

JOHN WAIHEE  
GOVERNOR OF HAWAII



1262  
WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
RUSSELL N. FUKUMOTO

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AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS  
CONSERVATION AND RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE HISTORIC PRESERVATION PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

Ref: LM-GT  
-Glenn Tuguchi (HIBr.)  
94-4317

DEC 28 1990

DN 5248F  
Refer to:  
HA-90:218

MEMORANDUM

TO: DR. BRUCE ANDERSON, Acting Director  
Office of Environmental Quality Control

FROM: WILLIAM W. PATY, Chairperson  
Board of Land and Natural Resources

SUBJECT: Environmental Assessment for Helen C. Texeira for  
Access and Utility Easement Over a Portion of  
Government Land at Pohakuhaku-Kemau, Hamakua, Hawaii

Copies of the above-cited assessment were forwarded for our review and comments. Details are as follows:

1. Helen C. Texeira

Direct sale of access and utility easement over and across State lands situate at Pohakuhaku-Kemau, Hamakua, Hawaii, TMK 3rd/4-3-06:04 and 16.

As owner of the underlying lands, we have reviewed said assessment, as requested. Please be advised that on the basis of the assessment, we find the proposals will have no adverse impact on the environment.

This constitutes our filing a Negative Declaration for the above-cited project.

Enclosed please find four copies of the Environmental Assessments (together with maps) for your consideration and action.

Enclosures

932-4317

291

1991-01-08-HI-FEA

Teixeira - Roadway Access Easement at  
Pohakea - Kema

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
HONOLULU, HAWAII

JUN 14 3 37 PM '90

FILE COPY

June 11, 1990

ENVIRONMENTAL ASSESSMENT OF ROADWAY ACCESS EASEMENT AT POHAKEA-KEMAU HAMAKUA, HAWAII  
TAX MAP KEY 3rd. 3/ 4-3-06:4 & 16.

A. APPLICANT IDENTIFICATION

Helen Teixeira, owner by severalty of property known as TMK: 3/ 4-3-12-1.

B. DESCRIPTION OF PROPOSAL AND STATEMENT OF OBJECTIVES

Request for easement for roadway access to applicant's "landlocked" property.

1. PROBLEM

A survey by Blain Ito, a registered professional surveyor No. LS 5691, revealed Helen Teixeira's property to be land locked to vehicle use. "Access into TMK 3/ 4-3-12-1 using 4-3-12-15 is restricted to walking due to the sharp turns this parcel makes, no vehicle can make such a sharp turn." There is substantial erosion and large mature trees as well along the 12 foot wide access. See accompanying Exhibit "A", Surveyors Report.

In addition, the existing State Grant access TMK: 3/ 4-3-06-16 was assessed to be "impossible without costly construction" by Blain Ito as stated in his report too. Mrs. Teixeira's son remembers using a grass road just makai of the granted easement by state with his father which was "no problem". (Site of proposed new access.) Later when the son was employed with Hamakua Sugar Co., he accessed the property through a cane road.

2. THREE ALTERNATIVE SOLUTIONS

a) As stated in the paragraph above, development of the existing easement would be costly and require excavation. The mauka adjacent TMK was at one point a rock quarry. It was closed down because of an over abundance of blue rock in the earth.

b) The request to Hamakua Sugar Co. for an easement along a cane road for access was denied due to liability on their un-improved roads.

c) A request to purchase an easement through TMK: 3/ 4-3-12-28 and parallel to the 12 foot legal access was declined by owner, Mr. Souza.

3. PROPOSED SOLUTION

The most viable solution is for the State to widen the existing easement as described by Blain Ito's Report; "...request the State to consolidate and resubdivide TMK: 3/ 4-3-06-:4 & 16 to make parcel 16 larger to allow access along the Easterly side of the "knoll" along Paaui-lo-Pohakea Homestead Rd."

C. DESCRIPTION OF THE AFFECTED ENVIRONMENT

The area of proposed easement is level entrance access off Pohakea Homestead Road

Handwritten mark resembling a stylized 'R' or arrow pointing right.

thus no excavation is necessary. The road will then pass along the back side of the knoll, and drop into the applicant's property. At present, the subject easement site is overgrown with sugar cane. This proposed access will have no effect on the surrounding environment.

D. GENERAL DESCRIPTION OF PROPOSAL'S TECHNICAL CHARACTERISTICS.

Some light bulldozing will be necessary, followed by appropriate gravel, cement or asphalt for an effective vehicle access.

E. IDENTIFICATION OF MAJOR IMPACTS

There is no encroachment onto another homestead by this request. There appears to be no danger to the fauna or flora in the area. There appears to be no old Hawaiian historical site on this area as it is currently in cane. Therefore this proposed access will have no negative impact on the surrounding environment.

# EXHIBIT "A"

## Surveyors Report

TMK 4-3-12:1  
TMK 4-3-12:15  
TMK 4-3-06:16

The survey of the above parcels was moderately difficult. Although there were numerous suspected boundary pins found the majority of them did not relate to each other. The basis of my survey is using the South corner of TMK 4-3-12:4 (a 1/2" pipe found), the West corner of TMK 4-3-12:2 (a 1/2" pipe found) and the angle point along the Northeast boundary of TMK 4-3-12:1 (a 4" pipe found). These are the only pins found that relate fairly well. Another 1/2" pipe was found at the East corner of TMK 4-3-12:15 while staking the remaining corners.

The main parcel being 20.001 acres is designated on the ground by five (5) 1/2" galvanized pipes driven into the ground. The Northernmost corner being West of a small gully and 13.30 feet Southeast of a 6" pipe filled with concrete. The angle point along the Northeast boundary was marked with a 4" pipe filled with concrete but was bent. I have replaced this pipe with a 1/2" pipe at the suspected original position. The East corner falls within the stream and a point has been set along the Northeast boundary line at the top of the gulch one (1.00) foot Northerly of a 3" pipe. The Southerly corner is also within the stream and a point has been set along the Southwesterly boundary line at the top of the gulch four (4.00) feet makai of a fenceline. The West corner is two (2.00) feet West of the fenceline and four (4.00) feet makai of an Ohia tree.

The fencelines along the Northwest and Southwest boundary are not parallel to the boundary line. At the West corner the fences are within TMK 4-3-12:1 but ends up outside of this parcel at the North and South corners.

Access into TMK 4-3-12:1 using TMK 4-3-12:15 is restricted to walking due to the sharp turns this parcels makes, no vehicle can make such a sharp turn.

Access using the State parcel (TMK 4-3-06:16) is impossible without any costly construction.

There are three (3) remedies to the access problem that I can think of.

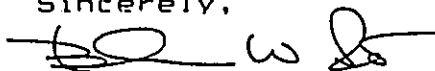
One would be to request the State to consolidate and resubdivide TMK 4-3-06:4 & 16 to make parcel 16 larger to allow access along the Easterly side of the Knoll along Paauilo-Pohakea Homestead road.

Another would be to request an easement through State parcel TMK 4-3-12:4 along the Northeast and Southeast boundary.

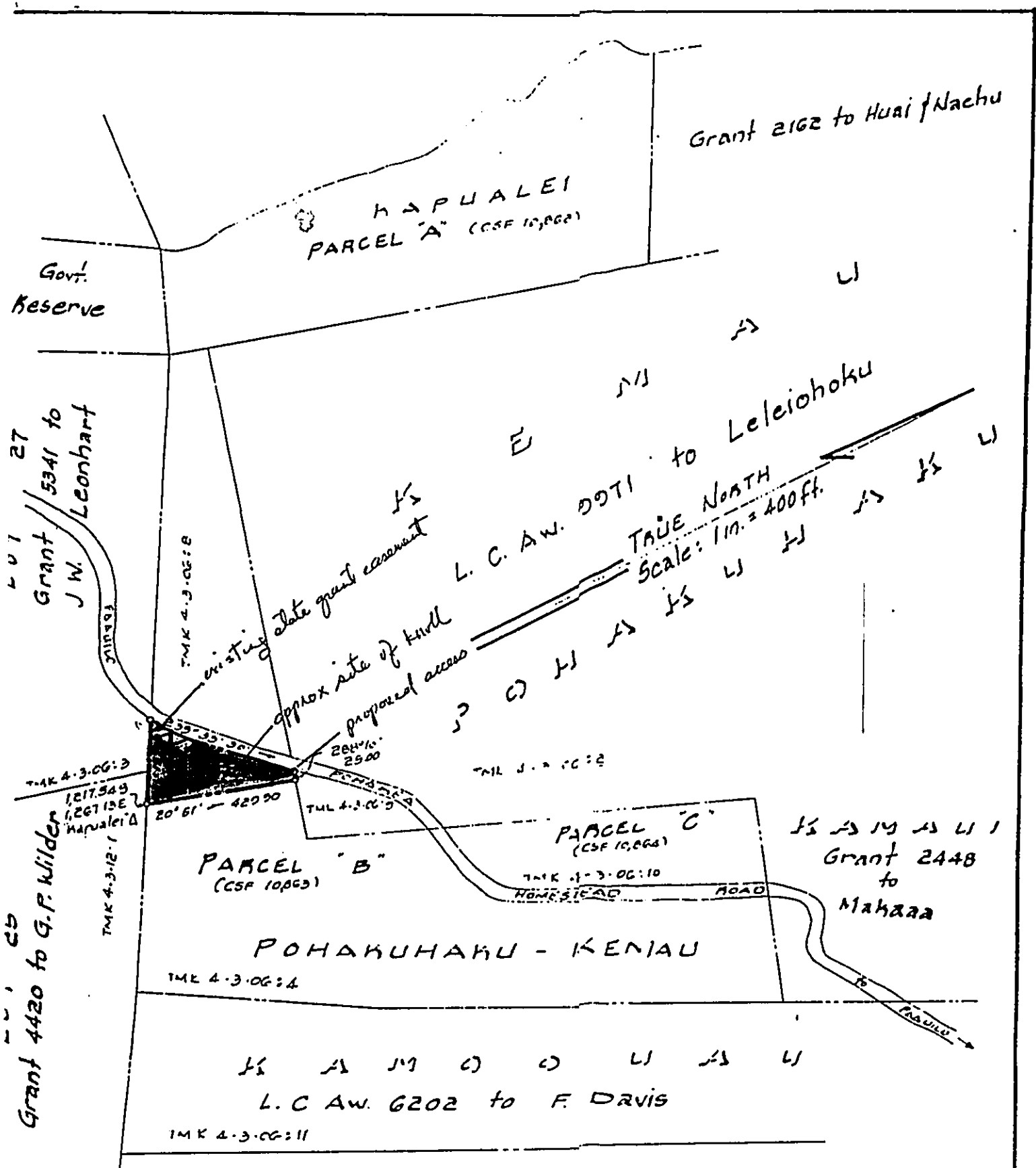
The third would be to widen the 12.00 foot access of TMK 4-3-12:15 by purchasing an easement through TMK 4-3-12:28 and parallel to the 12.00 foot access.

If there are any questions on this report please call me at 776-1688 or 964-5370. Thankyou.

Sincerely,

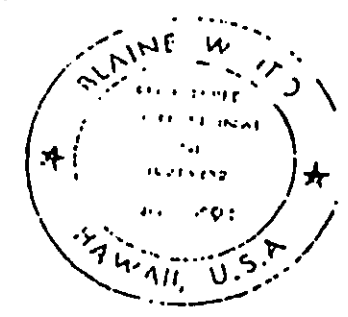


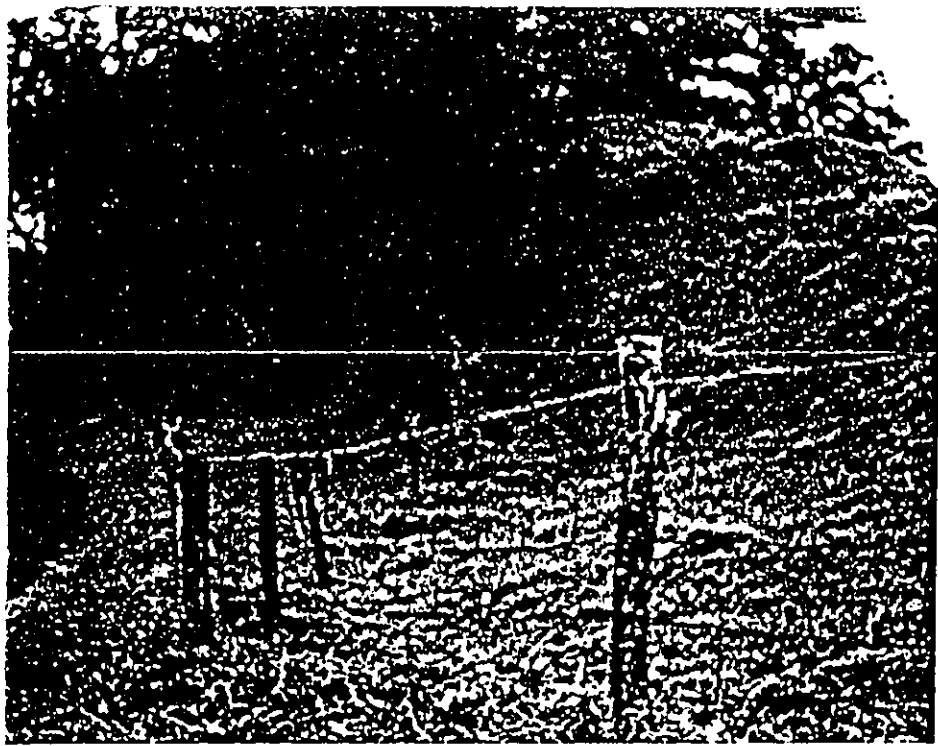
Blaine W. Ito



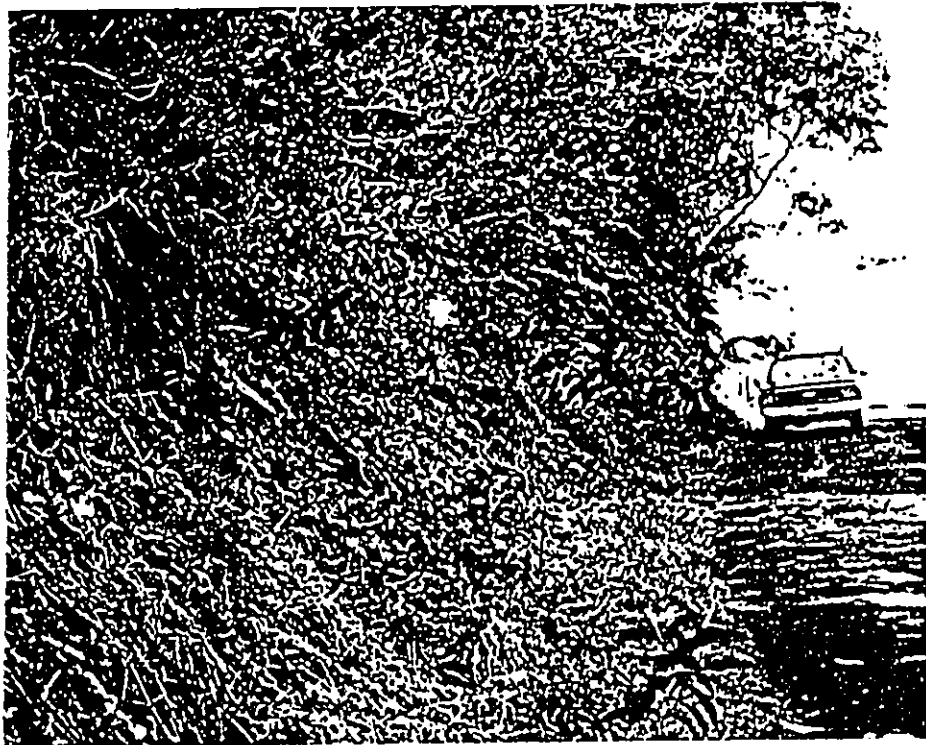
**PROPOSED ACCESS EASEMENT OVER PARCEL "B"**  
 CSF 10,863  
 Situated at Opihihala, Hapualet, Hamakua, Hawaii  
 TMK 4-3-CG: 4/10  
 Owner: State of Hawaii  
 Scale: 1 in = 400 ft.

This work was prepared  
 in the office of the  
 Surveyor  
 - E. J. (C) & S.  
 Elaine W. Itte  
 Registered Professional Surveyor  
 Certificate No. 19,569





← Looking at knoll  
from adjacent Parcel  
TMK 4-3-06-3  
This knoll spans  
the existing state  
access TMK 4-3-06-4  
where it meets the  
county road.



← Picture taken standing  
under the knoll.  
Trees above truck  
show height and  
steep drop of knoll  
from road.



← View of knoll  
from across the  
road.



Site of proposed  
alternate access,  
which is situated at  
the end of the knoll.

