

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

FEB 24 1992

'92 FEB 25 P1:16

Ref: LM-SS (ACQ)

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

99!
WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAIKE

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

DN 6271F
Refer to:
ACQ-91: .064

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

Dear Sir:

SUBJECT: Negative Declaration for Proposed Acquisition of
Mt. Olomana parcels, Kailua, Koolaupoko, Oahu,
Hawaii, TMK: 4-2-05:2 and 3

Enclosed are four (4) copies of an Environmental Assessment for the State of Hawaii's proposed acquisition of two parcels of land situate along the lower slopes of Mt. Olomana at Kuapuaa, Kailua, Oahu identified as TMK: 4-2-05:2 and 3.

Based on the assessment, we have concluded that the proposed acquisition will not have any significant environmental impact and therefore does not require the preparation of an environmental impact statement.

We also enclose a copy of the OEQC form for publication in the OEQC Bulletin.

Please call Sojin Serikaku of our Land Management office at 7-0427 if there are any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John P. Keppeler II", written over the typed name "WILLIAM W. PATY".
WILLIAM W. PATY

Enclosure

1992-03-08-0A-PEA-Mt. Olomana Acquisition

ENVIRONMENTAL ASSESSMENT
FOR THE
MOUNT. OLOMANA
LAND ACQUISITION

TMK: 4-2-05: 02 and 03

This Environmental document prepared pursuant to Chapter 343, HRS

PREPARED FOR :
THE DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
STATE OF HAWAII

Responsible Official:


William W. Paty, Chair

2/18/92
Date

PREPARED BY
ENVIRONMENTAL COMMUNICATIONS, INC.

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1. PROJECT LOCATION (USGS QUAD. MAP)
2. PROJECT LOCATION (Tax Map Key: 4-2-05: 2, 3)

I. SUMMARY

**CHAPTER 343, HAWAII REVISED STATUTES (HRS)
ENVIRONMENTAL ASSESSMENT**

Proposing Agency: Department of Land and
Natural Resources,
Division of Land Management

Project Name: Mt. Olomana Acquisition

Project Description: The proposed project involves
the acquisition of a privately
owned parcel so that the State
can 1) " To protect and preserve
lands having value as a
resource to the State including
natural, environmental,
recreational, and scenic values,
and 2) to control future growth,
development and land uses."

Project Location: Land situate at Mt. Olomana,
Kailua, Oahu (See Figure 1).
Identified as Tax Map Key: 4-2-
05: 02 and 03 (See Figure 2) .

State Land Use: Conservation

County Zoning: Preservation

Contact: Environmental
Communications, Inc.
P.O. Box 536
Telephone: 521-8391
Attention: Fred Rodriguez

II. PROJECT DESCRIPTION

A. Project Location

The subject parcel consists of approximately 2.457 acres (DAGS Survey 9-18-91), and is located off Old Kalaniana'ole Highway. Adjacent to the parcel is The Hawaii Youth Correctional Facility, and below the parcel in a makai (North-East) direction is Kalaniana'ole Highway. (Figure 1). The site is vacant and unimproved except for a concrete driveway and building pad that has been declared illegal by the Board of Land and Natural Resources (Board meeting 8-24-90.) Below the Old Kalaniana'ole Highway, there are several individual residential homes on agriculture zoned parcels. These homes are on large sites and are permitted uses within the Agriculture zoning designation.

B. MT. OLOMANA

The Olomana area is characterized by the peak, Mt. Olomana which rises 1643 feet above sea level. It dominates the windward Oahu sector and is often called the "Diamond Head" of windward Oahu. The adjacent communities have waged a continuing effort to maintain the unimproved appearance of the peak, and this has been expanded to include the lower portions of the mountain. The subject parcel is presently owned by the Ann Campbell Trask Trust, wife of David E. Fazendin. Historically, there have been two CDUA permits approved for non-conforming uses; these permits have also been declared null and void due to non-performance and failure to comply with the conditions imposed by the BLNR. The Land Management Division, DLNR has requested authorization to acquire the subject parcel and this E.A. is the initial step in that acquisition process.



Figure 1. USGS QUAD MAP R-V-E

C Environmental Characteristics

The site is presently unimproved except for a concrete driveway and a building pad. Access is from the Old Kalaniana'ole Highway, and ranges in elevation from 225' near the Old Kalaniana'ole Highway entry to 335' near the southeastern corner. The proposed land acquisition will not result in any change to vehicular activity. Vegetation on the parcel is primarily exotic or introduced species and is typical of the region. There are no endangered plant or animal species on the site and the State Historic Sites Division has indicated that there are no known historic or archaeological sites on the parcel.

According to the U.S. Department of Agriculture, Soil Conservation Service, "*Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*," the predominant soils on the parcel are Alaeloa Silty Clay, AeE, 15-35% slope, and ALF, 40-70% slope. Runoff is medium to rapid and the erosion hazard is moderate. The soil is generally used for pasture and orchard cultivation. Annual rainfall ranges from 20-35 inches annually and the predominant vegetation consists of kiawe, klu, koa haole, christmas berry, lantana, sourgrass, and mango.

III. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES

Major concerns have been raised by windward community group and organizations about the perceived threats to the pristine condition of Mt. Olomana. This peak is considered a significant landmark for windward Oahu and various attempts to place residential units, golf courses, and other non-conforming uses on the slopes of Olomana have met with stiff opposition. The current landowner has been able to successfully obtain two CDUA permits for single family residential development, but these two approvals have lapsed and been declared null and void due to failure to comply with BLNR terms and conditions.

At this point, the Land Management Division has successfully petitioned the BLNR to commence proceedings to acquire the subject parcel. The request was approved by BLNR action on August 23, 1991 and this E.A. is the initial step in the acquisition process. Authorization for the formal acquisition is provided for under the provisions of Chapter 173A HRS, Acquisition of Resource Value Lands. Further, the Land Management Division contends that the proposed acquisition is in consonance with Article XI, Section four (4) of the State Constitution which states that "*The State shall have the power to acquire interests in real property to control future growth, development and land use within the State. The exercise of such power is deemed to be for a public use and purpose.*"

The Board of Land and Natural Resources conducted a formal public hearing on October 9, 1991 to hear testimony on various amendments to Hawaii Administrative Rules Title 13, Chapter 2, Regarding Conservation Districts. Of specific concern to this proposed acquisition was the amending of Section 13-2-9 Establishment to implement a map amendment as directed by the Board of Land and Natural Resources at its' board meeting of January 25, 1991. The map amendment was to Map O-15, Koko Head, Oahu and will change Mount Olomana from "General" to "Protective " subzone designation. This requested

subzone amendment by the Department will bring Map O-15 into conformance with Mount Olomana's designation as 1) "*a significant geological feature and site, and 2) a unique area*". Once achieved, Mount Olomana, because of its' new designation " of significant geological and unique area", now meets the criteria set forth in the Administrative Rules relative to the objectives of the protective subzone.

Consequently, this E.A. document will not address any potential physical impacts as is the normal practice, since the acquisition process is essentially a paper process.

IV. ALTERNATIVES CONSIDERED

The "Do-Nothing" alternative was not considered a viable alternative in view of recent developments by the BLNR. This recognition by the DLNR on preserving Resource Lands for the public good has placed a sharper focus on the preservation aspect of all such Conservation designated lands. The potential loss on a permanent basis of such lands as this parcel will be irretrievable.

The landowner has a revised residential development plan that is currently under review by the Office of Conservation and Environmental Affairs. This alternative must also be considered in view of the time and effort expended by the landowner.

The final alternative would be for the landowner to petition the State Land Use Commission for a boundary amendment from Conservation to Urban, with subsequent land use policy amendments at the City & County of Honolulu for Development Plan amendment and County zoning. This long and arduous process would provide for public input since public hearings would be required by the various Boards/Commissions and City Council prior to review and approval.

V. FUNDING AND PHASING

The acquisition process has been initiated with the preparation and processing of the E.A. document. The balance of the process will involve the appraisal of the subject parcel, and the negotiations to acquire the land. At this early first step of the process, the total funding is contingent on the appraisal and the acquisition is to be accomplished, i.e. negotiated purchase, condemnation, or judicial action.

VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed acquisition, and consulting with other government agencies, it has been determined that for the purposes of acquisition, an Environmental Impact Statement is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting The Negative Declaration determination are as follows, using as the criteria, the policy, guideline and provisions Chapters 342, 343, and 344, Hawaii Revised Statutes (HRS).

1. The proposed acquisition will not adversely affect the physical and social environment.
2. There will be no change in the existing ambient air or noise levels. Terrain features on the site will not be affected or changed.
3. There are no known historic, or archaeological sites within the parcel's limits.
4. There are no known endangered species of plant or animal within the project metes and bounds.
5. The acquisition would not alter or impact the State Land Use District Boundary designation, or the City & County Development Plan map, or the County Zoning map. There would be no secondary impact on future urban development, population, or public facilities.
6. This Notice of Negative Declaration shall serve to meet the requirements of Chapter 343, HRS.

**VII. LIST OF AGENCIES TO BE CONSULTED DURING THE
PREPARATION OF THE ENVIRONMENTAL
ASSESSMENT.**

ORGANIZATIONS AND AGENCIES

<u>Agency</u>	<u>Date of Consultation</u>	<u>Date Received</u>
<u>Federal</u>		
U.S. Dept. of Interior Fish & Wildlife Service	1-17-92	
U.S. Dept. of Agriculture Soil Conservation Service	1-17-92	
<u>State of Hawaii</u>		
Office of State Planning	1-17-92	
Dept. of Business & Economic Development	1-17-92	
Dept. of Health Environmental Health Div.	1-17-92	
Dept. of Land and Natural Resources	1-17-92	1-23-92 (State Parks) 1-24-92 (State Hist.Pres.) 1-27-92 (Water Res.Mgt) 1-29-92 (Aquatic Res.Div.) 2-7-92 (Ofc.Cons.&Env.Aff.) 2-18-92 (Div. of Land Mgt.)
The State Attorney General		
Environmental Center University of Hawaii,Manoa		
<u>City & County of Honolulu</u>		
Dept. of Land Utilization	1-17-92	1-22-92
Dept. of General Planning	1-17-92	2-6-92
Dept. of Parks & Recreation		
Kailua Neighborhood Board No. 31		

STATE OF HAWAII
Department of Land and Natural Resources
Division of State Parks

MEMORANDUM

JAN 21 1992

TO Division of Land Management DATE January 23, 1992

FROM Division of State Parks

SUBJECT Environmental Assessment for Kaiwa
Ridge and Mt. Olomana. Ref ACQ-92: 019

There are no known State Parks Division interests
in the two subject areas.

There may be a public need for a trail hub park
associated with the Koolaupoko Trail Complex but these
are expected to be relatively small developed areas. The
trails and wildlands would be managed by DOFAW.



RALSTON H. NAGATA

JAN 30 1 43 PM '92

January 24, 1992

LOG NO: 4505
DOC NO: 0539T

MEMORANDUM

TO: Roger Evans, OCEA
FROM: *Handwritten: Don Hibbard* Don Hibbard, Administrator
for State Historic Preservation Division
SUBJECT: Environmental Assessment for the Proposed Acquisition
of the Kaiwa Ridge and Mt. Olomana Parcels
Kailua, Ko'olaupoko, O'ahu
TMK: 4-2-02: 17; 4-2-05: 02 & 03

HISTORIC PRESERVATION PROGRAM CONCERNS:

A review of our records shows that there are no known historic sites at these parcels. However, the parcels have not been inventoried, so historic sites may be present.

This action would transfer these lands from private to public ownership, a move that would enhance our Division's ability to protect historic sites that may be present. Thus, we believe that this action will have either "no effect" or a "beneficial effect" on historic sites.

TD:jle

Handwritten notes and stamps:
RECEIVED
JAN 30 1992
STATE HISTORIC PRESERVATION DIVISION

JOHN WAIHEE
GOVERNOR OF HAWAII



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AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND ENVIRONMENTAL AFFAIRS
RESOURCES ENFORCEMENT COVEYANCES
FORESTRY AND WILDLIFE HISTORIC PRESERVATION PROGRAM
LAND MANAGEMENT STATE PARKS
WATER RESOURCES MANAGEMENT
DN 7047F
Refer to:
ACQ-92: 101

RECEIVED
JAN 17 10 14

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

P.O. BOX 621
HONOLULU, HAWAII 96809

JAN 16 1992

ACQ-92 (ACQ)

MEMORANDUM

TO: OFFICE OF CONSERVATION & ENVIRONMENTAL AFFAIRS
AQUATIC RESOURCES DIVISION
DIVISION OF FORESTRY & WILDLIFE
STATE PARKS DIVISION
✓ DIVISION OF WATER RESOURCE MANAGEMENT
HISTORIC PRESERVATION DIVISION

FROM: W. MASON YOUNG, Land Management Administrator

SUBJECT: Environmental Assessment for the proposed acquisition of the Kaiwa Ridge (TMK: 4-2-02:17) and Mt. Olomana (TMK: 4-2-05:02 & 03) parcels

We have contracted the firm of Environmental Communications, Inc. to prepare an Environmental Assessment for the proposed acquisition of the subject parcels.

Attached is a copy of a January 10, 1992 letter from Environmental Communications, Inc. requesting our comments regarding this project. We would appreciate receiving comments from your division affecting your respective areas of concern.

We request that your response be provided within ten (10) days so that we can prepare a coordinated reply to Environmental Communications, Inc.

Thank you for your assistance. Please call Sojin Serikaku at ext. 7-0427 if there are any questions.

W. Mason Young
W. MASON YOUNG

RECEIVED
JAN 25 11 57 AM '92
DIVERS
OCEAN

Attachment

NO COMMENTS

Kazuo G. Akita
KAZUO G. AKITA, Manager-Chief Engineer

Date: 1-27-92

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

HONOLULU, HAWAII 96809

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 RESOURCES MANAGEMENT

DN 7047F
 Refer to:
 AQ2-92: 1010

JAN 16 1992

MEMORANDUM

TO: OFFICE OF CONSERVATION & ENVIRONMENTAL AFFAIRS
 AQUATIC RESOURCES DIVISION
 DIVISION OF FORESTRY & WILDLIFE
 STATE PARKS DIVISION
 DIVISION OF WATER RESOURCE MANAGEMENT
 HISTORIC PRESERVATION DIVISION

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Thank you for your assistance. Please call Sojin Serikaku at ext. 7-0427 if there are any questions.

W. Mason Young
W. MASON YOUNG

RECEIVED

JAN 21 1992

Attachment

Div. of Aquatic Resources

*No comments Henry M. ...
1/29/92*

State of Hawaii
Department of Land and Natural Resources
OFFICE OF CONSERVATION AND ENVIRONMENTAL AFFAIRS

RECEIVED
FEB 11 2 30 PM '92

File No.: 92-456
Doc. ID.: 81

FEB 7 1992

MEMORANDUM

TO: W. Mason Young, Administrator
Division of Land Management

FROM: Roger G. Evans, Administrator
Office of Conservation and Environmental Affairs

SUBJECT: Environmental Assessment for the Proposed Acquisition
of the Kaiwa Ridge (TMK: 4-2-02: 17) and Mt. Olomana
(TMK: 4-2-5: 02 and 03) Parcels

The proposed acquisition of these parcels by the State would not normally affect OCEA. A CDUA proceeding is initiated only when the use of land is proposed. The transfer of a land title has no immediate significant effect on land use and therefore does not require a CDUA.

Please feel free to call me or Sam Lemmo, at 7-0377, should you have any questions.



NA ALA HELE
Hawaii Trail & Access System

Memorandum

2/14/92

TO: W. Mason Young, Land Management Division

TH: Mike Buck, DOFAW Administrator *M.B.*

FR: Herbert Kikukawa, Oahu DOFAW *H.K.*

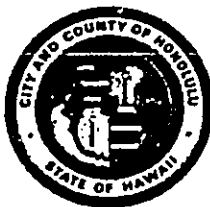
RE: Mt. Olomana parcels (TMK: 4-2-05:02 & 03)

DOFAW - Oahu District, has determined that state acquisition of the Olomana parcels would benefit the public by helping to insure the quality of the viewplane of the Olomana area. The Na Ala Hele (NAH) program has selected the Maunawili area as the site for the proposed Koolaupoko trail complex. Once the proposed complex has been constructed and is being used by the public, an aesthetic viewplane will be of even greater value and help to enhance the recreational experience.

cc: Irv Kawashima, DOFAW
Chris Meller, NAH

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI
MAYOR

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

LU1/92-204 (JT)

January 22, 1992

Mr. F. J. Rodriguez
Environmental Communications Inc.
1146 Fort Street Mall, Suite 200
Honolulu, Hawaii 96809

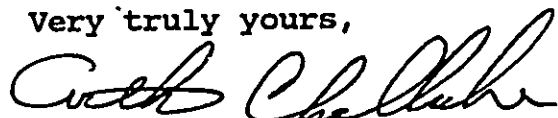
Dear Mr. Rodriguez:

Kaiwa Ridge/Mt. Olomana Acquisition E.A.

Thank you for soliciting our input in the preparation of the Environmental Assessment for the State Department of Land and Natural Resources planned acquisition of parcels on Kaiwa Ridge and Mt. Olomana.

We have no comments to make at this time. However, we respectfully request a copy of the completed Environmental Assessment for our review.

Very truly yours,


DONALD A. CLEGG
Director of Land Utilization

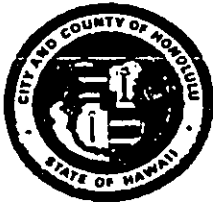
DAC:cct

JAN 24 1992

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



BENJAMIN B. LEE
CHIEF PLANNING OFFICER

ROLAND O. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

ET 1/92-193

February 3, 1992

Mr. F. J. Rodriguez
Environmental Communications Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Kaiwa Ridge/Mt. Olomana Acquisition
Environmental Assessment (EA)

This is in response to your letter of January 17, 1992 asking for our comments relative to the preparation of the Environmental Assessment for the Kaiwa Ridge/Mt. Olomana acquisition.

The area proposed for acquisition is designated for Preservation use on the Development Plan Land Use Map for Koolaupoko. The proposal, which is intended to preserve a geographically unique aspect of Windward Oahu, is consistent with our General Plan objectives and policies for the natural environment. Therefore, we have no objections to the proposal at this time.

Should you have any questions, please contact Eugene Takahashi of our staff at 527-6022.

Sincerely,

A handwritten signature in cursive script, appearing to read "Benjamin B. Lee".

BENJAMIN B. LEE
Chief Planning Officer

BBL:lh

cc: S. Serikaku (DLNR)

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

Ref: LM-SS (ACQ)

P.O. BOX 621

HONOLULU, HAWAII 96809

FEB 18 1992

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

DN 0113F

Refer to:

ACQ-92: .056

Mr. F. J. Rodriguez, President
Environmental Communications, Inc.
1146 Fort Street Mall, Suite 200
Honolulu, Hawaii 96813

Dear Mr. Rodriguez:

SUBJECT: Environmental Assessment for Mt. Olomana and
Kaiwa Ridge Acquisitions, TMK: 4-2-05: 02 and 03
and TMK: 4-2-02:17

We earlier provided you with copies of comments received from the various Divisions of the Department of Land and Natural Resources. The Land Management Divisions also offers the following comments.

Hawaii Revised Statutes, Section 173A, Acquisition of Resource Value Lands provides that the Board of Land and Natural Resources may acquire by purchase, gift or by eminent domain, lands having value as a resource to the State and that such acquisitions are declared to be for a public use. Land having value as a resource to the State includes land having natural environmental, recreational, scenic or historic values and may include park and trail systems which provides access to such land.

Although the State has provided for the regulation and control of land use and development of such resource value lands under provisions of various land use laws, these lands may in many instances require placement under public ownership and management in order that they can be made accessible to all of the people of the State.

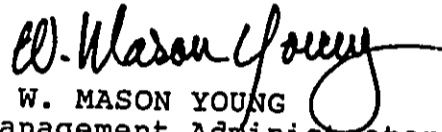
The Mt. Olomana and Kaiwa Ridge properties are considered resource value lands and their acquisition are considered necessary to insure that these lands are forever kept for public use.

Mr. F. J. Rodriguez
President
Environmental Communications, Inc.
Page Two
FEB 18 1992

The landowners of the Mt. Olomana and Kaiwa Ridge parcels have opposed the acquisition of their properties by the State and have filed a petition with this department for a contested case hearing on this matter. Both requests are still pending.

Please call Sojin Serikaku at 587-0427 if there are any questions.

Very truly yours,



W. MASON YOUNG
Land Management Administrator

VIII. LIST OF PREPARERS

Department of Land and Natural Resources
Land Management Division
Project Management

Environmental Communications, Inc.
Environmental Assessment