

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

1937
Keith W. Ahue
Chairperson
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STATE PARKS
WATER AND LAND DEVELOPMENT

Ref. LM-GYT

August 2, 1994

Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, HI 96813

Subject: **Negative Declaration for Proposed Direct Sale of Triangulation Station
Site at Waiakea Homesteads, 2nd Series, South Hilo, Hawai'i
Tax Map Key:3rd/2-4-38:10
Applicant: Leonard Chow**

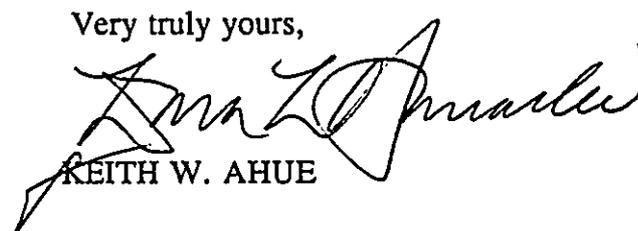
In accordance with the requirements of Chapter 343, Hawai'i Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, a Final Environmental Assessment has been prepared for the subject parcel.

Notice of availability of the Draft Environmental Assessment for the project was published in the January 23, 1994 OEQC Bulletin. No comments were received by the department or the applicant.

As the proposing agency, we are forwarding herewith, one copy of the OEQC Bulletin Publication form, and four copies of the Final Environmental Assessment. We have determined that there will be no significant impacts as a result of the project, and, therefore, are filing the Final Environmental Assessment as a negative declaration. We respectfully request that public notice of the Final Environmental Assessment be published in the next scheduled OEQC Bulletin.

If there are any questions, please contact Glenn Y. Taguchi, Hawai'i District Land Agent at 933-4245.

Very truly yours,


KEITH W. AHUE

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Office
Leonard Chow

1994-08-23 - HI - FEA - Waiakea Homesteads
Sale of Triangulation Station

AUG 23 1994

FINAL ENVIRONMENTAL ASSESSMENT FOR PROPOSED DIRECT
SALE OF TRIANGULATION STATION AT WAIAKEA HOMESTEADS,
SOUTH HILO, HAWAII

I. APPLICANT

LEONARD CHOW
1203 HAIHAI ST.
HILO, HAWAII 96720

II. APPROVING AGENCY

DIVISION OF LAND MANAGEMENT
DEPT. OF LAND AND NATURAL RESOURCES
P.O. BOX 936
HILO, HI 96721-0936
CONTACT: GLENN Y. TAGUCHI

III. AGENCIES CONSULTED

DEPT. OF ACCOUNTING AND GENERAL SERVICES
SURVEY DIVISION-HAWAII DISTRICT OFFICE

IV. GENERAL DESCRIPTION OF PROPOSED ACTION

DIRECT SALE OF TRIANGULATION STATION IDENTIFIED AS TAX MAP
KEY:3RD/2-4-38:10, WAIAKEA HOMESTEAD, 2ND SERIES, SOUTH HILO,
HAWAII FOR CONSOLIDATION WITH THE PRIVATE PROPERTY OWNED BY
THE APPLICANT.

V. SUMMARY OF AFFECTED ENVIRONMENT

THE UNIMPROVED TRIANGULATION STATION SITE IS COVERED WITH
THICK GROWTH OF GUAVA TREES. THE SITE IS ALSO COVERED WITH
COMMON GRASSES, BRUSH, THIMBLE BERRIES AND OTHER WEEDS. THE
SITE IS APPROXIMATELY 50 FEET BY 50 FEET WITH AN ELEVATION OF
APPROXIMATELY 15 FEET HIGH. THE APPLICANT IS THE OWNER OF A
4.275 ACRE PARCEL ALONG HAIHAI STREET, WAIAKEA HOMESTEAD,
SOUTH HILO, HAWAII TMK:3RD/2-4-38:11. SITUATED WITHIN THIS TAX
MAP KEY IS THE AFOREMENTIONED TRIANGULATION STATION.

THE SITE IS NO LONGER UTILIZED FOR SURVEYING PURPOSES (ATTACHMENTS A-1). NO LISTED CANDIDATE OR PROPOSED ENDANGERED ANIMAL OR PLANT SPECIES ARE FOUND ON THE PARCEL. IN TERMS OF CONSERVATION VALUE, NO BOTANICAL OR ZOOLOGICAL RESOURCES REQUIRING PROTECTION ARE PRESENT.

A SITE INSPECTION OF THE PROPERTY DID NOT REVEAL ANY ARCHAEOLOGICAL OR HISTORICAL FEATURES. THE AREA WAS ONCE CULTIVATED IN SUGAR, CONSEQUENTLY NO ARCHAEOLOGICAL SITES ARE ANTICIPATED (ATTACHMENT A-2)

SEE EXHIBIT A, B AND C

VI. SUMMARY OF MAJOR IMPACTS

NO ADVERSE SHORT TERM OR LONG TERM IMPACTS ARE EXPECTED AS A RESULT OF THIS SALE. THE SITE IS NO LONGER REQUIRED FOR SURVEY PURPOSES. ITS SIZE LIMITS THE UTILITY OF THE PARCEL.

VII. ALTERNATIVE TO THE PROPOSED ACTION

NO ACTION. THE SITE IS NO LONGER REQUIRED FOR THE USE INTENDED AND SHOULD BE MADE AVAILABLE AS A REMNANT TO THE ABUTTING LANDOWNER.

VIII. MITIGATING MEASURE

THERE WILL BE NO ADVERSE ENVIRONMENTAL EFFECTS AND THUS, NO MITIGATING MEASURES NEED TO BE TAKEN.

IX. PROPOSED DETERMINATION

THE PROPOSED SALE WILL HAVE NO ADVERSE SHORT TERM OR LONG TERM IMPACTS ON THE ENVIRONMENT. THEREFORE, IT IS ANTICIPATED THAT A NEGATIVE DECLARATION WILL BE FILED, AND THAT THE PREPARATION OF AN ENVIRONMENTAL IMPACT STATEMENT IS NOT WARRANTED.

X. PROPOSED FINDINGS AND REASONS

THE PROPOSED ACTION INVOLVES THE DIRECT SALE OF A TRIANGULATION STATION TO THE ABUTTING LANDOWNER. BASED ON THE FOLLOWING, THE PROPOSED SALE 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:

1. THE PROPOSED SALE WILL NOT INVOLVE AN IRREVOCABLE COMMITMENT OR LOSS OR DESTRUCTION OF ANY NATURAL OR CULTURAL RESOURCES.
2. THE PROPOSED SALE WILL NOT CURTAIL THE RANGE OF BENEFICIAL USES OF THE ENVIRONMENT.
3. THE PROPOSED SALE WILL NOT CONFLICT WITH THE STATE'S LONG-TERM ENVIRONMENT POLICIES.
4. THE PROPOSED SALE WILL NOT SUBSTANTIALLY AFFECT THE ECONOMIC OR SOCIAL WELFARE OF THE COMMUNITY OR STATE.
5. THE PROPOSED SALE WILL NOT INVOLVE SUBSTANTIAL SECONDARY IMPACTS, SUCH AS POPULATION CHANGES OR EFFECTS ON PUBLIC FACILITIES.
6. THE PROPOSED SALE WILL NOT INVOLVE A SUBSTANTIAL DEGRADATION OF ENVIRONMENTAL QUALITY.
7. THE PROPOSED SALE WILL NOT SUBSTANTIALLY AFFECT ANY RARE, THREATENED OR ENDANGERED SPECIES OF FLORA OR FAUNA OR HABITAT. NO ENDANGERED SPECIES OF FLORA OR FAUNA ARE KNOWN TO EXIST ON THE SUBJECT SITE.
8. THE PROPOSED SALE WILL NOT DETRIMENTALLY AFFECT AIR OR WATER QUALITY OR AMBIENT NOISE LEVELS.
9. ALTHOUGH THE PROPOSED PROJECT IS LOCATED IN A ZONE EXPOSED TO SOME EARTHQUAKE AND VOLCANIC HAZARD, THERE ARE NO REASONABLE ALTERNATIVES. THE PROPOSED ACTION WOULD NOT EXPOSE ANY PERSON TO UNREASONABLE RISKS.

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HAWAII DISTRICT OFFICE
P. O. BOX 4127
HILO, HAWAII 96720

May 16, 1991

MEMORANDUM

TO: Mr. Paul Nuha, State Land Surveyor
Land Survey Division

FROM: Kaoru Higaki

SUBJECT: Triangulation Station "Camp 6"
TMX: 2-4-38:10, Waiakea Homestead, 2nd Series
South Hilo, Hawaii

Our field search on May 7, 1991, for Station "Camp 6" was unsuccessful. We did, however, find another Station "Hill" (2" pipe with "Hill" inscribed on its concrete base) in the near vicinity. After further research we learned that Triangulation Station "Camp 6" was destroyed sometime prior to the early 50's. Station "Hill" was later built to replace "Camp 6" in its nearby location, approximately 3 feet away.

Station Hill was built by the Survey Division to satisfy its needs at that time and is not tied to the National Geological Survey Net. It is present surrounded by heavy growth (mostly guava) and therefore is of limited value for surveying. Because of the heavy growth, the only reasonable means of tying it down would be by a traverse net.

We have obtained a verbal agreement from the applicant, Mr. Leonard Chow, that should he purchase the site, he will notify us prior to making any improvements and provide us the necessary time to properly reference the said station.

We therefore recommend that Mr. Chow be afforded the opportunity to purchase the subject site with due consideration.

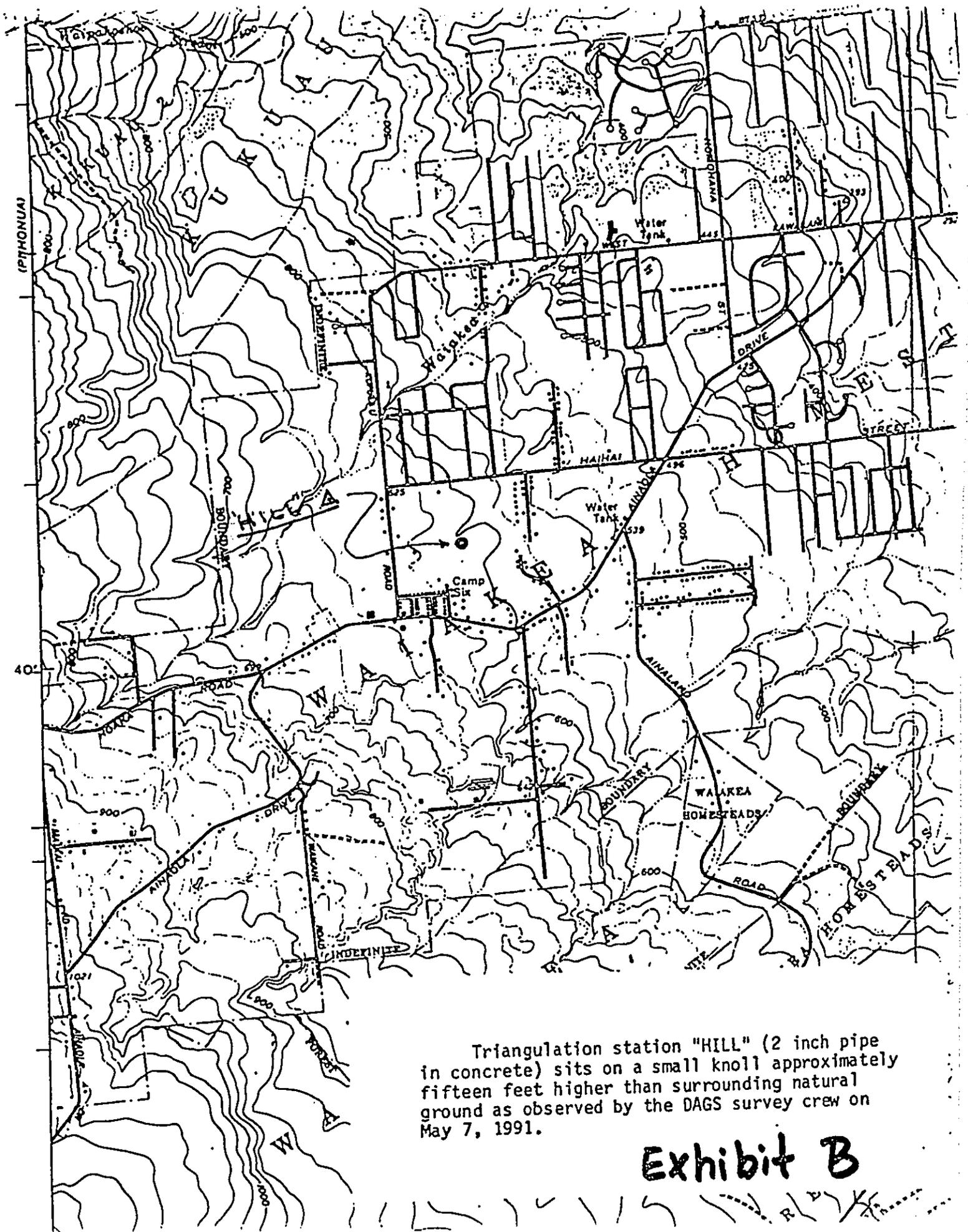


DISTRICT ENGINEER, HAWAII

AH:tty

cc: ✓ L. Chow
A. Hirata

Exhibit A



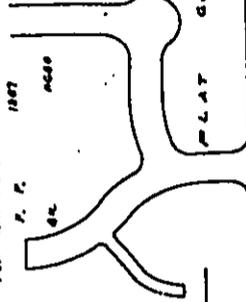
Triangulation station "HILL" (2 inch pipe in concrete) sits on a small knoll approximately fifteen feet higher than surrounding natural ground as observed by the DAGS survey crew on May 7, 1991.

Exhibit B

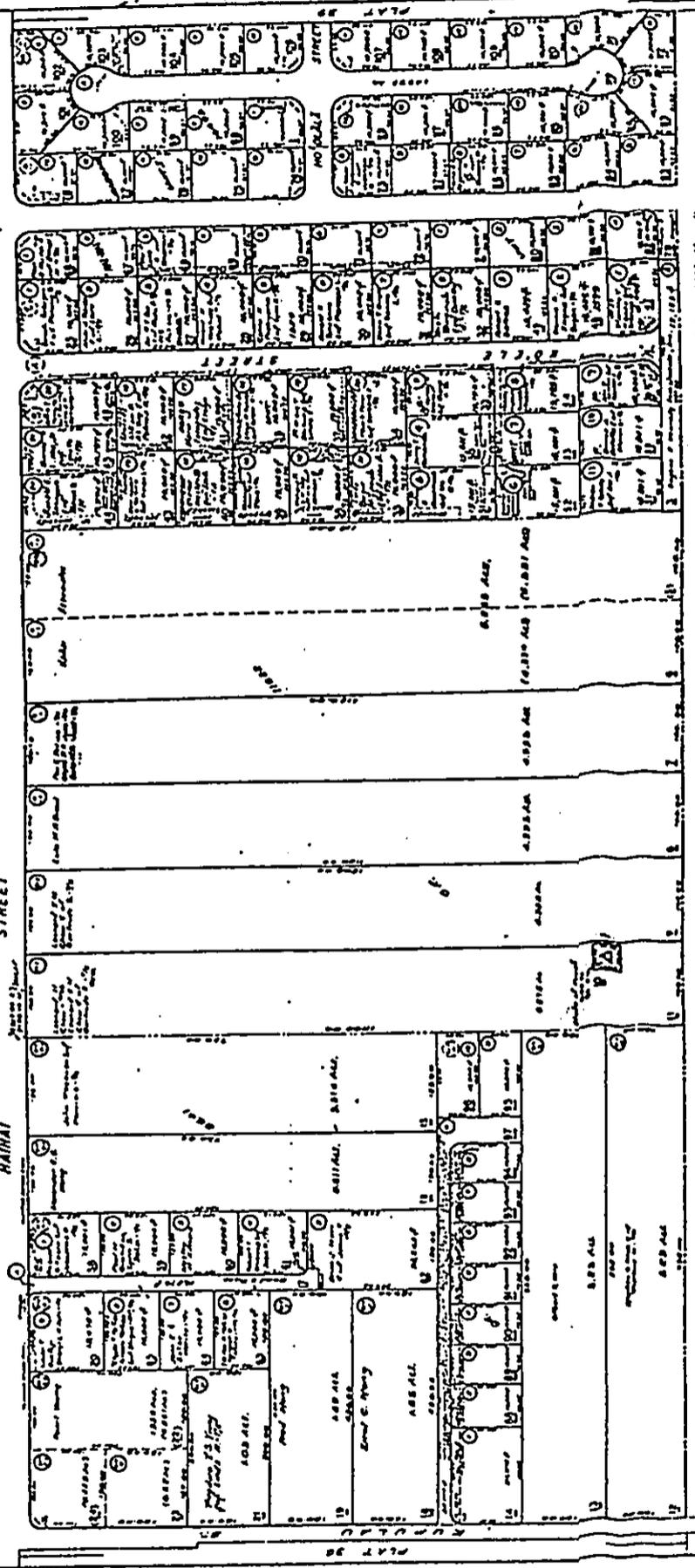
Handwritten scribbles and lines at the bottom of the page, possibly indicating a signature or survey notes.

2-4-38 3RD DV

'ALA KAI HEIGHTS UNIT P.A.



STREET



TERRITORY PLAT NUMBER		2	4	38
TAX MAP				
DATE				
SCALE				

Exhibit C

3 888 2ND SERIES
FOR HAUKA HOHOLEHEAD, SOUTH HILLO, HAWAII (Property per of 2-4-05)

SUBJECT TO CHANGE

JOHN WAIHEE
GOVERNOR OF HAWAII

RECEIVED
DEPARTMENT OF
LAND AND NATURAL RESOURCES

JUN 11 12 PM '91



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

June 5, 1991

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
DAN T. KOCHI

AQUACULTURE DEVELOPMENT
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PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER RESOURCE MANAGEMENT

MEMORANDUM

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

FROM: *RCF* Don Hibbard, Administrator
State Historic Preservation Division

SUBJECT: State Land Disposition -- Sale of Triangulation Station
for Consolidation with Neighboring Property (Leonard
Chow)
Waiakea Homesteads, South Hilo, Hawaii
TMK: 2-4-38: 10

HISTORIC PRESERVATION PROGRAM CONCERNS:

We believe that sale of this property will probably have "no effect" on historic sites. According to our records the area was under sugar cane cultivation for many years and we do not expect any historic remains to have survived.

If you have any questions about this review, please call Holly McEldowney at 587-0008.

Attachment A-1

Response Refer to:

H-190(91)

May 21, 1991

Honorable William W. Paty, Chairman
Department of Land and Natural
Resources
P. O. Box 621
Honolulu, Hawaii

Attn.: Mr. Mason Young, Administrator
Land Management Division

Dear Sir:

Subject: Disposal of 50 x 50 feet (2500 square feet)
Triangulation Station Site, TMK: 2-4-38:10,
Waiakea Homestead, 2nd Series, South Hilo, HI

Reference is made to an inquiry dated April 18, 1991 from
Mr. Leonard Chow, property owner of TMK: 2-4-38:11.

The subject site was set aside by the Territory of Hawaii when
the Waiakea Homestead was established. At that time, the Trig Station was
utilized as part of a survey control net to establish the property
boundaries of the Homestead. It was also anticipated that the Trig Station
would be essential for future resurveys.

Presently, the Trig Station is enclosed with heavy vegetative
growth and it has been idle for many years. The surveyors have other
Trig Stations available in the vicinity which have a higher order of
accuracy. The subject Trig Station will be relocated to a nearby road
right-of-way because the values are essential as a reference to re-establish
the Homestead property boundaries.

The site is situated within the property (TMK: 2-4-38:11) owned
by Mr. Leonard Chow who has requested to purchase said site. Your assistance
is requested to offer the site to Mr. Chow at fair market value.

Your favorable consideration is appreciated. Should you have
any questions, please call me at ext. 87422.

Very truly yours,



PAUL T. NUHA
State Land Surveyor

cc: Mr. Leonard Chow
Mr. Andrew Hirata

SH/PN:cv

Attachment A-2