Mr. James K. Ikeda  
Interim Director  
Office of Environmental Quality Control  
220 South King Street  
Central Pacific Plaza, 4th Floor  
Honolulu, HI 96813  

Dear Mr. Anderson:  

Subject: Submission of Final Environmental Assessment, and negative Declaration (EA) for 65 year Non Exclusive easement to Samuel N. K. Rowland, Roadway and Utility to Basement Hauula, Oahu, TMK: 5-3-04;10  

We are forwarding to you four (4) copies of a Final Environmental Assessment in conjunction with an application by Mr. Samuel N. K. Rowland, Jr. for an access and utility easement across State-owned land in Hauula, Oahu (TMK: 5-3-04;10).  

This agency has determined that the issuance of the subject easement, will have no significant environmental effect and by this letter of notice. The Department of Land and Natural Resources is issuing a Negative Declaration. Please publish the notice in the next available Publication date.  

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA.  

Please contact Nicholas Vaccaro at 587-0433 if you have any questions.  

Very truly yours,  

Keith W. Ahue  

Encs.  
cc: Mr. M. Nekoba  
Mr. L. Landgraf
FINAL
ENVIRONMENTAL ASSESSMENT

FOR

SAMUEL N. K. ROWLAND, JR.
TMK: 5-3-4: 10
PUNALUU, OAHU, HAWAII

PREPARED FOR

STATE OF HAWAII

BY

SAMUEL N. K. ROWLAND, JR.
TMK: 5-3-4: 10
PUNALUU, OAHU, HAWAII

NOVEMBER 30, 1994
I. APPLICANT

Samuel N. K. Rowland, Jr.
P. O. Box 787
Hauula, HI 96717
II. PROJECT DESCRIPTION

SUMMARY

The Applicant's proposal is to construct a 12 feet wide road through State owned Property located at Hauula Oahu TMK: 5-3-4:10. The road will provide access into his privately owned property (TMK: 5-3-4:16) which abuts the State parcel the private own land is landlocked. The road will also be used for Utility purposes, i.e., Electrical, and underground 1" water line. The Applicant's private property is zoned Agriculture farming activities consist of production Taro, Sweet Potato, Leaf Onions, Banana and Ti Leaf.
III. GENERAL DESCRIPTION OF PROJECTS TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS

A. Technical Characteristics:

1) **Use Characteristics:** This property and all surrounding properties are comprised of Ag. lots.

2) **Physical characteristics:** The proposal and lot size can be viewed in exhibit.

3) **Construction characteristics:** Grubbing, Grading and a 6 inch fill of base coarse in proposed.

4) **Other Pertinent Information:** Upon completion of proposed road a 1 inch water line and overhead electric line is to be routed through the propose road, which is the most direct route to my property.

B. Economic Characteristics

Allowing the proposed road will provide electricity to other parcels which may require power.

C. Social Characteristics

Allowing the proposed road will have no impact on the existing social characteristics.

D. Environmental Characteristics

The lot size is 20,908 sq. ft. pasture land. The present State land use is agricultural and present county zoning AG-2 Agricultural. The flood maps show the property to be zoned AE, XS, X. See exhibit
IV. IMPACTS ALTERNATIVES CONSIDERED

Allowing the proposed road will not affect the existing physical, natural, social, or economic environmental characteristics of the site. The alternatives investigated have included routing around the State property, also considered were allowing the proposed road. We are requesting the proposed road alternative.
COMMENTS RECEIVED FROM OTHER GOVERNMENT AGENCIES

STATE OF HAWAII
Department of Transportation: Not Applicable

STATE OF HAWAII
Department of Land and Natural Resources: Not Applicable

Division of Water and Land Development

STATE OF HAWAII
Department of Land and Natural Resources:
Access and Utility Easement will have no effect on Historic Sites

Division of Historic Sites

CITY AND COUNTY OF HONOLULU
Department of Public Work:
No objections

Department of Land Utilization
Parcel is within the Special Management area. However, the roadway is exempt under 25-13 (2) (H) and Chapter 25 Revised Ordinance of Honolulu.
V. DETERMINATION

It is the findings of this study that the proposed road has been identified and adequately analyzed. A full environmental impact statement, therefore, is not warranted.
In reply refer to:
WPS 93-128

September 7, 1993

Mr. Keith W. Ahue, Chairperson
Board of Land and Natural Resources
State of Hawai‘i
P.O. Box 621
Honolulu, Hawai‘i 96809

Attention: Mr. Cecil B. Santos

Dear Mr. Ahue:

Subject: State Land Disposition, Hauula, Oahu
Tax Map Key: 5-3-04110

We have no objection to the disposition of the subject property. There are no City sewers in the subject area.

If there are any questions, please call Wayne Nakamura at 527-6297.

Very truly yours,

KENNETH M. RAPPOLT
Director

[Signature]
MEMORANDUM

TO: Mason Young, Administrator
   Land Management

FROM: Don Hibbard, Administrator
      Historic Preservation Division

SUBJECT: State Land Disposition
         Samuel Rowland Jr., Access and Utility Easement
         Hau'ula, Ko'olaupoko, O'ahu
         TMK: 5-3-04:010

A review of our records shows that there are no known historic sites at this parcel. Aerial photos taken in the 1970s show that this area has been cleared and graded and used for commercial agriculture. Because past cultivation and development would have destroyed any historic sites that might have been present we believe that this 960 sq. ft. access and utility easement will have "no effect" on historic sites.

EJ: jk
FORM 70-A

For Internal Use

TE: H82

FROM: Land Management

Date Received: 03 AUG 17

Suspense Date: Two weeks from date received

Land Management Administration OF WATER & LAND DEVELOPMENT
STATE LAND DISPOSITION

Location: Hauula, Oahu

Area: 960 sq. ft.

Tax Map *Key: 5-3-4:10

Survey Division Map:

Sale ___ Lease ___ Permit ___ E.O. XX ___ Other Access and Utility Easement

Present Encumbrance: Vacant

Prospective Applicant: Samuel Rowland, Jr.

Intended Use: Access and utility easement

LUC Zoning: Agriculture

County Zoning: Agriculture

County General Plan:

Other Govt. Agency Referral:

City & County Public Works

State DOT, Highways Division

Hauula Neighborhood Board

DLNR Referrals:

___ Aquatic Resources

___ State Parks

XX Water and Land Dev.

___ Forestry/Wildlife

___ Fiscal

___ Historic Sites

___ Con. & Env. Affairs

___ Ag Specialist

___ OHA

Special Conditions (if any):

Requested by: CECIL B. SANTOS
Land Agent
587-0433

ENDORSEMENT:

Approved as Submitted ___ Not Applicable

Disapproved or Conditional Extra Review Period

Approval Requested**

Reviewing Official Division

* Attach Map

** Attach Explanation

CRS
FORM 70-A
For Internal Use  Date Sent AUG 15 1993
TO: nom.nights Date Received
FROM: Land Management Suspending Date: Two weeks from
date received

Land Management Administrator

STATE LAND DISPOSITION

Location: Hauula, Oahu

Area: 960 sq. ft. or

Tax Map *Key: 5-3-4:10 Survey Division Map:

Sale ___ Lease ___ Permit ___ E.O. XX ___ Other Access and
Utility

Present Encumbrance: Vacant Easement

Prospective Applicant: Samuel Rowland, Jr.

Intended Use: Access and utility easement

LUC Zoning: Agriculture

County Zoning: Agriculture

County General Plan:

Other Govt. Agency Referral: DLNR Referrals:

City & County Public Works ___ Aquatic Resources
State DOT, Highways Division ___ State Parks
Hauula Neighborhood Board ___ Water and Land Dev. 

Special Conditions (if any):

Requested by: CECIL B. SANTOS

Land Agent 987-0433

ENDORSEMENT:

___ Approved as submitted  X Not Applicable

___ Disapproved or Conditional ___ Extra Review Period 

Approved** Requested**

Reviewing Official - Chief Division

* Attach Map

** Attach Explanation

CPS
September 1, 1994

Mr. Cecil Santos, Oahu Land Agent
Dept. of Land and Natural Resources
Honolulu, Hi. 96809

Dear Mr. Santos:
  Subject: Request of summary of what type of farming activities of applicant's private property.

  AS indicated in item #3 of draft EA for access and utility easement, Hauula, Oahu, TMK: 5-3-04:10 to Mr. Jeyan Thirugnanam, from the Office of Environmental Quality Control, farming activities on my property include the following:
  1. Taro
  2. Sweet Potato
  3. Leaf Onion
  4. Banana
  5. Ti Leaf

  If you have any questions, please call Samuel Rowland at 237-8616.

Sincerely,

Samuel Rowland
Applicant
August 3, 1994

Mr. Sam Rowland
P. O. Box 787
Hauula, Hawaii 96717

Dear Mr. Rowland:

Special Management Area Review

Tax Map Key : 5-3-4: 10
Type of Project: Access Road for Agricultural Use

The proposed project on the referenced tax map key has been reviewed. We find that it:

[ ] Is not within the Special Management Area.

[X] Is within the Special Management Area, but is not defined as "development" and is therefore, exempt (Section 25-1.3 [2] [H], Chapter 25, Revised Ordinances of Honolulu).

Should you have any questions, please contact the Environmental Review Branch at 523-4773.

Very truly yours,

DONALD CLEGG
Director of Land Utilization

DAC:ak
G:94-04738.ask