

JOHN WAHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

MAR - 1 1993

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WATER AND LAND DEVELOPMENT

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

Dear Mr. Choy:

Subject: **Negative Declaration for Direct Sale of Utility Easement Over and Across Government Land Situate at Keekee, Puna, Hawaii**
Applicant: **KALANI HONUA**
Tax Map Key: **3rd/1-2-09:43 (portion)**

The Division of Land Management, Department of Land and Natural Resources has received no comments on the following:

KALANI HONUA - Request for direct sale of utility easement over and across government land situate at Keekee, Puna, Hawai'i, further described as Tax Map Key: 3rd/1-2-09:43 (portion).

The Draft Environmental Assessment for this project was initially published in the October 23, 1992 OEQC Bulletin.

The department has determined that this project will not have any significant environmental effect and has issued a negative declaration. Please publish this notice in the next appropriate OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four (4) sets of the Final Environmental Assessment.

Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
Kalani Honua
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Should there be any questions, please contact our Hawai'i District Land Agent at
933-4245.

Very truly yours,



JOHN P. KEPPELER, II
Acting Chairperson

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Agent

1993-03-23-HI-*FEA*-Kalani Honua Direct Sale of
Utility Easement

MAR 23 1993

FINAL ENVIRONMENTAL ASSESSMENT

I. APPLICANT

KALANI HONUA
RR2 Box 4500
Pahoa-Kamalii, HI 96778

II. APPROVING AGENCY

Division of Land Management
Department of Land and Natural Resources

III. PROJECT DESCRIPTION

LOCATION - Government land situate at Keekee, Puna, Hawaii, identified as Tax map Key:3rd/1-2-09:43 (portion)

PROPOSED ACTION - Direct sale of a perpetual, non-exclusive easement for utility transmission purposes.

REMARKS - Kalani Honua, Inc. is a non-profit Conference Center and Institute for Cultural Studies located between Opihikao and Kalapana along the Puna Coast.

Kalani Honua, Inc. has applied for a utility easement through the subject property, being Tax Map Key:3rd/1-2-09:43 (portion). Representatives of Kalani Honua have stated that in order to obtain service from GTE Hawaiian Telephone Company, Inc. and still preserve a grove of Kamani trees along the Kapoho-Kalapana Road, an application is being submitted for an easement through the State lands. As evidence of their desire to preserve the Kamani grove, Kalani Honua and Koob Enterprises, a Hawaii Partnership, owners of Tax Map Keys:3rd/1-2-09:28 and 29 respectively, shall grant, for \$1.00, an irrevocable, perpetual, utility easement to GTE along the mauka boundaries of the above-mentioned properties and along the Kapoho side boundary of Parcel 28, extending to and terminating at the Kalapana-Kapoho Road, for the purpose of supplying telephone services to neighboring properties and all other properties east of the easement. The width of the easement shall be the equivalent width of the easement through the State land.

An archaeological survey report was submitted to the State Historic Preservation Division for their review. By memorandum dated October 17, 1991, Don Hibbard, Administrator, concluded that "based on the survey report and background information presented, we agree that the project will have no effect on historic sites".

A recent inspection of the property revealed that the telephone lines that currently service Kalani Honua encroaches onto the State property. The lines are haphazardly strung from Ohia tree to Ohia tree through the State lands. The lines were placed onto the government lands without the approval of the Board.

IV. AGENCIES CONSULTED

State Historic Preservation Division
Division of Land Management

V. DESCRIPTION OF AFFECTED ENVIRONMENT

EXISTING USE - The proposed easement area is presently vacant and unencumbered.

PHYSICAL ENVIRONMENT - The easement area lies on the extensive lava flows of the Kilauea East Rift Zone specifically on a flow which occurred in the 1790's and in close proximity to a 1955 flow on which the Kalapana Seaview Estates subdivision was built.

The surrounding area is almost entirely composed of rocky a'a lava; older adjacent flows have extensive pockets of newly evolved soil. The lava lay-down sequence is readily apparent in that the older nearby flows are heavily covered by thick vegetation consisting mainly of large stands of Hala (Pandanus odoratus), Ohia-Lehua (Metrosideros spp.), occasional Mango trees (Mangifera indica), coconut palms (cocos nucifera), scrub Guava (Psidium guajava and Psidium cattleianum), Noni (Morinda citrifolia), Ti (Cordyline terminalis), and various ferns, vines, grasses and ground covers. The more recent flows, such as the one on which this survey was conducted, are relatively bare and generally support only a thin vegetal covering of some of the above species, notably Ohia-Lehua, but within a ubiquitous context of a greyish lichen that generously covers the a'a lava rock.

The past activity of these old and relatively new lava flows have left an undulating topography of low mounds and declivities formed mostly of a'a lava and result in a ground surface somewhat difficult to traverse. Rainfall is seasonally moderate to heavy, averaging between 75 and 100 inches annually.

DRAINAGE - There are no drainage ways or systems in the area.

HISTORIC AND ARCHAEOLOGICAL - See Attachment No. 1

UTILITIES AND SERVICES - Currently, water is by catchment and telephone service is available at the Kalapana Seaview Estates Subdivision.

VI. PROBABLE IMPACTS

SHORT TERM - Except for the impacts associated with the clearing of the easement area to facilitate the placement of the telephone poles and the stringing of the necessary wires, no significant short term impacts are anticipated.

LONG TERM - The telephone poles, wires, anchors, etc. will have a long-term visual impact to the area.

VII. ALTERNATIVES TO THE PROPOSED ACTION

Under the no action alternative, Kalani Honua, Inc. will not be able to upgrade its telephone services. Should Kalani Honua, Inc. pursue the placement of telephone poles and lines along the Kalapana-Kapoho Road, there will be a severe impact on the Kamani tree grove located along the roadway.

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

There will be no irreversible or irretrievable commitment of resources as a result of granting the proposed utility easement. Aside from the easement area itself, there are no significant resources or features that would be affected by the applicants request.

IX. MITIGATING MEASURES

Adherence to standard construction practices for all work conducted within the easement would be all the mitigating measures needed.

X. RESULTS OF ENVIRONMENTAL REVIEW PROCESS

No comments were received during the 30-day review process.

XI. FINDINGS

Based on the foregoing, it is determined that the proposed action will not have a significant effect on the environment.

XII. CONTACT

Glenn Y. Taguchi
Hawaii District Land Agent
Division of Land Management
Department of Land and Natural Resources
P.O. Box 936
Hilo, Hawaii 96721-0936

JOHN WAIHEE
GOVERNOR



BRIAN J. J. CHOY
Director

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185

January 4, 1993

Mr. Glenn Taguchi
Hawaii District Land Agent
Division of Land Management
Department of Land and Natural Resources
P. O. Box 936
Hilo, Hawaii 96721-0936

Dear Mr. Taguchi:

SUBJECT: KALANI HONUA DIRECT SALE OF UTILITY EASEMENT, PUNA,
HAWAII

The Draft Environmental Assessment (EA) for the above project was submitted to our office on September 29, 1992 for publication in the October 23, 1992 OEQC Bulletin. Pursuant to Act 241, SLH 1992, your agency (or the applicant) is required to respond in writing to any comments received during the review period and prepare a Final EA. This document must then be submitted to our office with a determination letter (either a Negative Declaration determination or an Environmental Impact Statement Preparation Notice determination). Notice of this determination will then be published in the OEQC Bulletin.

It has been more than two months since the Draft EA notice for this project was published in the Bulletin. Thus, please submit the Final EA or notify our office of the status of this project as soon as possible. If you have any questions about the Draft EA/Final EA process, please contact our staff at 586-4185. Thank you for your cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brian J. J. Choy".

Brian J. J. Choy
Director