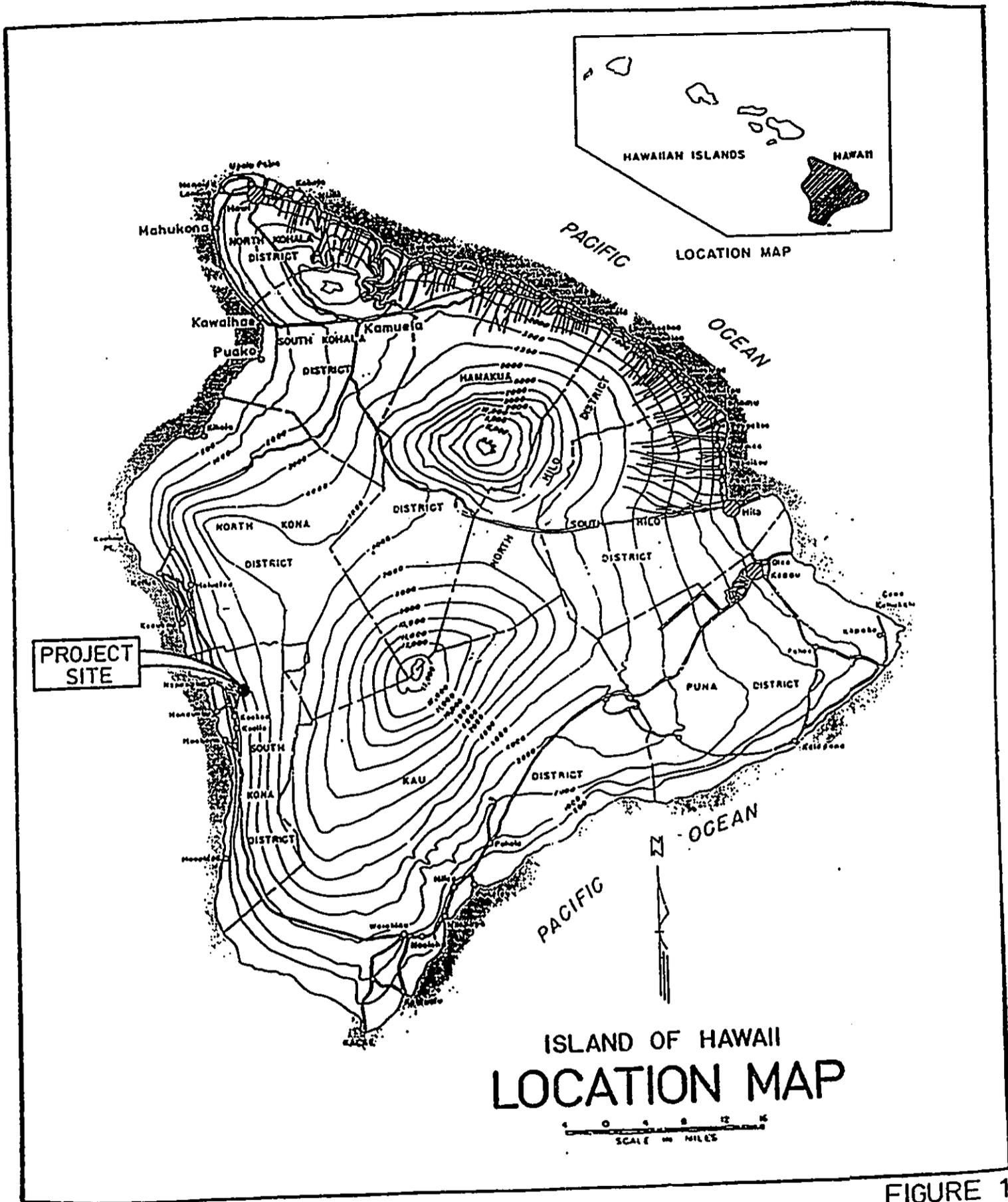
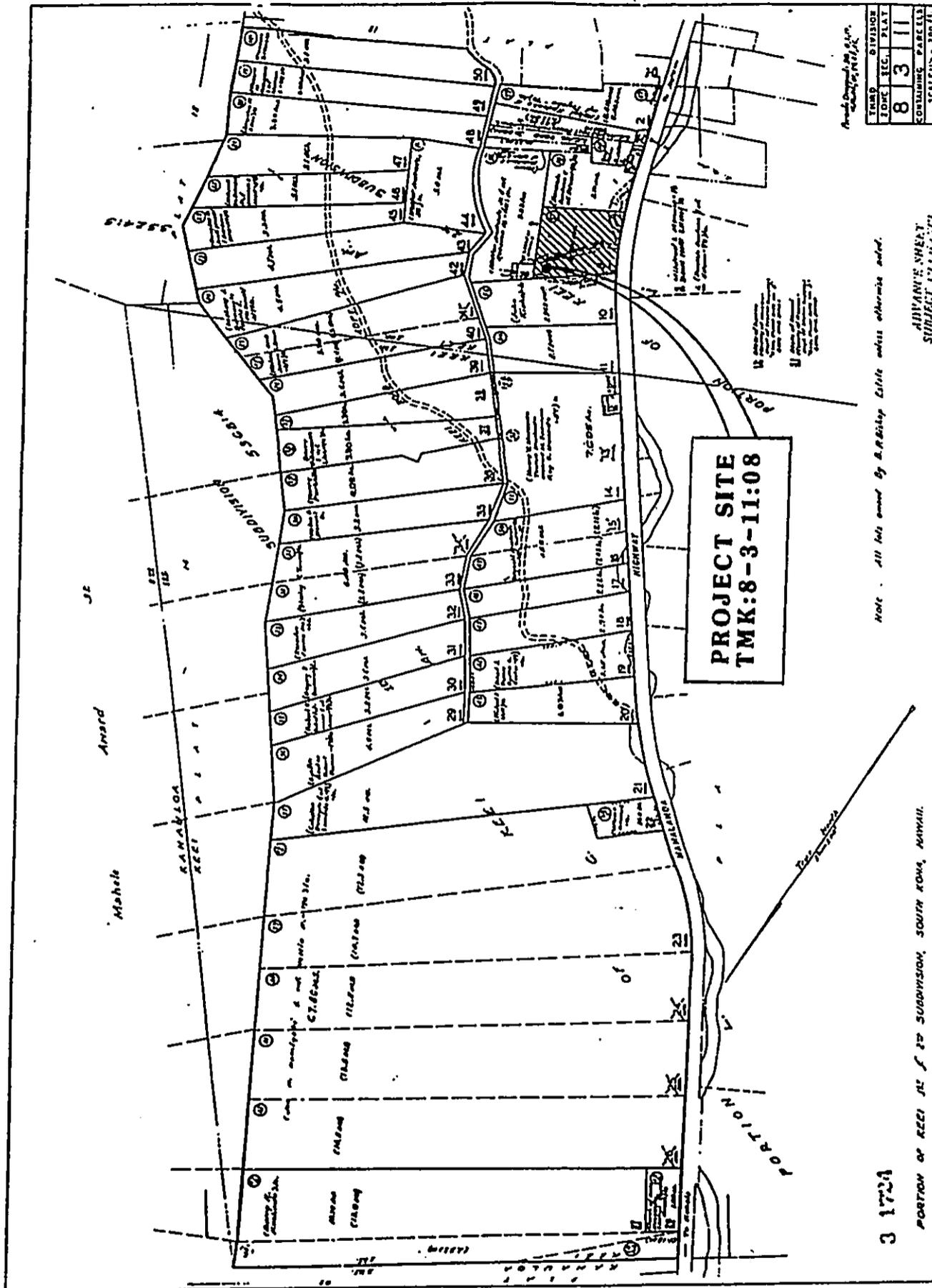


FIGURE 1



Approved by the Board of Supervisors, HAWAII

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Note: All lots owned by B. B. Bishop, Esq. unless otherwise noted.

**PROJECT SITE
TMK:8-3-11:08**

3 1724
PORTION OF KEEL PART OF SUBDIVISION, SOUTH KONA, HAWAII.
SUBJECT TO THE PLAN

FIGURE 2

IV. PROJECT SCHEDULE AND COST ESTIMATE

The construction portion of the project should be completed 270 days after receipt of notice to proceed. The construction cost estimate for the project is \$925,000.00.

V. ASSESSMENT PROCESS

Reference materials for this assessment were obtained from the various reports, bulletins, etc. which are included in the list of references. On site surveys were conducted by the Division of Water and Land Development staff. Once the well is outfitted, it will be turned over to the existing County Department of Water Supply for incorporation into its South Kona system.

VI. DESCRIPTION OF THE ENVIRONMENT

The South Kona district is located on the southwest coast of the island of Hawaii. This district is characterized by the rural communities of Napoopoo, Honaunau, and Hookena. The major commercial activities are agricultural, with farmers engaged in such activities as coffee and macadamia nut cultivation and cattle ranching.

The steeply sloping terrain of South Kona presents limitations to development. The population of the district was approximately 7,900 in 1989, and its distribution generally dispersed along the main roadways.

The soil type of the area is extremely stony silty clay loam. This material is well drained at slopes of 12 to 20 percent. Permeability is rapid, runoff is slow and erosion hazard is slight. The average annual rainfall of the area is between 40 to 60 inches.

Natural vegetation of the area includes guava, lantana, haole koa and grasses. Fauna of the area include mice, rats and mongooses.

The State Land Use designation of the project site is Agriculture, as is most of the South Kona district. The Hawaii county zoning designation of the site is Agriculture - 1 acre (A-1a). Wells are a permitted use under both State and County designations. This project has been listed as a proposed State project by the Commission on Water Resource Management. It is consistent with the Hawaii Water Plan's goal to provide more water to the South Kona area.

The project site is located below the existing Hawaii County Department of Water Supply's 0.2 million gallon Keel Reservoir. The area is generally residential,

with the nearest residence located approximately 300 feet east of the well site.

The site is presently cleared and is surrounded by coffee trees. The State Historic Preservation Division (SHPD) has determined that it is unlikely that any significant archaeological or historical features exist within the site. However, if any unanticipated sites or artifacts are discovered during construction the work will be halted and SHPD will be contacted. No endangered species of fauna or flora are expected at this site.

VII. PROBABLE IMPACTS AND MITIGATIVE MEASURES

The anticipated impacts of the project will be from the construction work involved in the site preparation, installation of the pump, controls, discharge piping, appurtenances, and construction of a control building.

A working pad, approximately 5,000 square feet in area, was previously cleared and graded for drilling equipment and materials storage used in the construction of the well. The impacts of dust from preparation of the site will be minimal due to the lack of soil in the area, but will still be reduced with the placement of six inches of aggregate surface course over the site. Erosion should be slight and runoff slow due to the rocky soil type of the area. Nevertheless, construction impacts will be minimized by the conscientious efforts of the contractor and by strict adherence to the erosion and sediment control provisions included as part of the contract specifications.

VIII. ALTERNATIVES

Since a proven well is already available, other alternative sources were not considered. The choice then is whether to proceed with the proposed action or not.

The no-action alternative was not considered because if the project is not undertaken, a proven source of potable water would be unused and the Department of Water Supply would not be able to meet the increasing demands in the West Hawaii region.

IX. DETERMINATION

In accordance with Chapter 343, Hawaii Revised Statutes, it is determined that the proposed project would not have any significant adverse effects on the environment. Any potentially negative impacts resulting from the installation of a pump, controls, discharge piping and appurtenances, a control building and

miscellaneous site improvements to develop the well at Keei, South Kona, Hawaii should be insignificant and temporary. Based on the findings of this Environmental Assessment, an Environmental Impact Statement is not required and this Environmental Assessment is hereby being filed as a Negative Declaration.

X. REFERENCES

State of Hawaii, Department of Business and Economic Development, The State of Hawaii Data Book, 1990.

State of Hawaii, Commission on Water Resource Management, State Water Projects Plan Review Draft, February 1992.

Sterns, H.T. and G.A. MacDonald, Geology and Ground-Water Resources of the Island of Hawaii, Bulletin 9, Hawaii Division of Hydrography, 1946.

United States Department of Agriculture, Soil Conservation Service, Soil Survey of the Island of Hawaii, State of Hawaii, 1973.

APPENDIX A

Comments and Responses
to the
Draft Environmental Assessment

JOHN WAIHEE
GOVERNOR OF HAWAII



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

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82 JUL 27 P 3: 17

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

DIV. OF WATER &
LAND DEVELOPMENT

July 24, 1992

LOG NO: 5913

DOC NO.: 0006k

MEMORANDUM

TO: Manabu Togomori, Manager-Chief Engineer
Division of Water and Land Development

FROM: Don Hibbard, Administrator
State Historic Preservation Division 

SUBJECT: Findings of an Archaeological Inventory Survey of
Ke`ei Well 4 Parcel
Ke`ei, South Kona, Hawaii
TMK 8-3-11: 8

An archaeological inventory survey was needed in order for our office to review the effects of the proposed site improvements on significant historic sites. Carol Kawachi and Marc Smith of our office, and Sherry Lee of your office, began this archaeological inventory survey of the Ke`ei Well 4 site parcel on July 22, 1992. A part of the parcel had already been impacted by the grading for the test and dry well.

The subject parcel was found to contain a remnant of the Kona Field System (site 50-10-37-6601), which is an historic district that has been determined eligible for inclusion on the National Register of Historic Places. We have given this remnant the site number 18,405. This remnant is a significant historic site. It is a section of the formal, walled zone of the field system, and the parcel contains major kuaiwi walls, and cross terraces. Three modified outcrops were found, which could be house sites or other agricultural features. The function of these outcrops needs to be determined through test excavations, and dates for the field remnant need to be obtained through test excavations. Such additional work is a required part of an archaeological inventory survey.

Manabu Tagomori
July 24, 1992
Page 2

Thus, the survey work is not yet concluded. It is apparent that a significant historic site is present and was damaged by the grading for the test and dry well. Prior to making recommendations for proper treatment of the historic site, we need to conclude the testing portion of the survey. We estimate Carol Kawachi should be able to complete the testing in two days, with the assistance of another of our staff. Please advise us as to when this might be feasible

CK:amk

JOHN WAIHEE
GOVERNOR OF HAWAII



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DIV. OF WATER & LAND DEVELOPMENT
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

STATE OF HAWAII

WILLIAM W. PATY, CHAIRPERSON
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AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT CONVEYANCES
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

August 13, 1992

MEMORANDUM

LOG NO: 6068

DOC NO: 0009k

TO: Manabu Tagamori, Manager-Chief Engineer
Division of Water and Land Development

FROM: Don Hibbard, Administrator
State Historic Preservation Division 

SUBJECT: State of Hawaii Division of Water and Land Development
Archaeological Inventory Survey, Subsurface Investigation Portion at
Ke`ei 4 Well Site
Ke`ei, South Kona, Hawai`i
TMK: 8-3-11:08

Carol Kawachi and Marc Smith of our staff did subsurface testing at the Ke`ei 4 Well Development site on August 6 and 7, 1992. This work was done to bring the survey of this project area up to archaeological inventory survey levels, prior work being done by the same and Sherry Lee of your office on 22 July 1992.

Initial fieldwork determined that the parcel contained a remnant of the Kona Field System, a historic district containing prehistoric and early historic fields and associated houses, religious structures and burials. This remnant was given the number 18,405. It consists of major kuaiwi walls and cross terraces. Three modified outcrops were found, which could have been house sites or agricultural features. This follow-up excavation work was needed to determine what the function of the modified outcrops were and to attempt to date the prehistoric field remnants. Excavation established that the modified outcrops are agricultural features. None of the excavation work recovered datable samples for the fields, so a general prehistoric age is given for the site. The site is now considered significant solely for its information content, criterion D of the Hawaii Register of Historic Places.

A detailed report will be submitted in the near future.

Manabu Tagamori
Page 2

Since your access road already exists and the well facility will be in an already disturbed area of the site, we believe that the project will have "no further effect" on the site. No land alteration outside of the already disturbed areas should occur, however. If such land alteration is planned, then it will impact the significant historic site, and archaeological data recovery work will be needed to mitigate the impacts and result in a "no adverse effect" determination.

CK:sty



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Planning Department

97-111-13-A8-31
County of Hawaii • 25 Kupuhi Street, Room 109 • Hilo, Hawaii 96720 • (808) 961-8288

Lorraine R. Inouye
Mayor

Norman K. Hayashi
Director

Tad Nagasako
Deputy Director

DIV. OF WATER &
LAND DEVELOPMENT

July 9, 1992

Mr. Manabu Tagomori
Manager-Chief Engineer
Department of Land and Natural Resources
Division of Water and Land Development
P.O. Box 373
Honolulu, HI 96809

Dear Mr. Tagomori:

Special Management Area (SMA) Inquiry
Keel Well 4, Proposed Improvements
TMK: 8-3-11: 8; Keel 2nd, South Kona, Hawaii

We have received and reviewed a Special Management Area (SMA) inquiry and an Environmental Assessment/Negative Declaration for the proposed addition of a pump, controls, discharge piping, chlorination equipment, control building, and related site improvements to an existing, recently drilled water well at Keel 2nd Subdivision, Keel, South Kona.

The project site is outside the Special Management Area; and therefore, it is not subject to SMA permit requirements. Should you have any questions, please contact Rick Warshauer or Alice Kawaha at this office.

Sincerely,

NORMAN K. HAYASHI
Planning Director

FRW:jl
5765D (3)

cc: West Hawaii Office
SMA Section



June 24, 1992

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DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
25 AUPU 92 STREET • HILO, HAWAII 96720
TELEPHONE (808) 969-1421 FAX (808) 969-6996

DIV. OF WATER &
LAND DEVELOPMENT

Mr. Manabu Tagomori, Manager-Chief Engineer
Division of Water and Land Development
Department of Land and Natural Resources
P.O. Box 373
Honolulu, HI 96809

ENVIRONMENTAL ASSESSMENT FOR JOB NO. 8-HW-D
KEEI WELL 4 DEVELOPMENT (WELL NO. 2753-03)
KEEI, SOUTH KONA, HAWAII
TAX MAP KEY 8-3-11:08

Thank you for allowing us to review the above subject. We have no comments on the Environmental Assessment and support this project.

William Sewake
H. William Sewake
Manager

DL

... Water brings progress...



NATIVE HAWAIIAN ADVISORY COUNCIL

A NONPROFIT CORPORATION

1088 Bishop Street, Suite 1204, Honolulu, Hawaii 96813
Telephone (808) 523-1445
Facsimile (808) 599-4380

1992 September 18

State of Hawaii Department of Land and Natural Resources
Division of Water and Land Development

RE: COMMENTS ON ENVIRONMENTAL ASSESSMENT FOR JOB NO. 88-18-HW-D
KEEI WELL 4 DEVELOPMENT
WELL NO. 2753-03
KEEI, SOUTH KONA, HAWAII

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21 SEP 21 P 3: 48

II. AGENCIES TO BE CONSULTED

OK - p-1
The State of Hawaii Commission on Water Resource Management (COWRM) should be added to the list of consulting agencies. Because COWRM has discretionary permitting authority over the proposed well development and broader responsibilities for water resource planning and management, it would be helpful to initiate formal contact during the environmental assessment stage in order to get an early start on any problems that might develop.

V. ASSESSMENT PROCESS

OK - p-4
It would be helpful to the public to include more detailed references for the "hydrogeologic study of the North Kona area" that was conducted, as well as more detailed description of the "engineering analysis."

OK - addressed in response letter
NHAC is increasingly disturbed with the DOWALD/COWRM process of acting on well construction and pump installation permits before the environmental assessment (EA) process has been completed, and with DOWALD's process of advertising for bids and awarding construction contracts prior to the completion of the EA process and COWRM permitting. In this case, the draft EA was published on August 22, 1992. This means that the earliest possible date for completion of the EA process is October 22, 1992. Nonetheless, bids have already been solicited for the proposed project, and the pump installation permit application was acted on by COWRM at its September 16, 1992 meeting. This seems to be putting the cart before the horse. COWRM should have the benefit of a completed environmental assessment prior to its decisionmaking, and the public should have its due process rights protected by keeping the project approval process free from premature permitting actions and funding and contract obligations.

The assessment process should also include analysis of the proposed project's relationship with the Hawaii Water Plan. Since the well would be sited on private land, contractual relationships between
-OK- p-4 addressed in response letter

the landowner, the proposing agency, and the water user should be disclosed. Furthermore, specific planned and proposed development projects which might use water from the proposed source development should be identified.

not addressed

Mahalo,

David L. Martin

David L. Martin, Vice-President

pc: County of Hawaii Department of Water Supply
County of Hawaii Planning Department
State of Hawaii Commission on Water Resource Management
Water Commissioners
Office of Environmental Quality Control
B.P. Bishop Estate

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF WATER AND LAND DEVELOPMENT

P. O. BOX 373
HONOLULU, HAWAII 96809

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Mr. David L. Martin
c/o Native Hawaiian Advisory Council
1088 Bishop Street, Suite 1204
Honolulu, Hawaii 96813

Dear Mr. Martin:

Draft Environmental Assessment for
Kei Well 4 Development, South Kona, Hawaii

Thank you for your comments regarding the subject project.

When necessary to meet our schedules, we have been processing both permit and environmental assessment simultaneously since the approval of a well permit does not supersede the environmental review process, or vice versa.

We are turning the well over to the Hawaii County Department of Water Supply (DWS) for incorporation into its South Kona system. DWS will own the well parcel and is therefore negotiating with the private landowner for the well site. We are not involved in these negotiations.

Sincerely,

A handwritten signature in black ink, appearing to read "Manabu Tagomori", written over a horizontal line.

MANABU TAGOMORI
Manager-Chief Engineer

SL:lc