

1995-04-08-H1-FEA-Olae Summer Lots Direct Sale of Easement

APR 8 1995

FINAL ENVIRONMENTAL ASSESSMENT

I. INTRODUCTION:

This Environmental Assessment Statement is submitted in support of a proposed access and utility easement on Kalaninauli Road, a "paper road", owned by the State of Hawaii, situate at Olae Summer Lots, Puna, Hawaii, TMK: 3rd/1-9-03. This Environmental Assessment statement is submitted to the Department of Land and Natural Resources, State of Hawaii (hereinafter referred to as "DLNR") by Douglas H. and Patricia R. Knowlton, husband and wife, residing at 1179 Lunahana Place, Kailua, Hawaii, 96734 (hereinafter referred to as "applicants"), and the owners of a parcel of real property, TMK 1-9-03-14, which is presently "landlocked", with no vehicular or utility access, unless the proposed access and utility easement is approved.

This Environmental Assessment Statement follows a letter applying for an access and utility easement from the applicants to the Department of Land and Natural Resources, dated September 15, 1993, which was thereafter circulated to various State of Hawaii and County of Hawaii Departments, for their consultation and input. Applicants are informed that all of the governmental agencies copied with this application have reviewed the request and have expressed no objections to the proposed access and utility easement.

II. PROJECT SUMMARY:

Applicants are the owners of a house lot measuring 21,084 sq. ft. situate at Olae Summer Lots, Puna, Hawaii, TMK:

3rd/1-9-03-14. A copy of the tax map which includes this parcel is attached hereto as Exhibit "A"; our parcel is highlighted in pink on the map, the location of the proposed easement is highlighted in yellow on the map. Applicants would like to build a single-family dwelling on this property which has been owned by applicants family for several decades, since the Volcano Village was initially subdivided.

However, a single family house is not capable of being built on applicants property as it is presently "landlocked" with no access for vehicles or utilities (electric and telephone). When the subdivision was originally developed, access to the affected parcel was designed to be from Kalaninauli Road (which was to intersect with "Old" Volcano Road), which applicants are informed is presently owned by the State of Hawaii. However, Kalaninauli Road has never been constructed.

There are two other house lots which are also landlocked and would benefit from the proposed access and utility easement: a 21,000 sq. ft. parcel (TMK 1-9-03-13) owned by Chris Kamaka, who resides in Hilo, Hawaii; and a 42,000 sq. ft. parcel (TMK 1-9-03-15) owned by Carleton and Kurt Kramer, who reside in Honolulu, Hawaii. All lot owners are supportive of this application and are willing to participate in the proposed development and maintenance of the access and utility easement, and are willing to enter into a contract and form an association or corporation to develop and/or maintain the proposed access and utility easement.

Applicants' parcel is the furthest in, in a northerly direction, from "Old" Volcano Road, and is bordered on the north by State of Hawaii conservation land. The distance of the proposed access and utility easement from the "Old" Volcano Road on the paper Kalaninauli Road is approximately 200 yards.

### III. TECHNICAL CHARACTERISTICS:

Kalaninauli Road is approximately 50 feet in width. The proposed access easement would entail a driveway of approximately 12 feet in width. The driveway would be graded and constructed by a competent big island bulldozer operator. The exposed ground would be covered by a protective net of synthetic material and the driveway would be surfaced with ample amounts of gravel. The driveway would be constructed in a manner to avoid the stand of "Japanese Cedar" (*Cryptomeria*) trees which line the west boundary of Kalaninauli Road and to avoid the larger Ohia and Koa trees which are growing on Kalaninauli Road at present. The proposed driveway would meander somewhat along the approximate 200 yard length.

There is a drainage swale of approximately 3 feet in width and 1-1/2 feet in depth along the north side of "Old" Volcano Road, which follows its slope from southwest down toward the northeast. The drainage characteristics of this swale would be maintained by the installation of a metal drainage culvert which would be placed beneath the driveway. The driveway, at its intersection with "Old" Volcano Road, would be constructed with the appropriate radius, and may be constructed in this area of

asphalt, to include the section above the drainage culvert, in accordance with Hawaii County standards.

The proposed utility easement would be for electric service and telephone service to the three house lots. Approximately three electric utility poles would be installed by Hawaii Electric Light Co., along the proposed driveway in accordance with their customary standards. There is no water or sewer service to the Volcano Village subdivision at present, and there would be no present need for the proposed utility easement to include water or sewer lines. When developed, the affected house lots would be serviced by "catchment" water and septic sewage systems in accordance with Hawaii County standards.

The access easement will be constructed within one (1) year of approval, and will be continuously maintained thereafter by applicants in a diligent manner. Mr. Donald J. Murray of Murray-Smith & Associates, Ltd., will be retained to survey Kalaninauli Road in the area of the proposed easement, to provide the appropriate metes and bounds description of the easement, and may also provide a drawing or diagram of the proposed driveway as it will intersect with the "Old" Volcano Road.

#### IV. SOCIO-ECONOMIC CHARACTERISTICS:

The economic impacts upon the immediate community as well as the community at large would be positive. A local bulldozer operator will be hired to construct the driveway. A local surveyor will be retained to provide surveying services. Local maintenance personnel will be retained to provide

landscaping services. Hawaii Electric Light Co., will be compensated for the installation of the utility poles. GTE Hawaiian Telephone Co. will be compensated for running the telephone lines across the utility easement.

If approved, and the single-family dwelling construction is allowed to proceed, the County of Hawaii will benefit from the increased tax basis of the parcels in question, and local contractors will benefit from the construction activity. No adverse economic impacts are expected or anticipated.

Volcano Village is a low density, rural subdivision, the character of which will not be impeded by the proposed access and utility easement. The maximum number of single-family dwellings which would be allowed to be developed under current county standards, if the access and utility easement is approved, would be three. The population density of the subdivision would not be significantly increased by the proposed development and there are presently adequate recreational facilities in the subdivision. A new fire station in close proximity is nearing completion.

When developed, the houses would not be visible from "Old" Volcano Road, and the proposed driveway would be constructed and maintained in a visually aesthetic manner. The owners of the two parcels which border the proposed driveway at "Old" Volcano Road, TMK 1-9-03-09 and TMK 1-9-03-07, are supportive of the proposed access and utility easement.

V. ENVIRONMENTAL CHARACTERISTICS:

There are no significant environmental characteristics which would be affected by the proposed access and utility easement. The visual attributes of the property including the proposed driveway will be enhanced. Currently, as one looks toward Kalaninauli Road from "Old" Volcano Road, numerous unkempt introduced shrubs are seen growing wild. As one walks in along Kalaninauli Road, several beautiful large Ohia and Koa trees are growing. However, the predominant flora on Kalaninauli Road is comprised of introduced guava and "kahili" ginger which are considered as undesirable weeds by local residents.

Passing motorists will hardly notice the proposed driveway. The few pedestrians in this area, which are entirely from the seven houselots on the north side of "Old" Volcano Road toward Hilo, before the road dead-ends, will see the proposed driveway cleared, constructed and maintained in a visually pleasing manner, consistent with the surrounding neighborhood.

The soil in the area of Kalaninauli Road is well-drained volcanic soil which is suitable for the construction of gravel driveways. The slope of the ground in this area crosses Kalaninauli Road from southwest down toward northeast in a perpendicular manner, in a moderate degree, and the proposed driveway will not affect the naturally occurring water drainage or runoff in this area. The application of the proposed nylon net and large diameter gravel of the driveway will serve to impede any soil erosion.

Noise quality in the area will not be affected by the proposed access and utility easement. The predominant ambient noise in this rural subdivision comes from a few dogs, birds and the motoring traffic on nearby Mamalahoa Highway (route 11). The large houselots will afford ample privacy between homes in the area.

There are no historical or archeological resources on Kalaninauli Road which will be affected or impacted by the proposed access and utility easement. See letter from Don Hibbard, Administrator, State Historic Preservation Division, to Glenn Taguchi, Hawaii District Land Agent, dated February 4, 1994, a copy of which is appended hereto as Exhibit "B".

The flora and fauna in the area of Kalaninauli Road will not adversely be affected by the proposed access and utility easement. The endemic bird population will not be affected as efforts will be undertaken to maintain the native trees, which include Ohia and Koa. The predominant mammals in this area, feral pigs which are considered nuisances, will not benefit from the proposed access and utility easement.

VI. ALTERNATIVES CONSIDERED:

There simply are no viable alternatives to provide the three houselots in question with access and electric and telephone service, other than as contained in the proposal outlined in this Environmental Assessment Statement. Kilauea Road has never been developed in a Hilo direction from Wright Road, and constructing a driveway down this section of Kilauea

Road and then in through the back of Kalaninauli Road, a distance of perhaps 600 yards, would be economically unfeasible and would entail significantly greater environmental degradation through State conservation lands. Likewise, the construction of a formal 40 foot wide asphaltic road or street to standard county specifications, of what is now a "paper" Kalaninauli Road, would be economically unfeasible, would create significantly greater environmental effects, and would be pointless from a practical standpoint, as only the same three houselots would be serviced as by the proposed driveway.

VII. PROPOSED DETERMINATION

The proposed access and utility easement will not significantly alter the environment and impacts will be minimal. Therefore, it is anticipated that a Negative Declaration will be filed, and that the preparation of an Environmental Impact Statement is not warranted.

VIII. PROPOSED FINDINGS AND REASONS

1. The proposed easement will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.
2. The proposed easement will not curtail the range of beneficial uses of the environment.
3. The proposed easement will not conflict with the State's long-term environmental policies.
4. The proposed easement will not substantially affect the economic or social welfare of the community or State.



5. The proposed easement will not involve substantial secondary impacts, such as population changes or effects on public facilities.

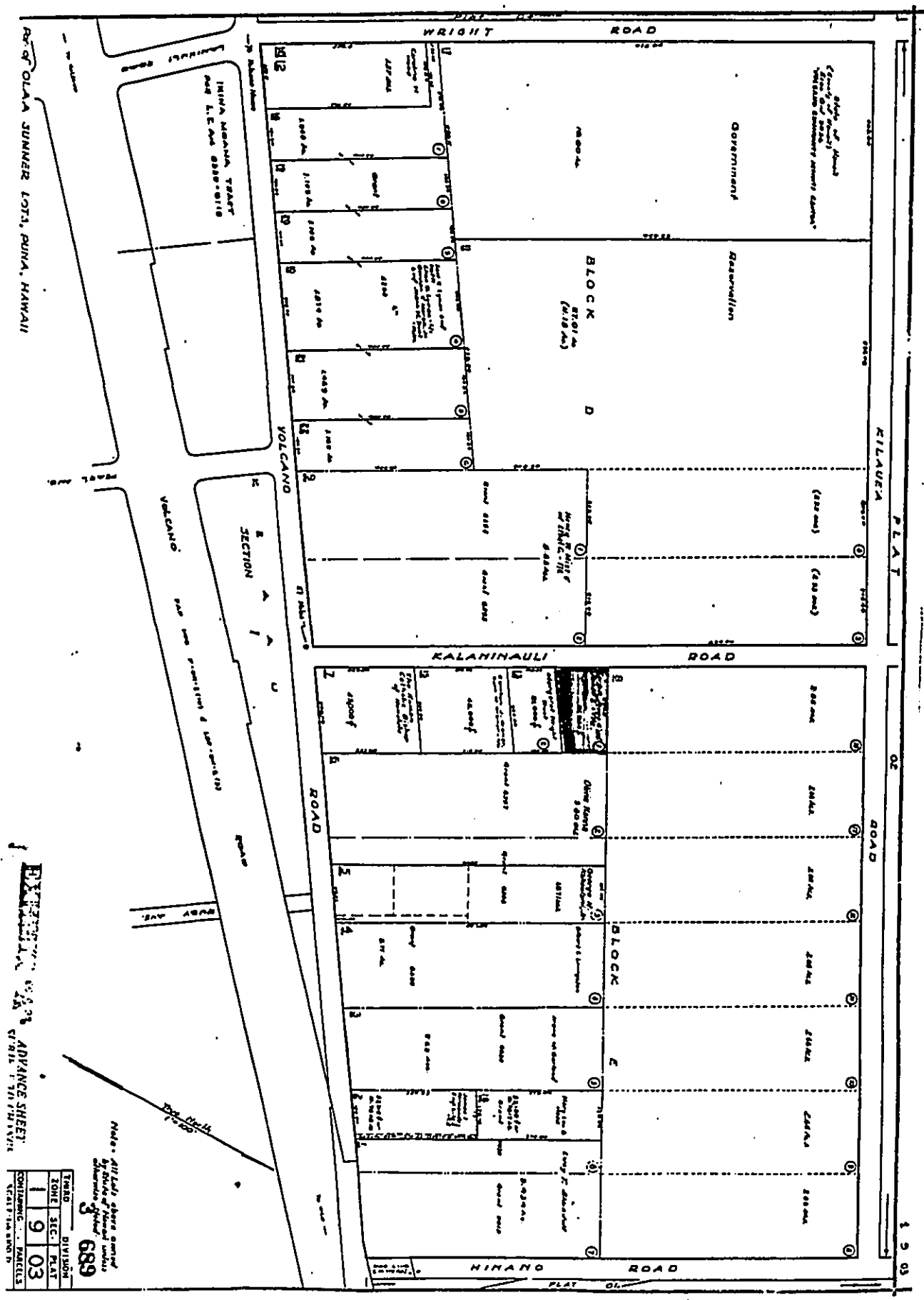
6. The proposed easement will not involve a substantial degradation of environmental quality.

7. The proposed easement will not substantially affect any rare, threatened or endangered species of flora or habitat. No endangered species of flora or fauna are known to exist on the project site.

8. The proposed easement will not detrimentally effect air or water quality or ambient noise levels.

9. The proposed easement will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, estuary, fresh water, or coastal waters.

For the reasons above, the proposed easement will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.



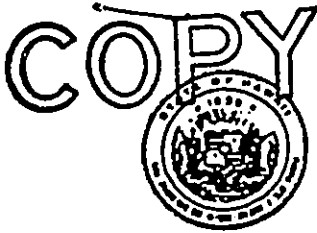
Part of OLAA SUMNER LOTS, PUNA, HAWAII

ADVANCE SHEET  
OF HIL. 1717-1718

Note: All lots shown on this map are subject to the provisions of the Act of March 3, 1903, Chapter 154, Laws of Hawaii.

TERRITORY	DIVISION
1903	3
1903	689

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

February 4, 1994

KEITH AHE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTES

JOHN P. KEPPELER II  
DONA L. HANAKA

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT


CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

LOG NO: 10713 ✓  
DOC NO: 9401ms20

MEMORANDUM

TO: Glenn Taguchi, Hawaii District Land Agent  
Land Management Division

FROM: Don Hibbard, Administrator  
State Historic Preservation Division 

SUBJECT: State Land Disposition - Access and utility easement for Douglas H.  
Knowlton to parcel TMK: 1-9-03:14  
Olaa Summer Lots, Puna, Hawaii Island  
TMK: 1-9-03: roadway

HISTORIC PRESERVATION PROGRAM CONCERNS:

A site visit was made to the parcel by Historic Preservation Division staff archaeologist Marc Smith on January 30, 1994.

Vegetation in the area is *ohi'a* and *hupu'u* fern forest, with guava and *melastoma*. The substrate is weathered pahoehoe. The proposed easement has recently been hand cleared of vegetation, providing good surface visibility.

No structures or features were observed in the easement. The proposed driveway will have "no effect" on historic sites.

MS:amk

FEB - 7 1994

EXHIBIT 'B'