

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

September 12, 2014

Ref. No.: EO 2188
PSF No.: 14HD-146

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

HAWAII

Approval in Concept for Partial Withdrawal of Lands Under Governor's Executive Order No. 2188 for Reset Aside to County of Hawaii for Mass Transit Agency Base Yard Facility; Right-of-Entry for Survey Purposes at Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-1-013: Portion of 148.

CONTROLLING AGENCY (of subject executive order):

County of Hawaii, Department of Public Works

APPLICANT (requesting set aside):

County of Hawaii, Mass Transit Agency

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-1-013: Portion of 148, as shown on the attached map labeled Exhibit A.

AREA:

5.00 acres, more or less.

ZONING:

State Land Use District: Agriculture
County of Hawaii CZO: Agriculture

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution:

YES ___ NO x

CURRENT USE STATUS:

Governor's Executive Order No. 2188 setting aside 40 acres to County of Hawaii for Quarry and Borrow Pit purposes.

PURPOSE OF SET ASIDE:

Mass Transit Agency Base Yard Facility purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

Applicant will have an environmental assessment prepared and published in accordance with the requirements of Hawaii Revised Statutes (HRS) Chapter 343 and Chapter 11-200, Hawaii Administrative Rules (HAR).

APPLICANT REQUIREMENTS:

Applicant shall be required to:

- 1) Provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost;
- 2) Process and obtain subdivision at Applicant's own cost;
- 3) Applicant shall be responsible for Chapter 343, HRS compliance and all costs associated therewith;
- 4) Obtain a title report to ascertain ownership, where necessary, at Applicant's own cost and subject to review and approval by the Department.

REMARKS:

At its meeting of July 10, 1964, Item F-7, the Board of Land and Natural Resources approved the issuance of Governor's Executive Order No. 1288 to the Hawaii County Board of Supervisors for Quarry and Borrow Pit Site. The subject parcel consists of 40 acres, and is described on Government Survey Map C.S.F. No. 14,344.

By letter dated April 17, 2014, the County of Hawaii requested a partial withdrawal of 5 acres from Governor's Executive Order No. 1288, which currently under the County of

Hawaii for Quarry and Borrow Pit purposes. The withdrawn area is to then be reset aside to the County of Hawaii for its proposed Mass Transit Agency Base Yard Facility.

The Mass Transit Agency provides island-wide public transportation for Hawaii County. Services operate daily with limited services on Sundays and holidays. The agency also provides administrative support to the Hawaii County Transportation Commission and oversees taxicab operators for Hawaii Island.

The proposed plans are to construct a transit base yard facility which shall include office space and a maintenance garage. The office space will be used for administrative staff to oversee daily transit operations, while the maintenance garage will be used to maintain and repair transit vehicles. The facility must be able to accommodate parking for a fleet of 55 transit buses and employees' personal vehicles. The mass transit agency currently located on Railroad Avenue in the Schultz Siding facility, shares limited space with the Department of Public Works. The mass transit agency has grown over the years and is in need of its own facility to improve efficiency and the work environment.

Currently, access to the subject property is over what is described as a proposed 50-foot wide road. Although the 50-foot wide roadway has been in existence for over 30 years, it is not known who actually constructed the road. Although it was never properly transferred or dedicated to the county, the county has been maintaining the roadway. Staff is presently negotiating with the county to resolve the issue of roadway management and jurisdiction. The roadway is also used to access other county properties/facilities in the area, which include the quarry, borrow pits, landfill, drag strip, and sort station.

Further, in order to utilize the site for the intended purpose, a twenty (20) foot wide easement for utility purposes is also being contemplated/ required. The Hawaii Electric Light Company is presently negotiating with the Department of Hawaiian Home Lands for accesses through its Panaewa Home Farm Lots to the south.

The County of Hawaii, Mass Transit Agency is the proper agency for managing and operating the proposed mass transit base yard facility. Currently, there are no alternatives for a higher and best use. The proposed use will fully utilize the requested lands.


RECOMMENDATION: That the Board:

1. Subject to Applicant fulfilling the Applicant Requirements above, approve in concept the issuance of an executive order for a partial withdrawal of 5-acres from Governor's Executive Order No. 2188; Reset Aside to the County of Hawaii the subject lands withdrawn for its proposed Mass Transit Agency Base Yard. It is understood that the approval in concept shall not be deemed to be an approval of a set aside as staff shall return to the Land Board at a later date for approval of the set aside disclosing the

Environmental Assessment with a Finding of No Significant Impact.

2. Authorize the issuance of a right-of-entry permit to the County of Hawaii for conducting necessary studies and surveys in preparing an environmental assessment covering the subject land under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
 - B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.


Respectfully Submitted,



Land Agent
Wesley T. Matsunaga

for

APPROVED FOR SUBMITTAL:



William J. Aila, Jr., Chairperson

WJA

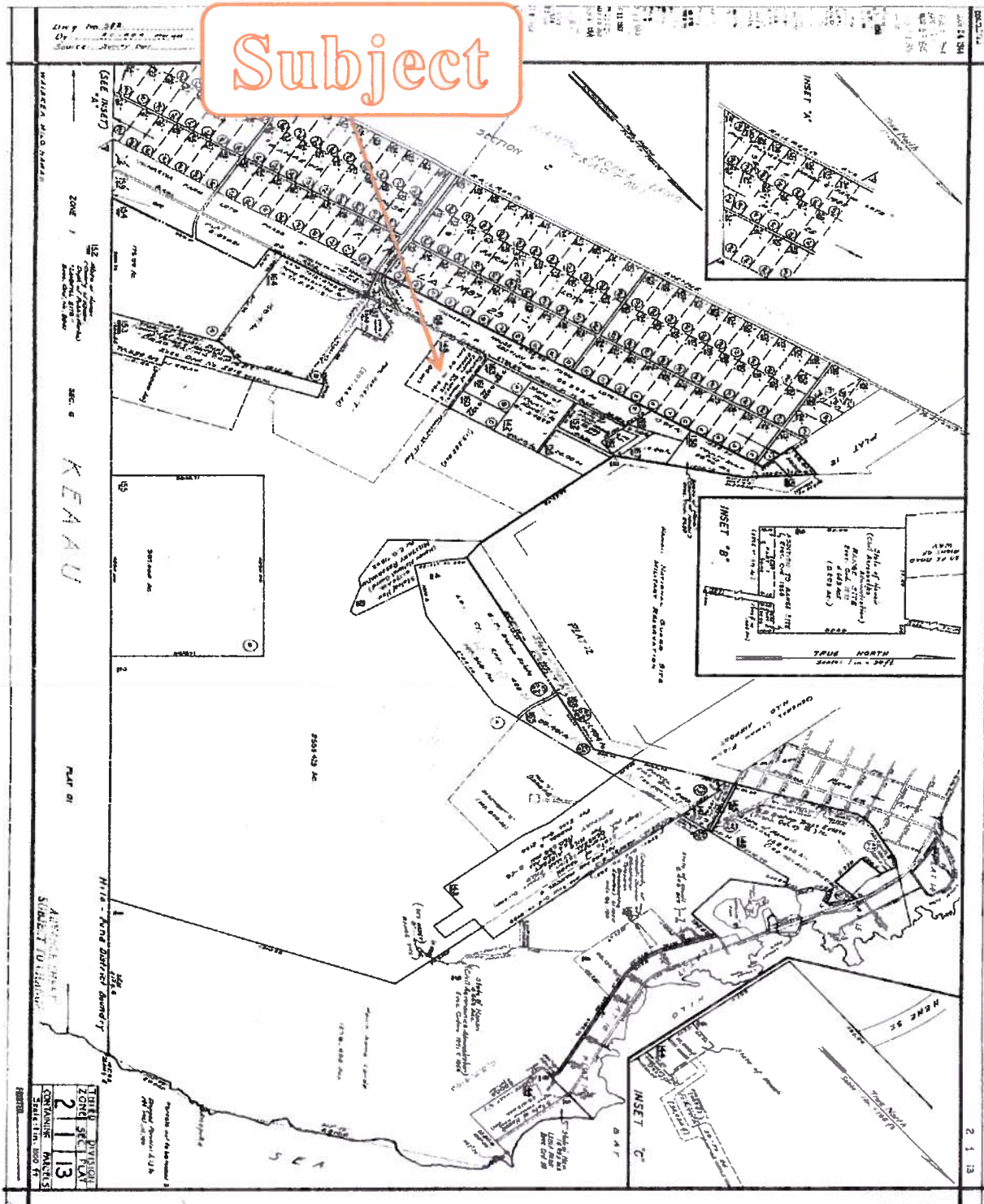


EXHIBIT A



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