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GOVERNOR OF HAWAII



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DEPARTMENT OF LAND AND NATURAL RESOURCES
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Ref. LM:GYT

August 6, 1993

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

Dear Mr. Choy:

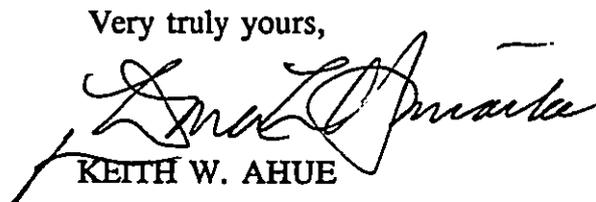
Subject: LTB-Hawai'i, L.P. - Direct Sale of Perpetual, Nonexclusive Access and Utility Easement Situate at Waiāuaia, Waimea, South Kohala, Hawai'i - Tax Map Key:3rd/6-5-01:Portion of Stream Bed

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 project.

Notice of availability of the Draft Environmental Assessment for the project was published in the April 23, 1993 OEQC Bulletin. No comments were received during the 30-day comment period.

As the proposing agency, we are forwarding herewith, one copy of the OEQC Bulletin Publication form, and four copies of the Final Environmental Assessment. We have determined that there will be no significant impacts as a result of the project and, therefore, are filing the Final Environmental Assessment as a negative declaration. We respectfully request that public notice of the Final Environmental Assessment be published in the next scheduled OEQC Bulletin.

Very truly yours,


KEITH W. AHUE

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Office
LTB-Hawai'i, L.P.

134

1993-08-23-H1-PEA-LTB-Hawaii L.P., Direct Sale of Easement

AUG 23 1993

FINAL
ENVIRONMENTAL ASSESSMENT
REQUEST FOR ACQUISITION OF
PERPETUAL ACCESS AND UTILITY EASEMENT

Waiauia, Waimea, South Kohala, Hawaii
TMK: (3) 6-5-01 portion of 05 and portion of 31

Prepared for:
C & H Properties, Inc.
P. O. Box 1785
Kamuela, Hawaii 96743

Prepared by:
Roehrig, Roehrig, Wilson, Hara,
Schutte & de Silva
Attorneys at Law
101 Aupuni Street, Suite 124
Hilo, Hawaii 96720

For Submittal to:
State of Hawaii
Department of Land and Natural Resources

June, 1993

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REFERENCES

- APPENDIX A February 5, 1993 Letter from Michael J. Krochina, P.E., Krochina Engineering
- APPENDIX B April 3, 1992 Letter from Robert K. Yanabu, Division Chief, Engineering Division, County of Hawaii Department of Public Works
- APPENDIX C April 23, 1993 OEQC Bulletin

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I. INTRODUCTION

1.1 Identification of the Applicant

The applicant is C & H Properties, Inc., a Hawaii corporation, whose address is P. O. Box 1785, Kamuela, Hawaii 96743. The applicant is the developer of the project described in this assessment on behalf of the property owner, LTB Hawaii, L.P., a California limited partnership, registered to do business in the state of Hawaii, whose address is 1148 4th Street, Santa Monica, California 90403.

1.2 Project Summary

Applicant is seeking a perpetual easement, approximately 473 square feet in area, over and through State land situated at Waiuia, Waimea, South Kohala, Hawaii for the purposes of constructing a portion of a bridge to provide access and extend utilities to its subdivision. The bridge is proposed to be constructed over Kohakohau Stream, with the piers of the bridge being sited outside of the stream bed. The improvements within the easement area being sought include a portion of the deck of the bridge together with the utility lines situated along the deck, and a portion of one bridge pier and its foundation. For purposes of this assessment, the action proposed by the applicant will be called either the "easement area" or the "proposed action."

1.3 Identification of Approving Agency

This environmental assessment is being submitted in conjunction with a request for an easement over State land. The approving agency for this assessment is the State of Hawaii, Department of Land and Natural Resources.

1.4 Agencies Consulted in Making Assessment

The following agencies were contacted for information used in preparing this assessment:

County of Hawaii Planning Department
County of Hawaii Department of Public Works
State of Hawaii Department of Land and Natural Resources

2. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES CONSIDERED

2.1 Proposed Action

The applicant is seeking to acquire a perpetual easement over and through approximately 473 square feet of State land situated at Waiuia, Waimea, South Kohala, Hawaii (See Figure 1), for the purpose of constructing a bridge to provide access and extend

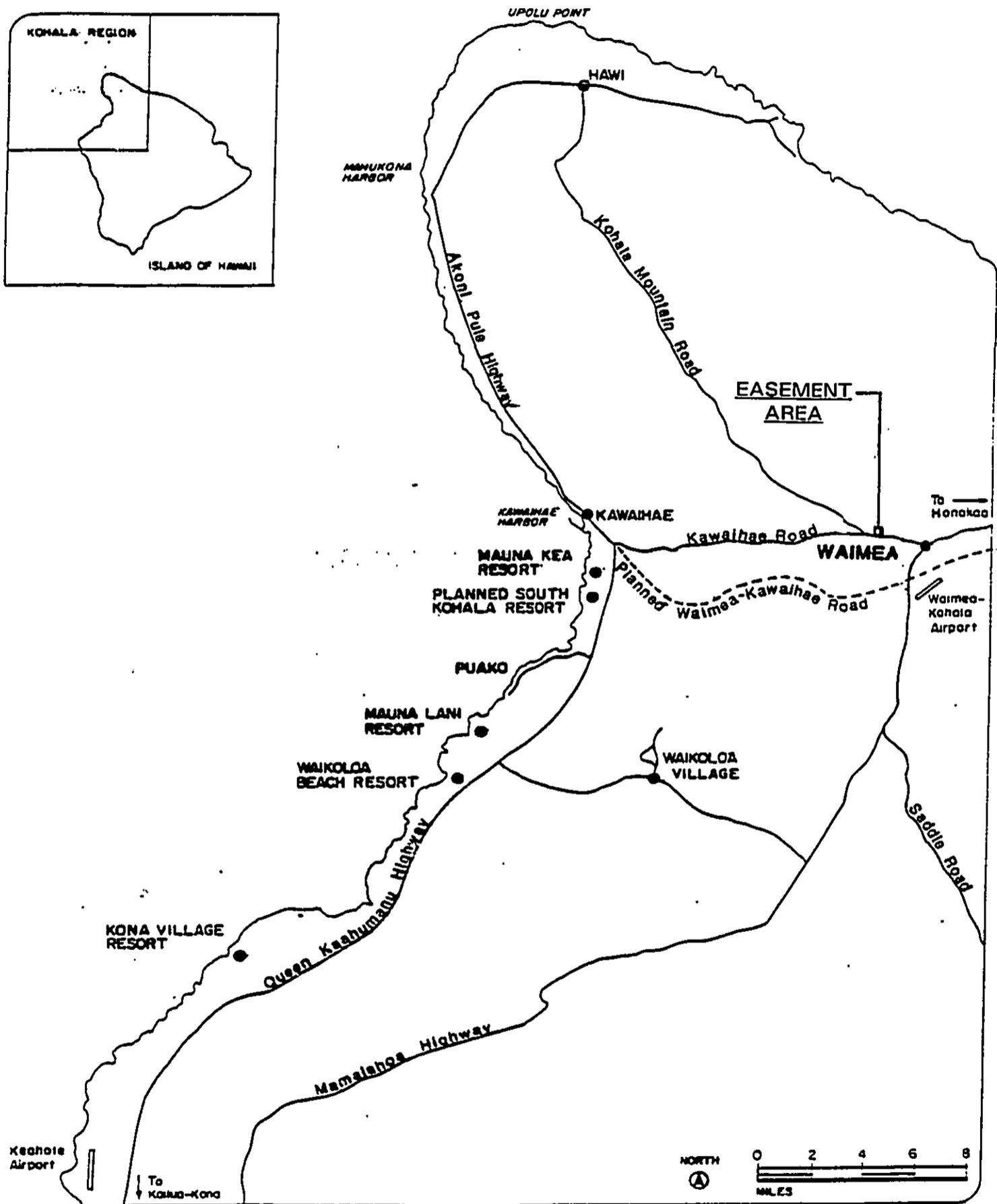
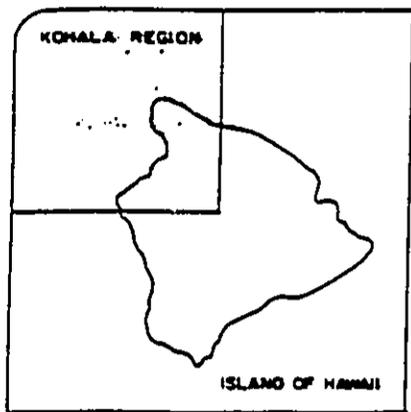


FIGURE 1
REGIONAL LOCATION MAP

utilities to its proposed subdivision. The State land is partially within the stream bed of Kohakohau Stream, a stream that runs intermittently through the easement area.

The applicant is proposing to subdivide its properties identified by Tax Map Keys (3)6-5-01:05 and 31 (Figure 2), into a seven lot residential subdivision. While conducting the site engineering, topographic and survey work, it was discovered that a small strip of land partially within the stream bed of Kohakohau Stream is a portion of Government land. Applicant, thereupon, submitted a request to the State to acquire the needed land for a portion of the bridge which would provide access and utilities to the subdivision.

The bridge would connect a 20-foot wide paved road extending from the Kawaihae Road north to the subdivided lots. (See Figure 3). The bridge has been designed to provide for flood waters that would flow over the banks of the stream. Using a projected flow of flood waters from a 100 year storm, approximately 6,200 cubic feet per second ("cfs") of water will be able to pass underneath the bridge without affecting private property either downstream or upstream of the bridge.

The specifications for the bridge provide for a structure 60 feet in length, with three spans. The deck of the bridge would be a 10-inch thick reinforced concrete slab, 30 feet in width, with four foot high railings on both sides. The clear space from the ground to the bottom of the deck of the bridge will vary between 8 to 11 feet. Four concrete reinforced piers will support the bridge. Each of the piers will be embedded into the bedrock. The details of the bridge construction are depicted in Figures 4, 5 and 6.

All of the piers are proposed to be located outside of the visible stream bed of Kohakohau Stream, and no construction or alteration of any type is proposed within the stream bed.

Utility lines, including water, electricity, telephone and cable T.V. are proposed to be extended along the deck of the bridge in order to provide the required utilities to the seven lot subdivision.

The portion of the bridge within the easement area would include the bridge deck over the ground, with utility lines, and approximately one-half of the foundation of one of the bridge piers and a portion of the pier.

2.2 Timetable for Development

Applicant proposes to commence construction of the bridge upon receipt of all governmental approvals and to complete construction within six months thereafter.

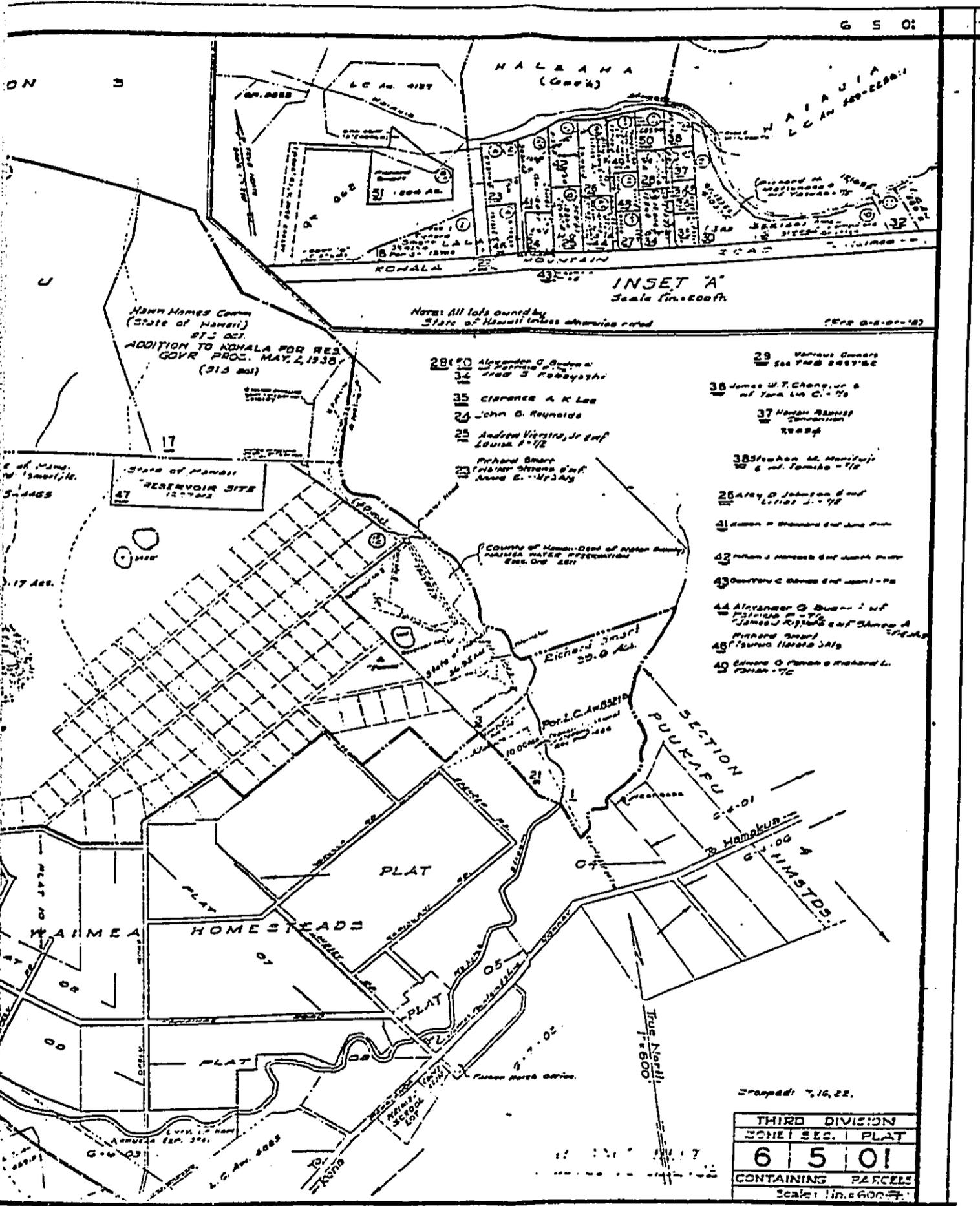
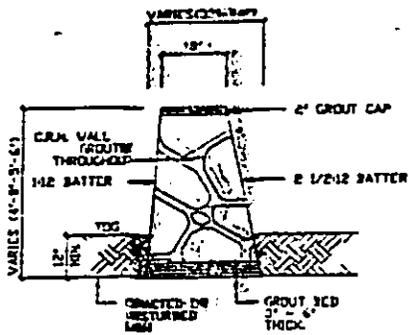
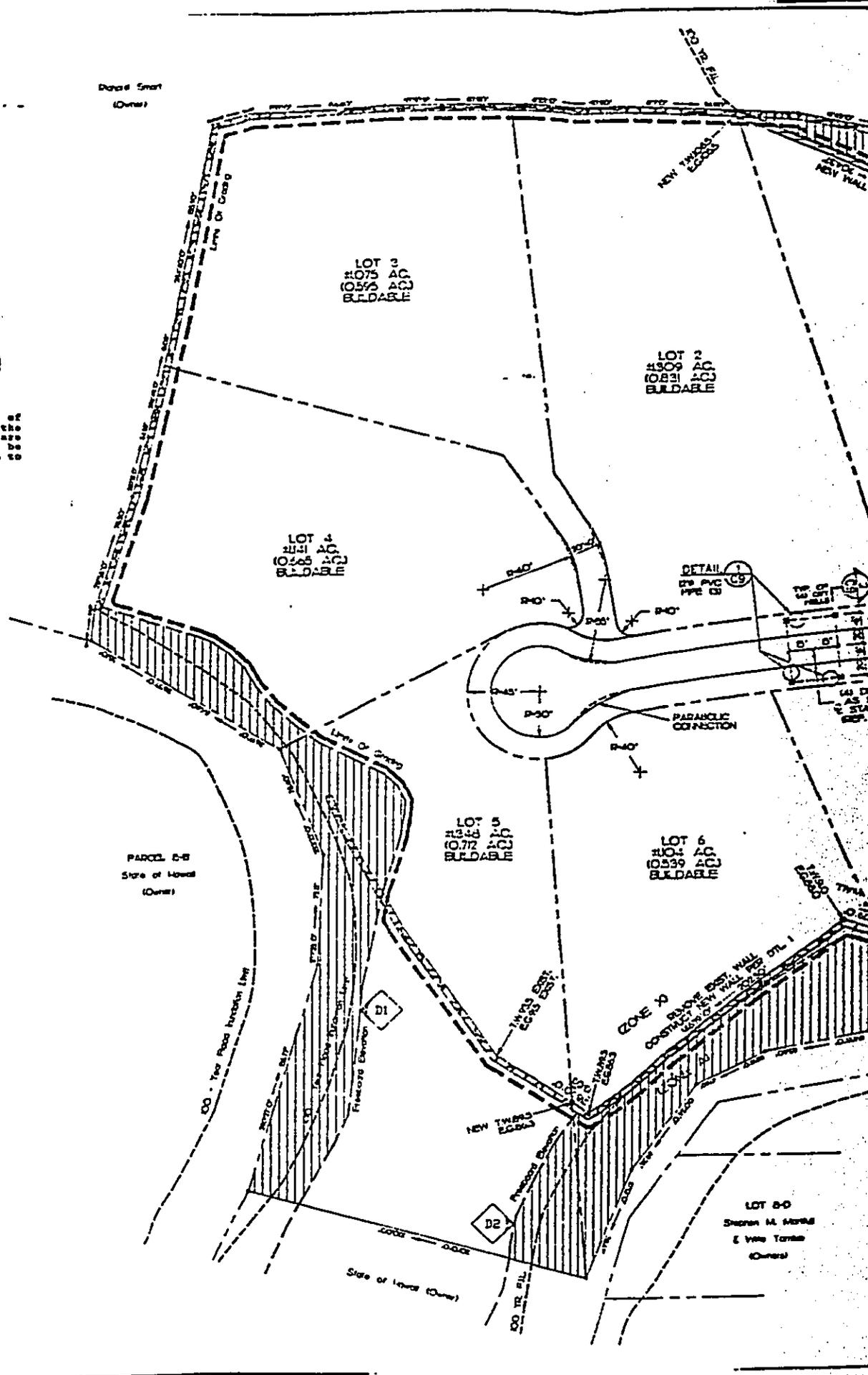


FIGURE 2
TAX MAP OF EASEMENT AREA



C.R.M. Retaining Wall Dtl. 1
Scale 1/2"=1'-0" (C1)

NOTE: Contractor shall carefully observe the limits of grading indicated on all plan whenever that original soil in the area shown remains undisturbed. If the original conditions are disturbed beyond the grading limits, the contractor may be required to install additional lining at his own expense to the satisfaction of the engineer.



REVISIONS	BY

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 P. O. BOX 4113
 KALAMA, WA 99141
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C & H PROPERTIES, INC.
 Proposed Subdivision
SITE PLAN & DRAINAGE SYSTEM



DATE	6-5-01
DATE	3-05-92
SCALE	As Shown
PROJECT	ROP
NO.	90020
REVISION	

C1

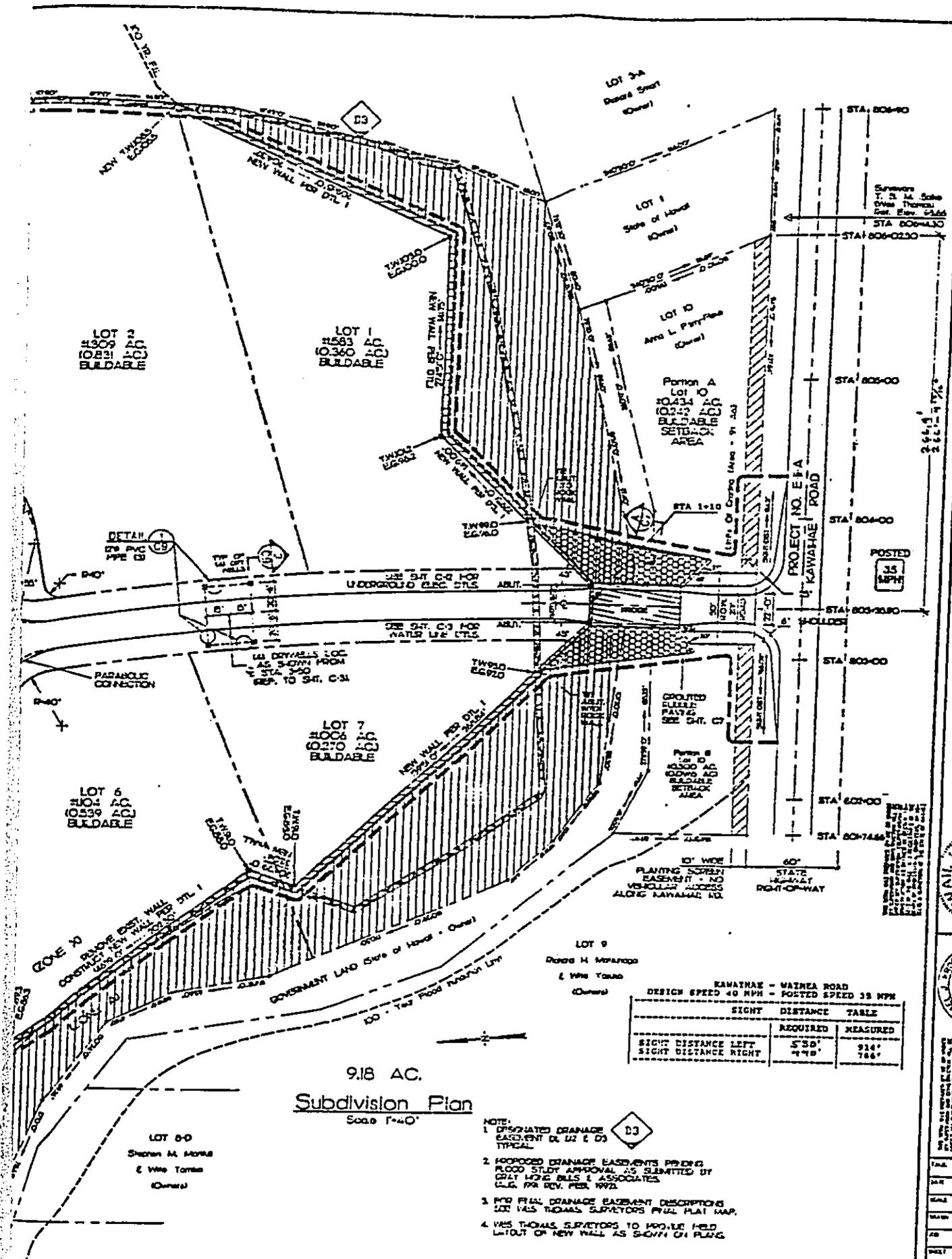
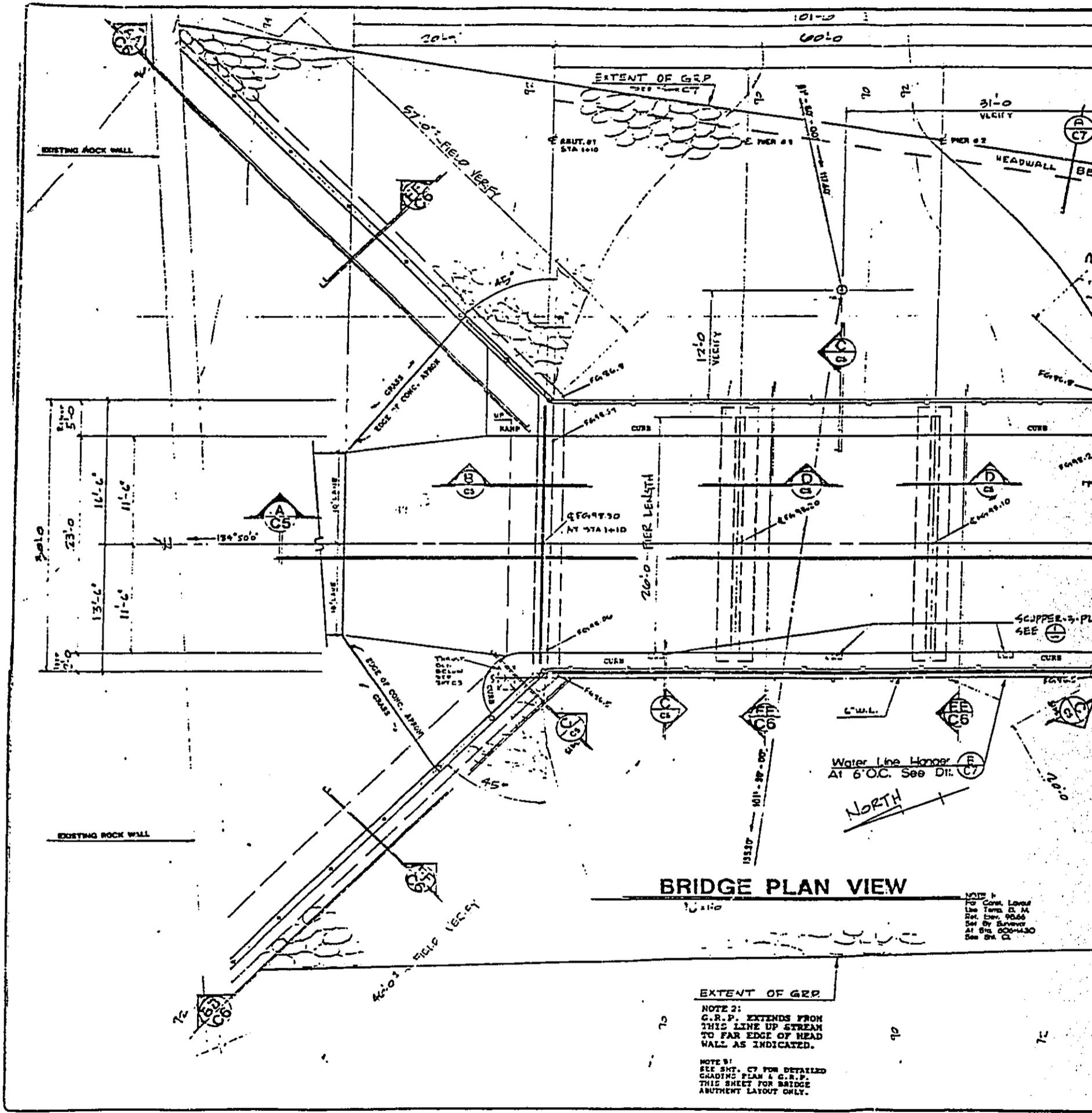


FIGURE 3
SUBDIVISION SITE PLAN



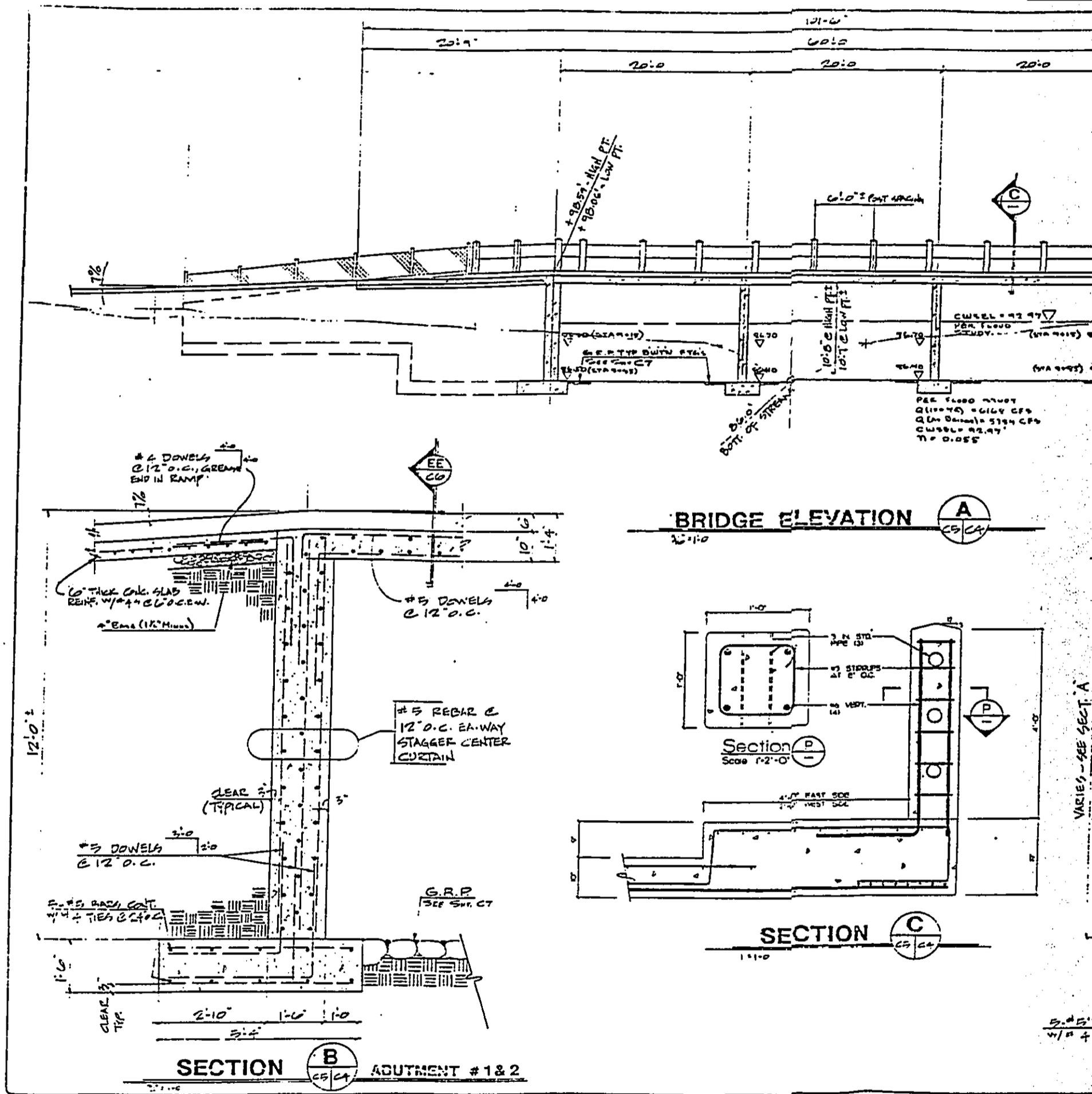
BRIDGE PLAN VIEW

EXTENT OF G.R.P.

NOTE 2:
G.R.P. EXTENDS FROM THIS LINE UP STREAM TO FAR EDGE OF HEAD WALL AS INDICATED.

NOTE 3:
SEE SHT. C7 FOR DETAILED GRADING PLAN & G.R.P. THIS SHEET FOR BRIDGE ABUTMENT LAYOUT ONLY.

NOTE 1:
To Const. Level
See Twp. D. M.
Ref. Exp. 9066
Set by Surveyor
At Sta. 600+30
See Sta. D.



BRIDGE ELEVATION

A
CS/CA

Section P

Scale 1/2" = 1'-0"

SECTION

C
CS/CA

SECTION

B
CS/CA

ABUTMENT #1&2

VARIABLES - SEE SECT. A

5.25' w/ 4

PER FLOOD STUDY
 Q (100 YRS) = 6164 CFS
 Q (50 YRS) = 5194 CFS
 CWSL = 92.97'
 W = 0.055'

+ 98.57' - ALIGN PT.
 + 98.02' - LOW PT.

#4 DOWELS @ 12" O.C., GREASED END IN RAMP

60" THICK CALC. SLAB REINF. W/ #4 @ 6" O.C. EW.

#5 REBAR @ 12" O.C. EA-WAY STAGGER CENTER CURTAIN

#5 DOWELS @ 12" O.C.

G.R.P. SEE SH. CT

#5 REBAR @ 12" O.C. EA-WAY STAGGER CENTER CURTAIN

CLEAR 3'-0" TYP.

CLEAR 3'-0" (TYPICAL)

CLEAR 3'-0" TYP.

CLEAR 3'-0" TYP.

CLEAR 3'-0" TYP.

CLEAR 3'-0" TYP.

2.3 Alternatives Considered

The alternatives considered to the subject action would be either to relocate the bridge to a different location or to abandon plans to subdivide the applicant's property. Neither of these alternatives would be acceptable to the applicant.

The first alternative, which would require relocation of the bridge and the access off of the Kawaihae Road would still require an easement over State land. The State land extends as a strip parallel to the Kawaihae Road. Any access point would require use of State land. Also, the area required may be greater than that being requested by the subject easement.

The second alternative would be to abandon plans to subdivide the property. It is not possible to provide a paved access road to the applicant's property without going over the State land. Under this alternative, the State would not be required to grant an easement to the applicant; however, the applicant would also have no productive use of its adjoining property.

3. DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

3.1 General Physical Environment

3.1.1 Location

The easement area is situated within a strip of State owned land near the Kawaihae Road, at Waiuia, Waimea, South Kohala, Hawaii. (See Figure 1). A portion of the easement area is within the stream bed of Kohakohau Stream. The easement area extends along the common boundary between two parcels designated by Tax Map Key Nos. (3)6-5-01:05 and 31, and is a portion of each of these two tax map keys. (See Figure 2).

3.1.2 Surrounding Land Uses

The applicant's property surrounds the easement area to the north and south. State land adjoins the easement area to the west and east. All of this land is presently pasture land. A residential subdivision is located immediately west of the applicant's property. The Kawaihae Road right-of-way is situated approximately 70 feet south of the easement area.

3.1.3 Climate

Waimea is characterized by cool, moist weather year-round. Average temperatures range from 62 degrees Fahrenheit during the coolest months to 67 degrees Fahrenheit during the hottest month (County of Hawaii Data Book, 1984). Extremes range from 34 degrees Fahrenheit to 90 degrees Fahrenheit. In the center of town rainfall averages 35 inches

annually but varies from about 20 inches on the west (dry side) to over 80 inches on the east (wet) side.

3.1.4 Geology

As the rest of the island, the easement area is volcanic in origin. The two nearest volcanoes, Mauna Kea and Kohala are both considered dormant. Mauna Kea has been inactive for at least 5,000 years while Kohala has been inactive for 10,000 to 15,000 years.

Flows from recent eruptions have been from Mauna Loa and Hualalai. The nearest in recent history was the Mauna Loa 1859 flow that reached the sea just south of Anaeho'omalu Bay near the Royal Waikoloa Hotel.

The easement area is designated on the U.S. Geological Survey Lava Flow Hazard Zone Maps as being in Zone 3, or an area where the risk of volcanic activity is very low. Therefore, there will likely be no impacts relating to the area's geologic features.

3.1.5 Soils

The soils of the area are classified as Waimea very fine loam, with 6 to 12 percent slopes (WMC) under the Soil Survey Report of the U.S.D.A. Soil Conservation Service. This type of soil consists of dark-brown and very dark brown very fine sandy loam and loam. The subsoil is dark-brown silt loam about 25 inches thick. It is underlain by weathering, hard basalt bedrock at a depth of about 42 inches.

Permeability of this soil type is moderately rapid, runoff is slow, and the erosion hazard is slight.

This soil is used for pasture and irrigated truck crops.

3.1.6 Drainage and Flooding

The easement area is designated as being in Zone (A) on the U.S. Corps of Engineers Federal Insurance Rate Map (FIRM). Zone (A) is defined as a general flood plain, where detailed engineering studies have not been conducted by the Federal Insurance Administration to delineate the flood elevations and the floodway.

The easement area is also partially situated within the stream bed of Kohakohau Stream, a tributary of Waikoloa Stream. Kohakohau Stream, in the vicinity of the easement area, has a stream flow during periods of rain. Otherwise it is a dry stream bed.

A flood study report of the easement area and the adjoining lands, using the Corps of Engineers HEC2 computer model, was prepared by Gray, Hong, Bills & Associates, Inc. in August, 1991, in conjunction with the applicant's proposed subdivision. (The full text of this

report was attached to the Draft Environmental Assessment for this project and is incorporated herein by reference).

The report concludes that the peak flow passing under the bridge structure will be approximately 5710 cubic feet per second. In the report it is recommended that the bridge structure have a horizontal span opening of approximately 60 feet and the elevation of the roadway surface be approximately equal to the elevation of Kawaihae-Waimea Road to allow three feet of freeboard between the 100-year peak discharge water surface elevation and the bottom chord of the bridge structure.

The bridge was designed in accordance with the recommendations contained in the flood study report. (See Appendix A). The plans have also been approved by the County Department of Public Works in conjunction with the construction plans for the applicant's subdivision. (See Appendix B).

Probable Impact. No construction is proposed within the stream bed of Kohakohau Stream. Further, the bridge is designed to allow flood waters generated from a 100 year storm to freely flow under the bridge deck without affecting the lands either upstream or downstream of the bridge. Thus the proposed action would not impose any adverse impact upon the stream flow or the surface water drainage in the vicinity of the easement area.

3.2 Biological Resources

3.2.1 Flora

The easement area is vegetated with pasture grasses, primarily kikuyu grass (*Pennisetum clandestinum*). There are no endangered plant species known to occur in the vicinity of the easement area.

Probable Impact. There are no known endangered plant species in the area and the removal of any of the known pasture grasses by the proposed action will not constitute a significant impact to any of the plant colonies.

3.2.2 Fauna

A survey of the fauna within the easement area was not conducted. However, biologist Philip Bruner conducted an avian and feral mammal field survey on Parker Ranch land in the immediate vicinity of the easement area in February of 1985. No endangered species were found by Bruner.

The only resident native bird observed by Bruner during his survey was the Short-eared Owl or Pueo (*Asio flammeus sandwichensis*). The Pueo is an endemic bird of prey, not uncommon on the island of Hawaii. The only migratory bird species recorded during the

Bruner survey was the Pacific Golden Plover (Pluvialis fulva), an indigenous bird that winters in Hawaii. During the Bruner survey, 13 species of exotic birds were recorded.

Three mongooses (Herpestes auropunctatus) were observed during the Bruner survey and Bruner noted that the population of this species appears to be relatively small. Evidence of feral pig has been seen within the vicinity of the easement area. Dogs and cats have also been observed, but Bruner concluded in his study that these animals were not thought to be feral.

Bruner did not observe the endemic Hawaiian Hoary Bat (Lasiurus cinereus semotus) during his survey. He also concluded that it is likely that the bat does not roost often in the area due to the scarcity of trees.

Probable Impact. No endangered bird or mammal species have been found or are known to be in the vicinity of the easement area. Thus, the construction anticipated by the proposed action would not impose any impact upon endangered bird or mammal populations.

3.2.3 Stream Ecosystems

The stream bed within the easement area is covered with pasture grasses and there are not any visible wetland plant species within the easement area. Likewise, no fishes are visible within the dry stream bed; however, it is possible that fishes may be present during the intermittent periods of stream flow.

A study of Kohakohau Stream in the vicinity of the easement area was not conducted in conjunction with the subject assessment. This stream is listed in the Hawaii Stream Assessment prepared for the Hawaii Commission on Water Resource Management by the National Park Service as a tributary of Waikoloa Stream; however, it is not included as a candidate stream for protection under that study. Nor, is it recommended for protection under the State Land Use District Boundary Review, prepared by the Office of State Planning.

Probable Impact. The development proposed by the applicant will allow for the continued flow of Kohakohau Stream. Thus, the proposed action will not create an adverse impact upon the fishes that may appear during periods of stream flow. Also, since the easement area is within a close proximity to existing urban development, it is highly likely that degradation of the stream ecosystems has already occurred. Thus, the extent of the adverse impact on stream ecosystems is expected to be limited.

3.3 Historical/Archaeological Resources

There are no known archaeological sites within the easement area.

Probable Impact. The proposed action is not anticipated to have any impact upon historical or archaeological resources.

3.4 Scenic and Visual Resources

3.4.1 Air Quality

There are no air quality monitoring stations in the West Hawaii region. Due to the lack of large stationary sources or heavy vehicular traffic in the area, it can be inferred that South Kohala presently experience a high level of air quality (with the exception of the periodic vog from the ongoing volcanic eruption which significantly impacts the air quality in the area).

Probable Impact. The major impact on ambient air quality would result from construction of the bridge. Sinking the bridge piers and the use of heavy construction vehicles could stir substantial amounts of dust. The adverse effect is considered short-term, being that it would be confined only to the construction period of the roadway. Mitigating measures such as watering, will be implemented as required by the County (in compliance with Chapter 10, Erosion and Sedimentation Control of the Hawaii County Code), to reduce or lessen the impact of dust on the surrounding land.

Long-term adverse impacts on air quality would be primarily from vehicular emissions. Only seven residential lots are planned by the applicant. Thus, the extent of the adverse impact on ambient air quality is expected to be limited.

3.4.2 Noise Quality

The existing noise generated in the vicinity of the easement area comes from existing road traffic along the Kawaihae Road.

Probable Impact. Some short-term increase in noise level is expected during construction. The impact is expected to be limited to those residents in the vicinity of the applicant's subdivision and to those persons driving by the easement area along the Kawaihae Road. To mitigate this impact, mufflers and other noise mitigating devices will be used and construction will be confined to normal daylight working hours. The operations will also be conducted in conformance with the State Department of Health regulations regarding noise and vehicle emissions.

There will be a slight increase in long term noise levels caused by the increased traffic from the subdivision adjacent to the easement area. However, the impact is expected to be minimal since the subdivision will consist of only seven single-family residential lots.

3.4.3 Visual Attributes

The landscape of the land in the immediate vicinity of easement area is pasture; however, there is a developed residential subdivision situated along the Kawaihae Road immediately to the west of the applicant's proposed subdivision

Probable Impact. There may be some visual impact from the construction of a portion of a concrete bridge within the easement area. However, the surrounding property will be left in its present state. Thus, the anticipated impact from this bridge appears to be minimal.

3.5 Socioeconomic Considerations

The proposed action will provide economic and social benefits. It will provide construction jobs, which are greatly needed during the present economic recession. It will also allow for the development of pasture land into a residential subdivision providing the County with greater real property tax revenues. Finally, it will provide for an additional residential area within the South Kohala district of Hawaii County.

3.6 Public Services and Facilities

There is no impact anticipated upon the existing public services, such as police, fire, medical facilities and schools by reason of the construction of a bridge within the easement area.

The County of Hawaii water line, and electrical and telephone lines extend along the Kawaihae Road abutting TMK: 6-5-01:31. The proposed action will permit the extension of the County water line to the seven-lot subdivision. It will also permit the extension of other utilities, such as electricity and telephone service to be provided to the applicant's subdivision.

4. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

4.1 State Land Use Law

All lands within the State have been classified into one of four land use districts by the State Land Use Commission, pursuant to Chapter 205, HRS. These districts are urban, rural, agriculture and conservation. The easement area lies within the State land use urban district.

The "urban" district is defined under Section 205-2(b), HRS, to include activities or uses

"as provided by ordinances or regulations of the county within which the urban district is situated."

The proposed action is a use permitted by the Hawaii County under its General Plan and Zoning Code as outlined in Sections 4.3 and 4.4 below.

4.2 Hawaii State Plan

The Hawaii State Plan, Chapter 226, HRS, establishes a set of goals, objectives and policies to serve as long-range guidelines for the growth and development of the State.

In general the proposed action is compatible with these guidelines, particularly those pertaining to improving transportation systems.

4.3 Hawaii County General Plan

The Hawaii County General Plan is the policy document for the long range comprehensive development of the County of Hawaii. The plan contains goals, policies and standards as well as land use maps, designated as the general plan land use pattern allocation guide (LUPAG) maps, showing the locations of desired land uses.

The current LUPAG map designates the easement area as Low Density Urban which is defined as

"Residential--no more than 8 units per acre (inclusive of ohana dwelling units), ancillary community and public uses, and neighborhood commercial uses.)"

A bridge, as part of a residential subdivision roadway, is an ancillary public use permitted under the general plan designation for this area.

4.4 Hawaii County Zoning

The portion of the easement area within TMK: 6-5-01:5 is zoned under the Hawaii County Zoning Code (Chapter 25 of the Hawaii County Code as Agricultural with a minimum lot size of one acre (A-1a), and the portion of the easement area within TMK: 6-5-01:31 is zoned residential, with a minimum lot size of 10,000 square feet (RS-10). A bridge as part of a roadway is an accessory use, permitted in both of these districts.

4.5 Special Management Area

The easement area is outside of the Special Management Area (SMA) as defined by Chapter 205A, HRS and Chapter 9 of the Hawaii Planning commission Rules. As such, it is not regulated by the Coastal Zone Management Law, Chapter 205, HRS.

4.6 Environmental Impact Statement

Section 343-5(a)(1), HRS provides that any use that is proposed within State land is subject to the provisions of the Environmental Impact Statement law, Chapter 343, HRS.

Section 343-5(c), HRS states that for applicants proposing actions subject to Chapter 343, HRS, the agency receiving the request for approval

"shall prepare an environmental assessment of such proposed action at the earliest practicable time to determine whether an environmental impact statement shall be required.

This environmental assessment has been prepared to fulfill these requirements.

5. DETERMINATION OF SIGNIFICANCE AND FINDINGS SUPPORTING DETERMINATION

Based on the analyses presented in this assessment, the proposed action will not pose any significant adverse environmental impacts.

This determination is based upon the following findings:

(a) No construction is proposed within the stream bed of Kohakohau Stream, and the bridge proposed by this project is designed to allow flood waters generated from a 100 year storm to freely flow under the bridge deck without affecting the lands either upstream or downstream of the bridge. Thus, the proposed action would not impose any adverse impact upon the stream flow or the surface water drainage in the vicinity of the easement area.

(b) There are no known endangered plant species found in the area of the easement. Nor, have any endangered bird or mammal species been found or known to be in the vicinity of the easement area. Further, the development would not interfere with the fishes that may appear during periods of stream flow. Thus, the proposed action would not impose any significant impact upon the biological resources of the area.

(c) There are no archaeological sites in the vicinity of the easement area.

(d) Although there will be some short term impacts during construction on the air quality and noise levels, these impacts can be mitigated through appropriate construction practices. On a long term basis, the project will not create significant adverse impacts on air quality and noise levels, since the entire development consists of seven residential lots with access to those lots.

(e) There are adequate public facilities to service the project.

(f) The proposed action and development are not inconsistent with State and County plans, and land use controls.

6. COMMENTS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PROCESS

Under Act 241, SLH 1992, an environmental assessment for a project which a negative declaration is anticipated is required to undergo a 30-day comment period before a final determination is made. The comment period begins when the notice of availability of the draft environmental assessment is published in the OEQC Bulletin and ends 30 calendar days later. The applicant is required to respond to all comments postmarked within the 30-day period.

The notice of availability of the draft environmental assessment regarding the proposed action was published in the OEQC Bulletin on April 8, 1993 and April 23, 1993. A copy of the notice is included in this assessment as Appendix C. The deadline for comments from the public was set at May 8, 1993.

There were no comments received during the 30-day review period regarding the proposed action.

spe:February 12, 1993/CAH Misc/LTB2.EA

APPENDIX A

FEBRUARY 5, 1993 LETTER
FROM MICHAEL J. KROCHINA, P.E.
KROCHINA ENGINEERING



P.O. Box 4613, Kailua-Kona, HI 96745
73-5568 Kauhola St. Bay #5, Kailua-Kona, HI 96740
Phone: (808) 326-1415 Fax: 329-5475

Michael J. Krochina, P.E.

February 5, 1993

Sandy Schutte
ROEHRIG, ROEHRIG, WILSON,
HARA, SCHUTTE & DeSILVA
101 Aupuni Street #124
Hilo, HI 96720

Ref: C&H Properties
Our Job No. 90020

Dear Sandy:

Pursant to discussions, I have copied the summary and conclusions of our flood study report using the Corps of Engineers HEC2 program. Basically the proposed bridge is designed to allow 100 year flood waters of approximately 6200 cubic feet per second to pass underneath bridge including around the piers and foundation without affecting the private property downstream or upstream of the bridge. We have received approval from the County of Hawaii and the Department of Land & Natural Resources.

Should you need further amplification on various aspects of this flood study, please contact me.

Sincerely,

Michael J. Krochina, P.E.

MJK:ahc

Enclosures

xc: Steve Hurwitz w/o encl.

APPENDIX B

APRIL 3, 1992 LETTER
FROM ROBERT K. YANABU, DIVISION CHIEF
ENGINEERING DIVISION
COUNTY OF HAWAII DEPARTMENT OF PUBLIC WORKS

April 3, 1992

MR DAVID M ROSS PE
KROCHINA ENGINEERING
P O BOX 4613
KAILUA-KONA HI 96745

SUBJECT: Subdivision No.: 90-154
Name of Subdivision: C&H Properties, Inc.
Location: Waiuia, Waimea, S. Kohala, HI
TMK: 6-5-01: 5 & 10
Folder No.: 65132

This is to inform you that the enclosed construction plans for the subject subdivision have been approved by our department subject to comment indicated in red on the enclosed check set. Please be informed that after the construction plans have been approved, you are required to submit the following to our department in accordance with Sections 23-97 and 23-98 of Article 7, Chapter 23, of the Hawaii County Code:

1. Inspection Fee: Two-tenths of one percent (0.2%) of the estimated cost of construction work, but not less than \$25.00.
2. A written notice, at least one week prior to any construction work, stating date of project commencement, the name of the contractor, the contract price, and any other pertinent information.
3. Five (5) sets of prints of approved construction plans and specifications.



ROBERT K. YANABU, Division Chief
Engineering Division

GO:sah

Attachments (Tracings & Check Set)

cc: Planning Department
C&H Properties, Inc.

65132

APPENDIX C

APRIL 23, 1993 OEQC BULLETIN

DRAFT ENVIRONMENTAL ASSESSMENTS

A negative declaration determination is anticipated for the following actions. Act 241, SLH 1992, was approved by the Governor on June 17, 1992, and became effective on that same date. The Act requires draft environmental assessments, for projects for which a negative declaration is anticipated, to undergo a 30-day comment period before a final determination is made. The comment period begins when the notice of availability of the draft EA is published in the *OEQC Bulletin* and ends 30 calendar days later. For agency actions, the proposing agency shall respond to all comments postmarked within the 30-day period. For applicant actions, the applicant shall respond to all comments postmarked within the 30-day period. See the deadlines below for comment period end dates.

Please send the original copy of your comments to the agency and duplicate copies of the comments to the applicant, consultant, and OEQC.

HAWAII

KULAIMANO RECREATIONAL COMPLEX

District: South Hilo
TMK: 2-8-07:89 and 70
Agency:
County of Hawaii, Department of Parks and Recreation
25 Aupuni Street
Hilo, Hawaii 96720
Attention: George Yoshida (981-8311)
Consultant:
Philip Yoshimura, Inc. (935-2162)
290 Alnako Avenue
Hilo, Hawaii 96720
Deadline: May 23, 1993

A recreational complex is proposed in Pepeekeo, South Hilo, Hawaii on approximately eight acres of land presently owned by the County of Hawaii and C. Brewer Properties, Inc.

The proposed development calls for the dedication of 5.487 acres of C. Brewer Properties, Inc. land to the County of Hawaii for recreational purposes. Facilities proposed include a community center, 40 parking stalls, access from Ala Street, and connection to County water and sewer systems. Also included is the development of a baseball field and its support facilities, including restrooms, bleachers, fencing, etc.

Planned activities include elderly and youth programs, community meetings and social activities, and athletic field activities.

The project is estimated to cost \$1.8 million and will be funded through State and County appropriations.

LTB - HAWAII L.P. DIRECT SALE OF EASEMENT

District: South Kohala
TMK: 3rd/6-5-01:(Portion of Stream Bed)
Agency:
Department of Land and Natural Resources
Division of Land Management
P. O. Box 936
Hilo, Hawaii 96721-0936
Attention: Glenn Taguchi (933-4246)
Applicant and Consultant:
LTB - Hawaii L. P.
c/o Sandra P. Schutte, Esq. (989-1441)
101 Aupuni Street, Suite 124
Hilo, Hawaii 96720
Deadline: May 8, 1993

The applicant proposes to subdivide its properties. While conducting the site engineering, topographic and survey work, it was discovered that a small strip of land within a dry stream bed is a portion of government lands.

Consequently, the applicant, through their attorney, has requested an easement over and across the government land for the purpose of building a bridge to provide ingress and egress for the proposed subdivision.

KAUAI

GASCO CARGO PIPELINES FOR NAWILIWILI PIER EXTENSION

District: Lihue
TMK: 3-02-03:7 por. & 43 por.
Agency:
Department of Transportation, Harbors Division
78 South Nimitz Highway
Honolulu, Hawaii 96813
Attention: Elton Teshima (587-1880)
Applicant:
GASCO INC.
515 Kamakee Street
Honolulu, Hawaii 96814
Attention: Ed Sawa (547-3574)
Consultant:
McCarter, Inc.
P. O. Box 10279
Honolulu, Hawaii 96816
Attention: Bill McCarter (735-1101)
Deadline: May 23, 1993

This project involves the installation of two liquified petroleum gas (LPG) pipelines in two project increments. The first increment of work includes the installation of two pipelines from a hatch located in the water side of the pier to an underground termination point outside of the bulkhead.

The second increment of work includes the installation of the pipelines from the increment 1 termination point to existing GASCO LPG lines located near the new pier entry access road. A new valve pit will be installed at the connection point to allow shutdown of lines to either pier.