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GOVERNOR
STATE OF HAWAII



HOALIKU L. DRAKE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

October 4, 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: Environmental Assessment for Puu Pulehu
Residence Lots, Unit 1
Puukapu, Waimea, South Kohala, Hawaii

Enclosed are four (4) copies of the Environmental Assessment (Negative Declaration) for the proposed Puu Pulehu Residence Lots, Unit 1. Based on the analysis of the conditions and impacts presented in the 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,

A handwritten signature in cursive script, appearing to read "Hoaliku L. Drake".

Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

HLD:SM:PKMY:wt/4859B

Enclosure

cc: Imata & Associates, Inc.

162

1993-10-23 - HI-PEA - Puu Pulehu Residence Lots, Unit 1 OCT 23 1993

FINAL

NOTICE OF DETERMINATION

FOR

PUU PULEHU RESIDENCE LOTS,

UNIT 1

**PUUKAPU, WAIMEA, SOUTH KOHALA
ISLAND OF HAWAII, HAWAII**

PREPARED FOR:

**DEPARTMENT OF HAWAIIAN HOME LANDS
STATE OF HAWAII**

PREPARED BY:

**IMATA AND ASSOCIATES, INC.
171 KAPIOLANI STREET
HILO, HAWAII 96720**

JUNE 1993

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SUMMARY INFORMATION

APPLICANT: State of Hawaii, Department of Hawaiian Home Lands

CONSULTANT: Imata & Associates, Inc.
171 Kapiolani Street
Hilo, Hawaii 96720

LOCATION: Approximately 4.5 miles east of Kamuela Town.

TAX MAP KEY: 3rd Div. 6-4-03: 39

LAND AREA: 11.583 Acres

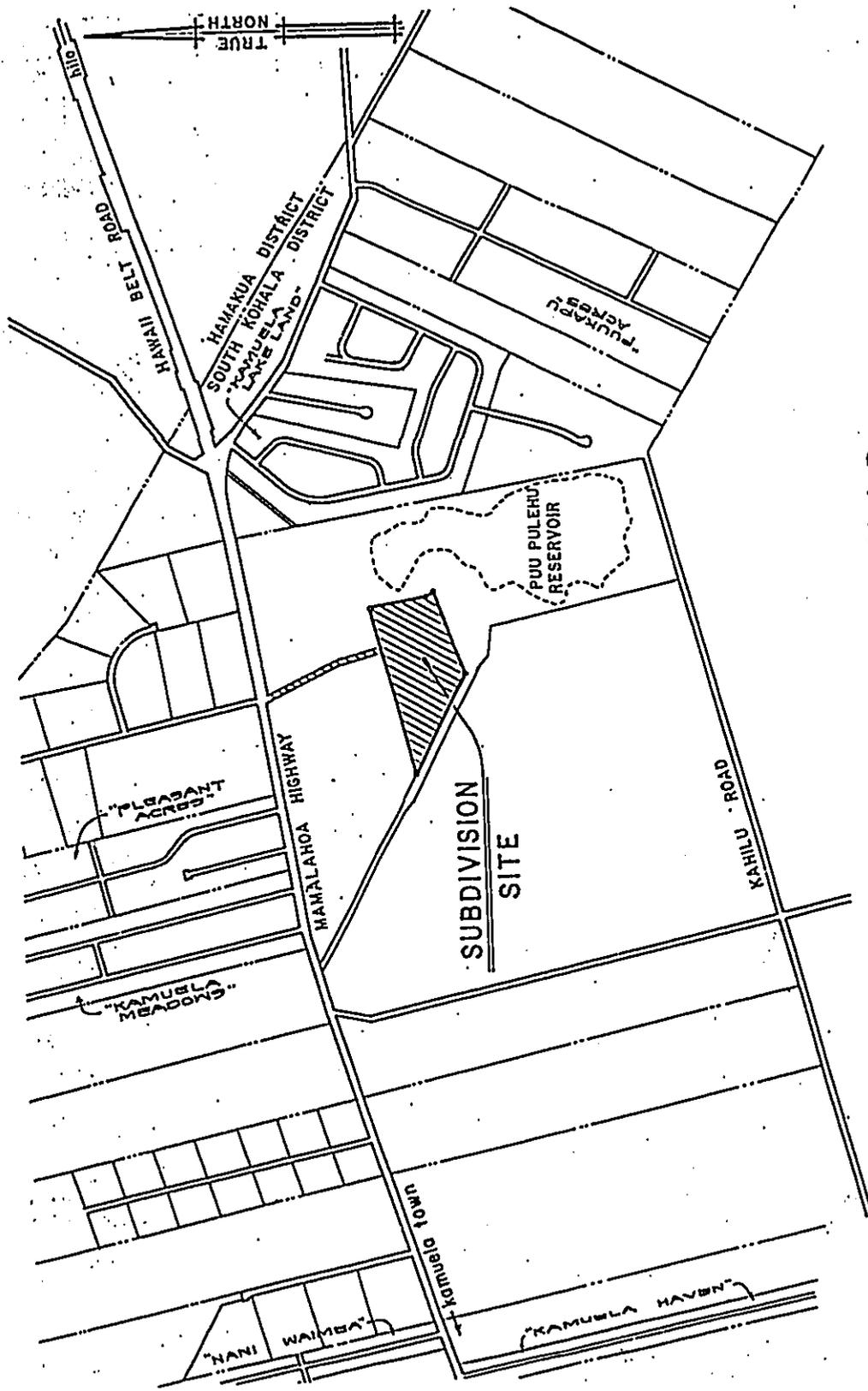
STATE LAND USE: Agricultural

COUNTY OF HAWAII ZONING: Agriculture - minimum lot size of 40 acres (A-40a)

LANDOWNER: Department of Hawaiian Home Lands

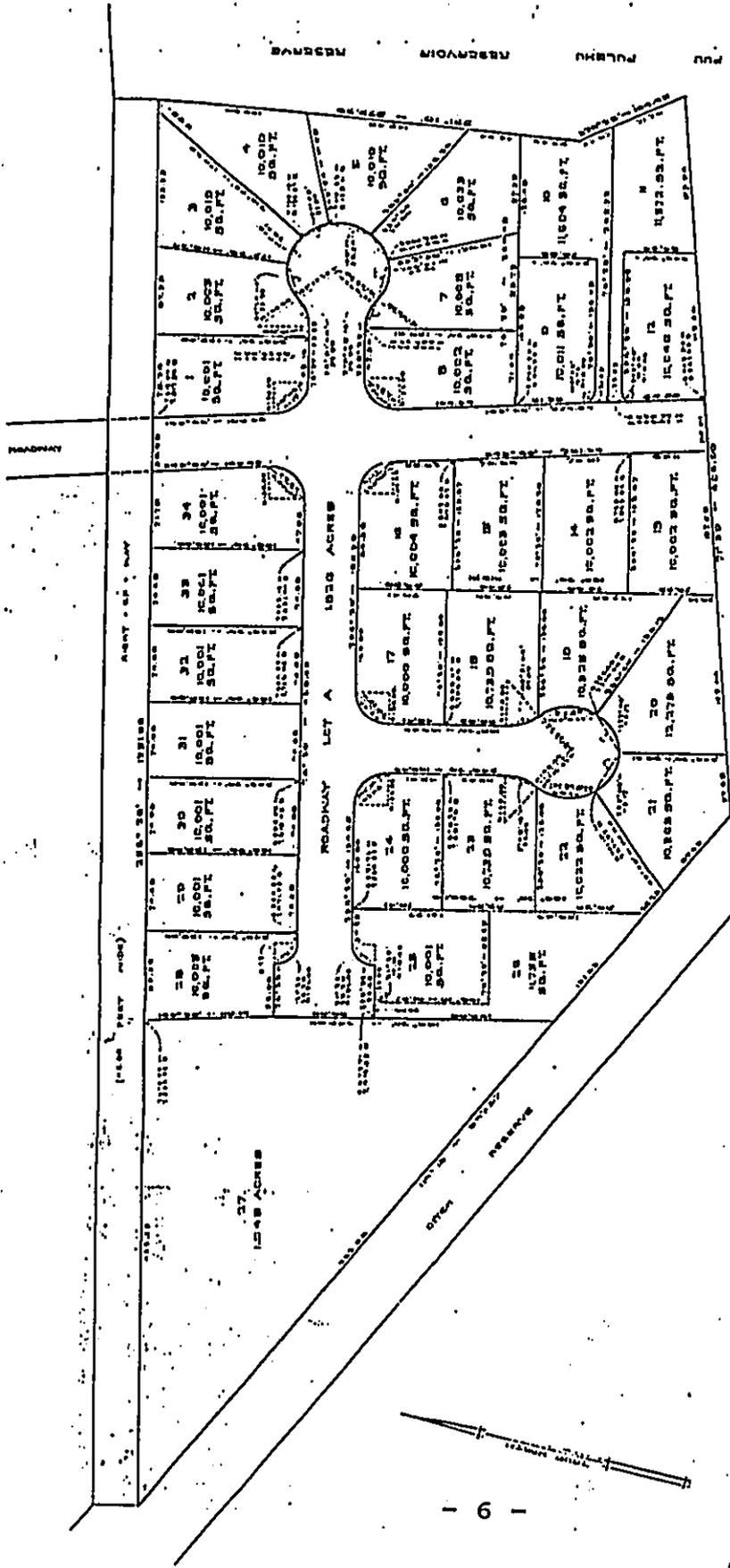
ACCEPTING AUTHORITY: Department of Hawaiian Home Lands

AGENCIES CONSULTED OR TO BE CONSULTED: Dept. of Hawaiian Home Lands
Planning Dept. - County of Hawaii
Dept. of Water Supply - County of Hawaii
Dept. of Public Works - County of Hawaii
Dept. of Health - State of Hawaii



LOCATION MAP

SCALE: 1 inch = 1200 feet



**PUU PULEHU RESIDENCE LOTS
UNIT 1**

STATEMENT OF PURPOSE

The Department of Hawaiian Home Lands proposes to develop the subject parcel into thirty-four (34) residential lots to comply with the objectives of the Hawaiian Homes Act of 1920, as amended. The proposed project, when completed, will provide fully improved residential lots for lease to qualified families of Hawaiian ancestry. Lots have been awarded to individual families.

PROJECT LOCATION:

The proposed project is situated on the north side of the Island of Hawaii in Puukapu, Waimea. The project site is approximately 4.5 miles east of the town of Kamuela, which is the hub for the surrounding area and this project. The proposed project will access from Mamalahoa Highway approximately 1,000 feet to the north. Surrounding the project to the north and west are undeveloped government lands. To the south and east is Hawaiian Home Lands and the Puu Pulehu Reservoir. Reservoir is used to provide water for agricultural uses. Other nearby surrounding areas are developed with residential lots.

PROJECT DESCRIPTION:

The project parcel has a total area of 11.583 acres and the Department of Hawaiian Home Lands (owner) is proposing to subdivide the parcel into thirty-four (34) lots. Thirty-three (33) of these lots will have average areas of 10,000 square feet and the one remaining lot will have an area of 1.948 acres.

An existing access road of approximately 1,000 feet (50-ft. right-of-way) from Mamalahoa Highway to the subdivision will be upgraded with a 22 feet wide asphalt pavement and 6-ft. wide gravel shoulders.

Within the subdivision, approximately 1,400 feet of road will be constructed to service the thirty-four lots. Subdivision roads will be 50-ft. wide and will be improved with 32-ft. wide asphalt pavement, 2.5-ft. concrete curbs and gutters, a planting strip and 4-ft. wide concrete sidewalks.

All lots will be serviced from the County water system and hydrants for fire protection will be constructed.

Electric and telephone service will be provided via an overhead distribution system.

Sewage disposal for each lot will be accommodated by individual wastewater systems. Each wastewater system must be approved by the State Department of Health.

To dispose of surface runoff generated from the lots, roads and proposed dwellings, drywell sumps with 5-ft. diameters and minimum depths of 20 feet will be constructed. These sumps will dispose of all normal surface runoff generated from the subdivision.

Majority of the lots will be graded to provide buildable areas and feasible accesses from subdivision roads.

Development will begin in the later part of 1993 and will be completed in approximately one year.

Development cost will be approximately \$1 million.

NECESSARY PERMITS AND APPROVALS:

Section 206 of the Hawaiian Homes Commission Act explicitly places the use of Hawaiian Home Lands beyond the powers and duties of the Governor and the State's agencies and is considered exempt from county zoning controls.

However, the Department of Hawaiian Home Lands considers State and County regulations as guidelines for rational planning and public health and safety.

Therefore, the Applicant will submit subdivision and construction plans to the County of Hawaii for review and approval. Applicant proposes to conform its project to these requirements.

In compliance with State Department of Health rules, Chapter 11-55, as amended, regarding Water Pollution Control, and NPDES (National Pollutant Discharge Elimination system) permit will be required based on the following reasons:

- (1) The construction phase will include clearing, grading, and excavation activities over an area of more than 5 acres, and any potential resulting stormwater discharges from these activities will have to be described and investigated with "Best Management Practices" by the contractor or developer.

- (2) Long-term stormwater discharge impacts from the completed development.

In addition, State health and safety related regulations will be followed except that variances will be sought when regulations will produce significant hardship without equal or greater benefit to the general public.

EXISTING CONDITIONS AND PROJECT IMPACT:

Majority of the parcel is fairly level. Along the east side, the elevation is approximately 2,850 feet (mean sea level) and slopes upwards to the west and north to an elevation of approximately 2,852 feet. Surrounding areas to the north and west are undeveloped government lands and the south and east is DHHL lands consisting of Puu Pulehu Reservoir (agriculture water reservoir). Other surrounding areas near the site are developed residential areas.

The addition of these thirty-four (34) residential lots would not significantly change the character of the area nor will it adversely affect the surrounding land uses.

The proposed subdivision is within near proximity of fire and police protection, schools, churches and shopping complexes situated in Kamuela Town approximately 4.5 miles to the west.

Soils on the project site is of the Maile Series which consists of well-drained silt loams that formed in volcanic ash. Top soil is reddish-brown to very dark brown silt about 14 inches thick with an underlying subsoil of about 46 inches thick. The United States Department of Agriculture Soil Conservation Service, "Soil Survey of Island of Hawaii, State of Hawaii (Dec. 1973), indicates that the soils on the site are characterized as follows:

- MaA - Maile silt loam, 0 to 3 percent loam. Runoff is very slow and the erosion hazard is none to slight. This soil is used for truck crops and pasture.
- MLD - Maile silt loam 6 to 20 percent slopes.

The project site is not designated within any floodway or flooding fringe according to the Natural Flood Insurance Program, Community Panel No. 155166 0200C, dated September 16, 1988.

The site is presently vacant with some evidence of pasture use in the past. A small paddock area (wire fence) was found. Plant species found include kikuyu grass, white clover, pine, guava and ironwood trees.

No threatened or endangered species are known to inhabit the site. Wildlife found in the area are mynas, pheasant, quails, plovers, mongoose and mice.

The average temperature in the area is in the mid-60 degrees with an annual rainfall of about 40 inches.

The air quality is clean and low in pollution. Noise levels are also low.

There are no known archaeological sites within the project site.

SOCIO-ECONOMIC CONDITIONS/PROJECT IMPACTS

AFFORDABLE HOUSING AND POPULATION

In compliance with the Hawaiian Homes Act, the DHHL's master plan for the area allows for the development of residential uses. The proposed subdivisions will provide 33 affordable house lots to qualified Hawaiian families for lease below market prices.

Presently, the highest demand for housing occurs in the affordable category either for rent or purchase. The projected increases in resident population require additional affordable housing units. The proposed project will serve to meet a portion of this demand and in turn free up other dwelling units vacated by the recipients of these units. Thirty-three of these lots have been awarded to individual families.

ECONOMIC CONDITIONS

Short term economic impacts resulting from the construction of the housesites will benefit the building industry by generating jobs in this sector which contributes toward Hawaii's economic growth.

Long term economic impacts are anticipated to be the provision of permanent affordable housing which would contribute to relieving congestion at existing housing units.

DISPLACEMENT OF ACTIVITIES

The proposed subdivision will use vacant lands for houselots and access. No residential uses will be displaced by the creation of the subject houselots.

ANTICIPATED ENVIRONMENTAL IMPACTS AND MITIGATIVE MEASURES TO MINIMIZE ADVERSE IMPACTS:

There are two (2) types of environmental impacts that may occur in the implementation of this project. The first impact being short term will occur during the construction of infra-structures. The air quality will be detrimentally affected by dust generated in the construction of roads, waterlines and grading of lots. Heavy construction equipment will also generate exhaust fumes and noise during the construction interval. However, the Contractor must comply with all Department of Health regulations on air, water and noise pollution as well as applicable County grading and erosion control ordinances. To further minimize these impacts, construction will be restricted to normal working hours.

If any significant archaeological sites or unusual field conditions are discovered during construction, the appropriate agencies will be notified.

The second impact will be long term caused by the addition of thirty-four (34) residential lots (and eventually homes) in the area. The lots, once fully improved with homes, will generate vehicular traffic, however, the existing roads will be able to accommodate this increase. No major adverse impacts are anticipated.

ALTERNATIVES TO THE PROPOSED ACTION:

A. Do Nothing

This alternative will not satisfy the objectives of Department of Hawaiian Home Lands, which is to allow qualified native Hawaiians on the land.

B. Alternative

The parcel has all the necessary water, electrical, telephone, access, fire and police protection available for a residential subdivision. The subdivision will be consistent with the uses in the surrounding areas. Alternate site assessment will delay the applicant's accelerated awards program and further frustrate the beneficiaries of the program.

DETERMINATION:

Since no long term adverse impacts are anticipated from the implementation of this project, it is determined that an Environmental Impact Statement in compliance with Chapter 343, Hawaii Revised Statutes, as amended, is not required.