

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
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LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

SEP 26 1995

Ref: LM-GM

KA-94:0152

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

Dear Mr. Gill:

Subject: Negative Declaration for Easement Across State-
Owned Land for Utility Purposes, Kalaheo, Kauai,
Tax Map Key:2-4-01:24


The Department of Land and Natural Resources has not received any comments during the 30-day public comment period. We have determined that this project will not have a significant environmental effect, and therefore, we are issuing a negative declaration. Please publish this notice in the October 23, 1995 OEQC Bulletin.

Enclosed are a completed OEQC Bulletin Publication Form and four (4) copies of the final environmental assessment.

Please contact Gary Martin at 587-0414 if you have any questions.

Thank you for your attention to this matter.

Very truly yours,


DEAN Y. UCHIDA, Administrator
Division of Land Management

Enclosures

cc: Kauai Land Board Member
Kauai District Land Office

134

1995-10-08-KA-~~FEA~~-Andrade Estates Request for
Utility Easement

OCT 8 1995

FILE COPY

**Andrade Estates
Kalaheo, Kauai, Hawaii**

FINAL Environmental Assessment

Prepared for:

Joseph Andrade, et. al.
P. O. Box 198
Lawai, Kauai, Hawaii 96765

By:

NKN Project Planning
4849 Iiwi Road
Kapaa, Kauai, Hawaii 96746

May 26, 1995

PROJECT SUMMARY

Project Name: Andrade Estate request for utility easement

Applicant/Landowner: Joseph Andrade, et. al.
P. O. Box 198
Lawai, Hawaii 96765

Accepting Authority: Department of Land and Natural Resources

Project Location: Kalaheo, Kauai, Hawaii

Tax Map Key: 2-4-1: 24

Total Land Area: .05 acres

Project Description

Landowners Joseph Andrade, et. al. own a 9.50 acre parcel identified as Tax Map Key 2-4-1: 20 in Kalaheo, Kauai, Hawaii. A location map is found in Figure 1. The parcel is subdivided into two lots. Lot 49-A is approximately half an acre and Lot 49-B is nine acres in size. About two years ago, the owners divided the nine-acre lot into four limited common elements through the Hawaii Condominium Property Act.

The old government road, identified as Tax Map Key 2-4-1: 24, off Kaunualii Highway, now provides vehicular access to both lots. A site plan is shown in Figure 2.

Family members now plan to build homes on both lots and require a utility easement across the state-owned old government road.

EA Scope

The use of state-owned land triggers the environmental review process as defined by Chapter 343, Hawaii Revised Statutes (HRS), including Act 241, SLH 1992 revisions, and Title 11, Chapter 200, Hawaii Administrative Rules, Department of Health. This environmental assessment therefore examines the impact of the utility easement on the surrounding environment.

Technical

Two utility poles would be placed in the old government road at a height of 39 feet above ground. A single-phase primary and secondary electrical distribution line and a telephone line would be installed on the pole to serve the Andrade property. A detailed electrical distribution map is shown in Figure 3. A cross-section of the top portion of the utility pole is shown in Figure 4.

North and west of the old government road is the Kukui Jelly Factory. South of the old government road is Kaunualii Highway. East of the old government road is the Andrade Estate.

The Andrades have an access easement on the old government road. The old government road serves no other purpose.

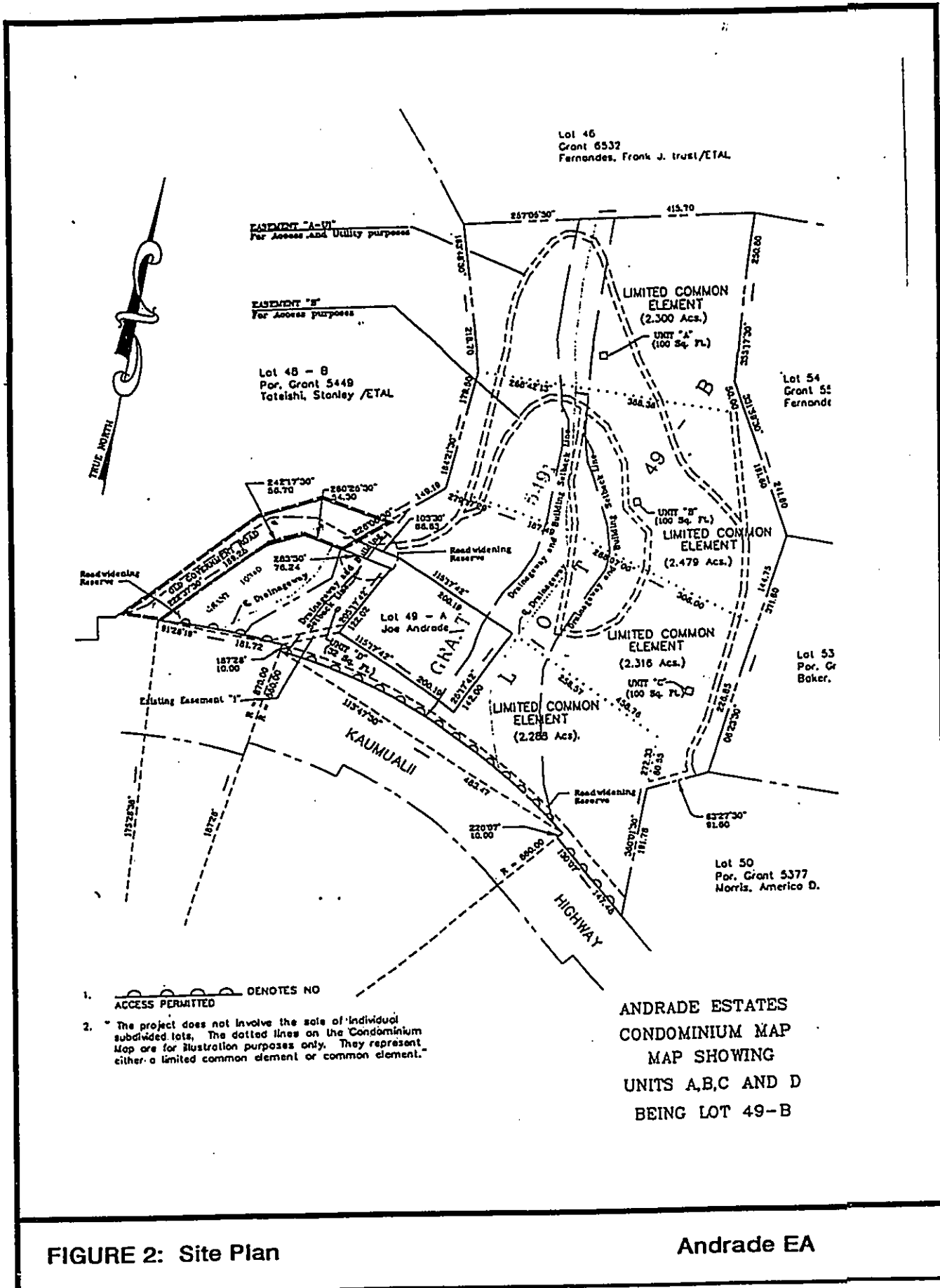
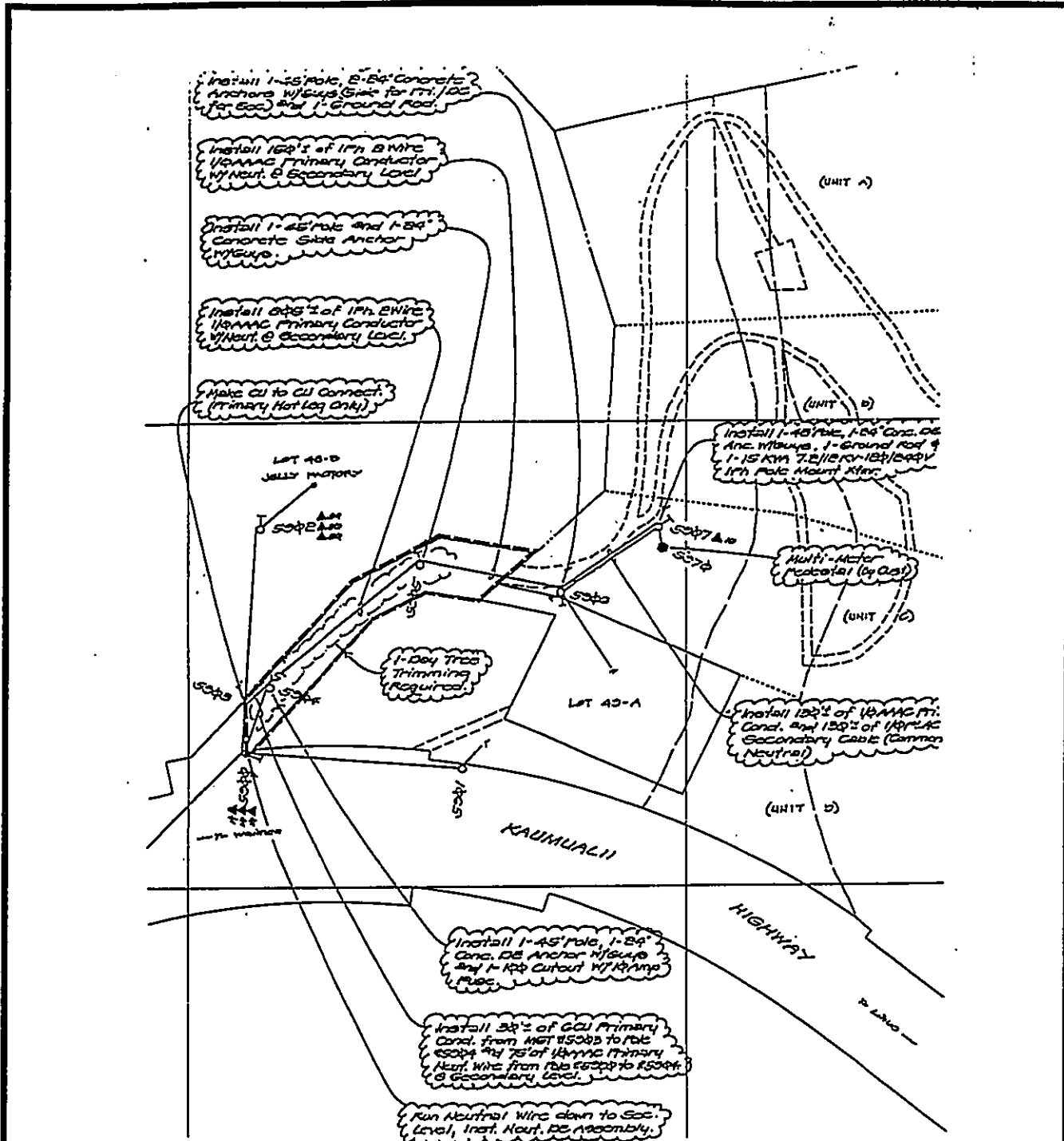


FIGURE 2: Site Plan

Andrade EA

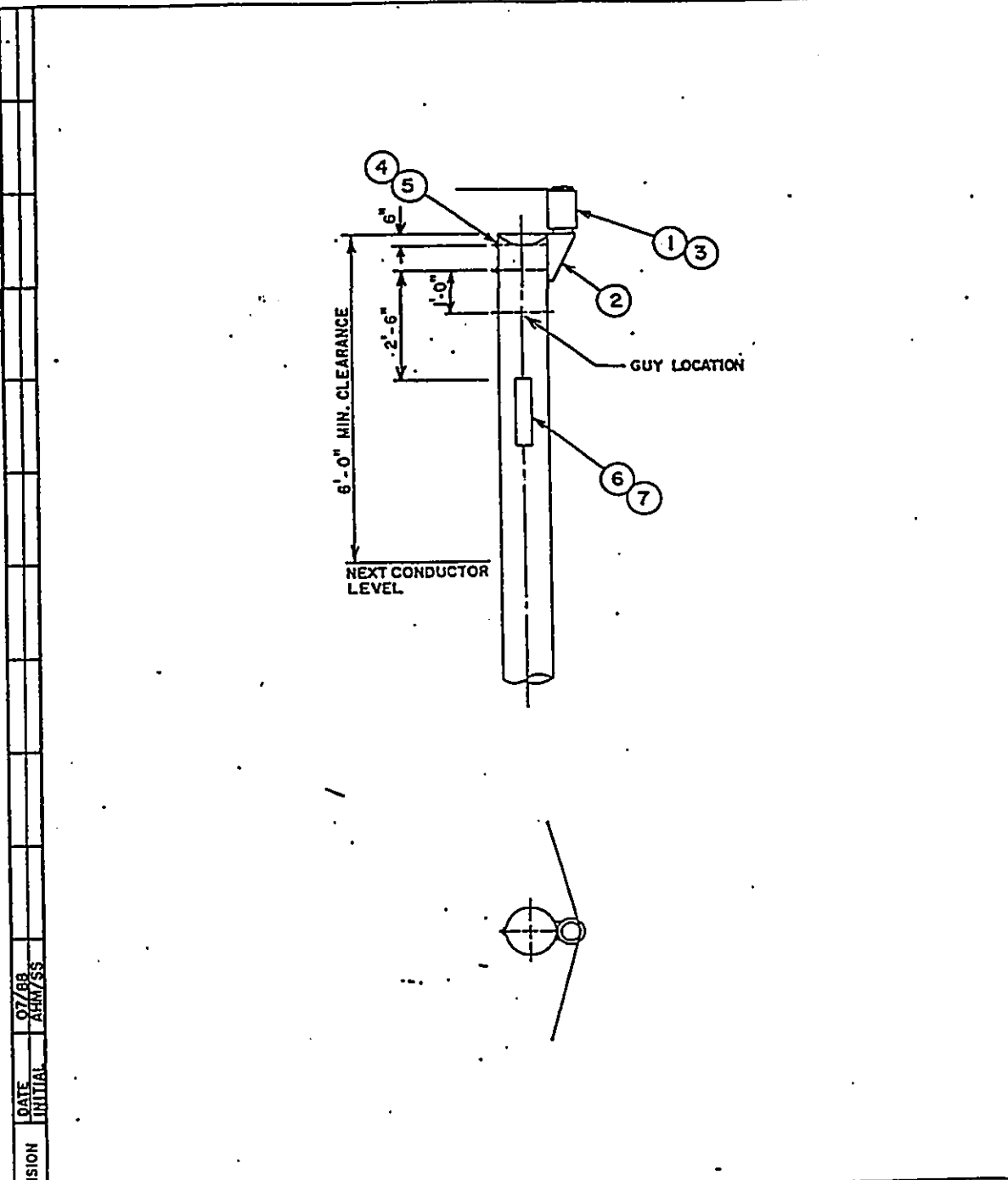


KALAEHO - MORRIS/ANDRADE, KALAEHO, TMS: E-4-01:20, LOT 49

ENG. FILE NO 89-E-888 CT
 IMP. JOB NO.
 J. P. NO. K02-896

KALAEHO	
CITIZENS UTILITIES COMPANY KAUAI ELECTRIC DIVISION ELEELE, KAUAI, HAWAII	
DETAIL MAP ELECTRICAL DISTRIBUTION	
DISTRICT	MAP NO.
KOLOA	030-490-A
DRAWN BY:	DATE:
SCALE: 1"=100'	DATE:
APPROVED:	DATE:

FIGURE 3: Detailed Electrical Distribution Map Andrade EA



REVISION	DATE	INITIAL	07/88	ARM/SS
DRAWN	DESIGNED	APPD	REDRAWN	
SUPERSEDES			ORIGINAL	
STANDARD CONSTRUCTION CITIZENS UTILITIES COMPANY KAUAI ELECTRIC DIVISION			ARMLESS CONSTRUCTION, SINGLE PHASE PRIMARY, SMALL ANGLE 3°-27° 6,500 - 20,000 VOLTS	PA1176 1
				SHEET 1 OF 2

FIGURE 4: Cross-Section of Utility Pole

Andrade EA

***Socio-Economic
Characteristics***

Construction costs to design and install the utilities poles and lines is estimated at \$11,000 (1995 dollars). This cost will be shared between Kauai Electric and GTE Hawaiian Tel.

The proposed utility easement will allow family members to live in close proximity to each other on family-owned property. These homes will be a source of additional real property taxes to the County of Kauai.

As the families are all present residents of Kauai, there should be minimal impacts on schools, parks, fire, police, and other social services.

No business enterprise or residence will be displaced by the utility easement.

Environmental

Installation of the utility poles and tree trimming may increase the amount of dust in the air and construction machinery may raise noise levels. These impacts are considered to be short-term.

The utility poles will be 39 feet above ground. Due to the topography and thick vegetation, views from Kaumualii Highway and property immediately west of the old government road will not be impacted.

Description of Affected Environment

Existing Use

The L-shaped old government road right-of-way varies in width from 40 to 60 feet, has a length of about 350 feet, and is located mauka of Kaumualii Highway. The travel way, a dirt road, varies in width from about 10 to 15 feet and is located on the eastern edge of the right-of-way. The dirt road is now used by the owners to gain access to their property. Both sides of the dirt road are covered with vegetation.

***Geographical
Characteristics***

Topography. The roadway is gently sloped at the entrance. The western edge of the right-of-way is very steep, but the eastern portion of the right-of-way, including the dirt road, is relatively flat. There are potholes in the dirt road.

Climate. Mean temperatures in the area generally range from 71 to 79 degrees Fahrenheit. The average annual precipitation varies from 44 inches at Lihue Airport to 35 inches in Poipu.¹

Soil. The road is comprised of Pakala clay loam (PdA) and Rough broken land (rRR). Pakala clay loam has slopes of 0 to 2 percent, moderate permeability, slow runoff, and slight erosion hazard. Natural vegetation consists of koa haole, kiawe, burmuda grass, and associated plants. The eastern edge of the old government road consists of Rough broken land, with very steep slopes ranging from 40 to 70%. Dominant natural vegetation consists of guava, lantana, Natal redtop, bermuda-grass, koa haole, and molassesgrass.²

Flood Hazard

Federal Emergency Management Flood Insurance Rate Map, Panel 138, shows the property in Zone X (unshaded). This means that FEMA has determined this area to be outside the 500-year flood plain.³

Historical

There are no known historic, archeological, or cultural sites on the subject parcel.

Land Use Controls

State Land Use Designation	Agriculture
County General Plan	Agriculture or Urban
County Zoning	Open, R-2

The State Land Use Map, County General Plan map, and County zoning map, are shown in Figures 5, 6, and 7, respectively.

¹The State of Hawaii Data Book 1993-94, State of Hawaii, The Department of Business, Economic Development, and Tourism, June, 1994, p. 146.

²Soil Survey of Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, United States Department of Agriculture, Soil Conservation Service in Cooperation with The University of Hawaii Agricultural Experiment Station, August 1972.

³FIRM Flood Insurance Rate Map, County of Kauai, Hawaii, Panel 130, Federal Emergency Management Agency, March 4, 1987.

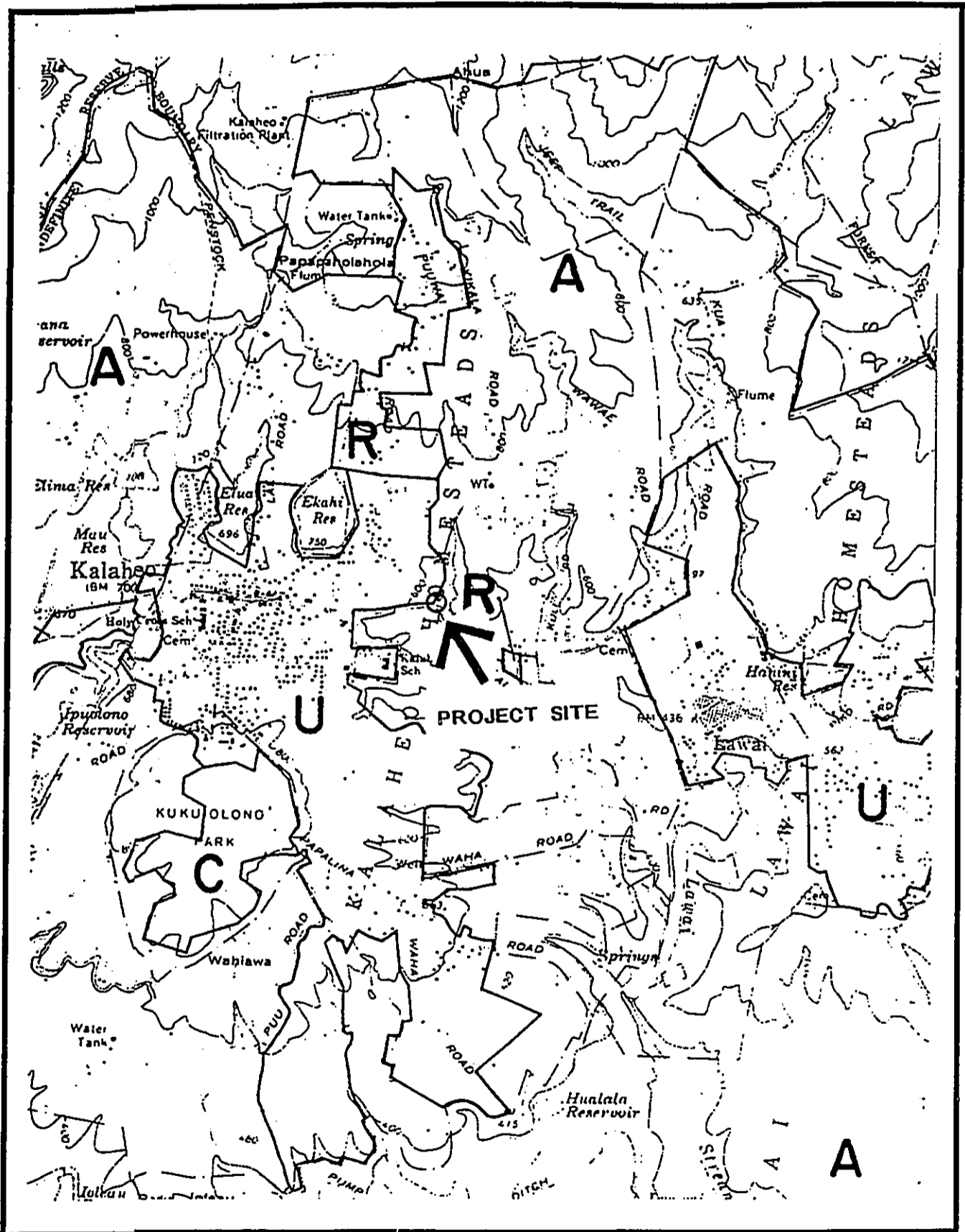


FIGURE 5: State Land Use Map

Andrade EA

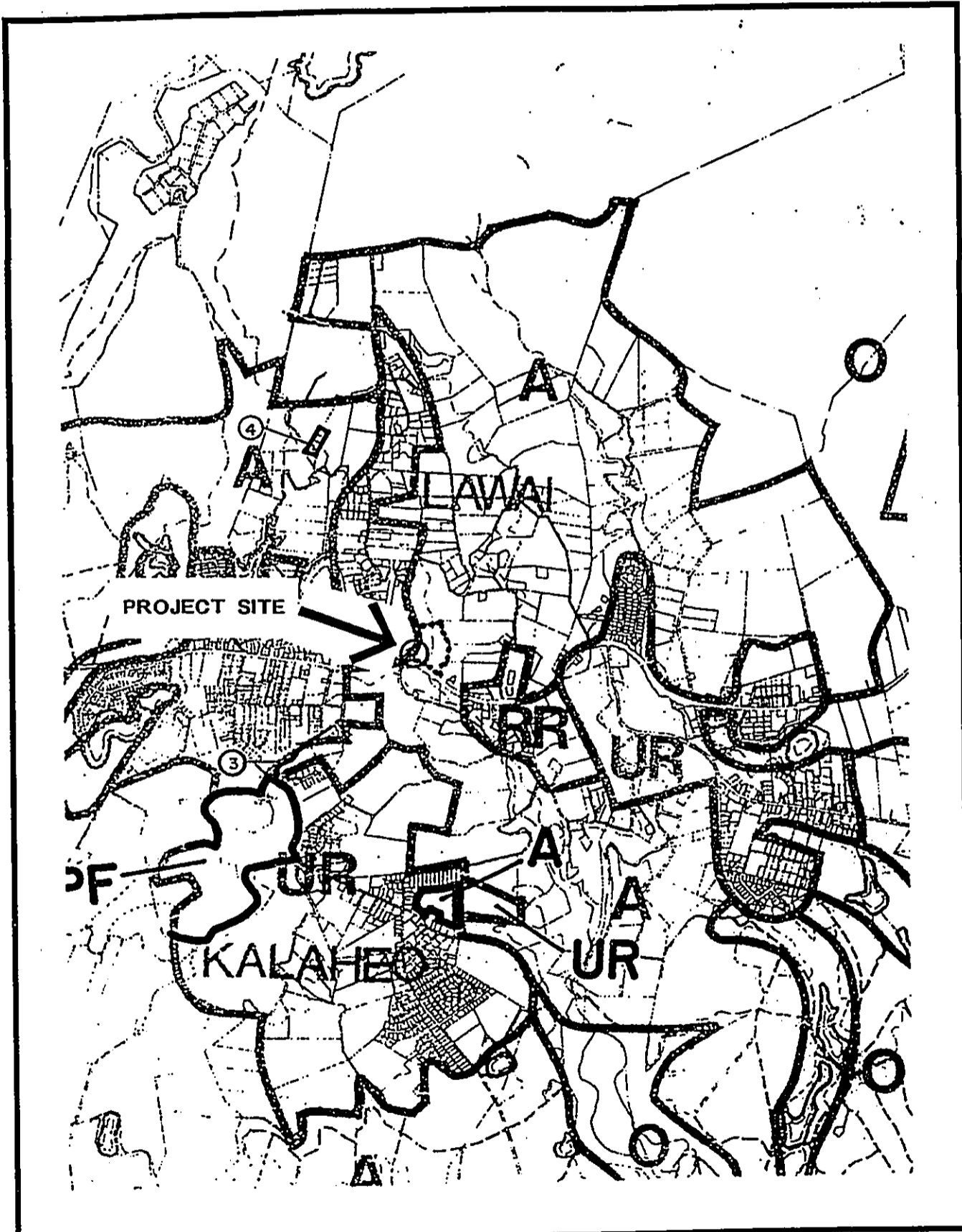


FIGURE 6: County General Plan Map

Andrade EA

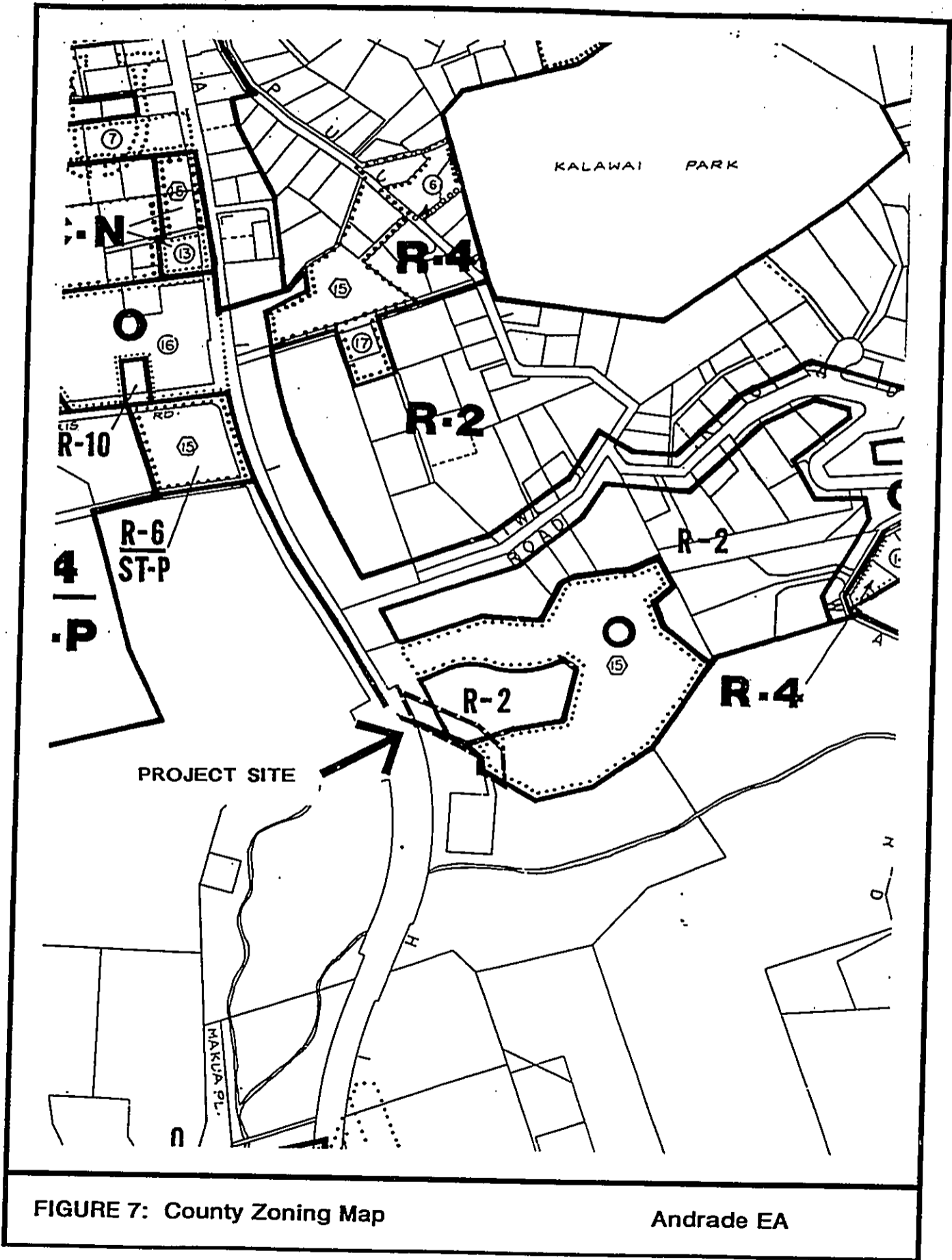


FIGURE 7: County Zoning Map

Andrade EA

Summary of Potential Impact and Measures to Mitigate Adverse Impacts

Short-term Impacts

Construction. Tree trimming and installation of the proposed improvements will increase the amount of fugitive dust in the air and various construction machinery will raise noise levels. These construction nuisances cannot be avoided but can be reduced by conducting work within reasonable hours of the day. Contractors will comply with State Department of Health regulations requiring mitigation of potential impacts to air quality and noise levels.

Alternative to the Proposed Action

No Action

A No Action alternative means that future homes would have no electrical or phone service.

Alternative Easement

An alternative site plan involves redesigning the utility easement directly from Kaunualii Highway to the property. This alternative requires planting poles in a steep gulch and impacting thick vegetation within the gulch. This a costly alternative that involves greater environmental impacts.

Determination

The proposed utility easement on the old government road is not anticipated to cause significant negative impacts to the environment. It is therefore anticipated that a negative declaration will be issued.

Reasons Supporting Determination

The following findings support the anticipated determination:

1. The proposed action will not involve a loss or destruction of any natural or cultural resource;
2. The proposed action will not curtail the range of beneficial uses of the environment;
3. The proposed action does not conflict with the State's long-term goals or guidelines as expressed in Chapter 344, HRS;
4. The proposed action does not substantially affect the economic or social welfare of the community or state;
5. The proposed action does not substantially affect public health;
6. The proposed action does not involve substantial secondary effects;
7. The proposed action does not involve substantial degradation of environmental quality;
8. The proposed action does not cumulatively have a considerable effect on the environment or involve a commitment to larger actions;
9. The proposed action does not affect a rare, threatened, or endangered species or its habitat;
10. The proposed action does not detrimentally affect air or water quality or ambient noise levels; and
11. The proposed action does not affect an environmentally sensitive area.

References

FIRM Flood Insurance Rate Map, Kauai County, Hawaii, Panel 139,
Federal Emergency Management Agency, March 4, 1987.

Soil Survey of Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of
Hawaii, United States Department of Agriculture, Soil Conservation
Service in cooperation with The University of Hawaii Agricultural
Experiment Station, August 1972.

The State of Hawaii Data Book 1993-94, A Statistical Abstract,
Department of Planning and Economic Development and Tourism, June,
1994.