

JOHN WAIHEE
GOVERNOR OF HAWAII



'94 OCT -6 A6:17 STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

Ref. LM-GYT

October 5, 1994

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

Subject: Request for Access and Utility Easement and Microwave Tower Site,
Kukio 2nd and Maniniowali, North Kona, Hawai'i
Tax Map Key:3rd/7-2-04:04
Applicant: Hawai'i Electric Light Company, Inc.

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

Notice of availability of the Draft Environmental Assessment for the project was published in the October 23, 1993 OEQC Bulletin. Correspondence from the Kona Hawaiian Civic Club on the Draft Environmental Assessment were received during the 30 day public comment period. The correspondence and HELCO's response is attached to the Final Environmental Assessment.

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.

Very truly yours,

KEITH W. AHUE

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Office
HELCO/Wayne Nakamura

2917

Keith W. Ahue
Chairperson

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134

1994-10-23-HI-FEA- Hawaii Electric Light Co. (HELCO) Sale of Easement OCT 23 1994

FINAL
ENVIRONMENTAL ASSESSMENT
Puu Nahaha Microwave Tower

A. APPLICANT

Hawaii Electric Light Company, Inc.
P.O. Box 1027
Hilo, HI 96721

APPROVING AGENCY

Division of Land Management
Department of Land and
Natural Resources

B. PROJECT DESCRIPTION

LOCATION: Government land situated at Kukio-Makalawena, North Kona, Hawaii, identified by Tax Map Key 7-2-04-4, Third Division, State of Hawaii, having an area of 2519.454 acres. See Exhibit A.

PROPOSED ACTION: Issuance of construction right-of-entry over a 900 square feet area (30' X 30') and 15 foot wide access easement off the paved road that exists within the parcel running makai to mauka, and subsequent granting of a perpetual easement for the proposed installation of a 50 foot microwave tower and passive reflector. See Exhibit B.

REMARKS: The tower will provide means for creating a microwave communication link between Hawaii Electric Light Co. Inc. Keahole electrical power plant site at Kalaoa 1st - 4th, Tax Map Key (3)7-3-49-36, in the Keahole Agricultural Park Phase 1 and a Poopoomino transmission switching station site at Kapulehu. This microwave link is required for protection of transmission lines and instituting supervisory control including data acquisition and voice.

C. DESCRIPTION OF AFFECTED ENVIRONMENT

EXISTING USE: Portions of the parcel is used for very limited grazing. The majority of the property, including the proposed microwave tower site is not in any use, agricultural or otherwise.

TOPOGRAPHY AND SOILS: The range of elevation in the parcel is from 200 feet at Queen Kaahumanu Highway to 1637 feet at Puhia Pele. The proposed tower site is somewhat sloped and along the northeast boundary of the property, which is on the northwest slope of Mt. Hualalai at the 1200 foot elevation. The proposed site and surrounding lands are of the Lava Flows Association consisting of gently sloping to steep, excessively drained, near barren lava flows; on uplands and of Soil Series Lava Flows, Aa (rLV) and Lava Flows, Pahoehoe (rLW) as described by USDA Soil Conservation Service's Soil Survey of the Island of Hawaii, State of Hawaii 1973.

FLORA AND FAUNA: The parcel is sloped and in its natural state, consisting of lava flows and seeded predominantly with Fountain Grass (*Pennisetum setaceum*). There are Silky Oak (*Grevillea robusta*) trees starting at the 1300 foot elevation which is the start of the mauka tree line. Kiawe (*Prosopis pallida*) trees are found sporadically at the 600 foot elevation and below. There are no trees or shrubs at or near the proposed tower site.

The size and intended use of the areas requested as compared to the size of this and surrounding property that remain unchanged effectively eliminates any effect that this project may have on any fauna in this area. See Exhibit C.

DRAINAGE: The 900 sq. ft. area for the tower and 15' access road off the existing paved road will require some grading to accommodate 4WD vehicles and will, although minimally, alter the natural slope in these areas. Given the existing Aa Lava Flow Soil Association and excessive drain characteristic of the area along with the fact that the only impervious surfaces to be created will be the piers of the tower structure, there will be no impact on drainage.

HISTORICAL AND ARCHAEOLOGICAL: Complete examination of the site and surrounding area found the existing lava flow virtually undisturbed and that there are no rock formations, walls or any other indications this location holds any historical significance or that the proposed project would have any archaeological impacts.

SURROUNDING LAND USE: The requested project site easement is in State land that is vacant with exception of an existing paved road that runs from makai off the Queen Kaahumanu Highway to mauka.

TMK (3)7-2-3-3 This 5011.25 acre parcel is east of the project. The property is owned by B.P. Bishop Estate and is leased by PIA-Kona Ltd. Partnership. The vegetation is identical to TMK (3)7-2-4-4. The State Land Use District designation for this area is Conservation in the makai and Agricultural in the mauka portion of the property. The portion of the property that directly abuts the requested easement is Agricultural.

TMK (3)7-2-4-14 This 48.59 acre parcel is southeast or mauka of the project. The property is privately owned and is used for limited grazing. The State Land Use District designation for this area is Agricultural. Since this parcel is mauka of the subject property, it is more heavily wooded.

TMK (3)7-2-4-6 This 48.68 acre parcel is southeast or mauka of the project. The property is privately owned and is used for limited grazing and has two residential structures on it. The structures are over 80 years of age. The State Land Use District Designation for this area is Agricultural. Since this parcel is mauka of the subject property, it is more heavily wooded.

TMK (3)7-2-4-15 This 79.00 acre parcel is west of the project. The property is owned by B.P. Bishop Estates. The vegetation is identical to TMK 7-2-4-4. The State Land Use District designation for this area is Conservation in the makai and Agricultural in the mauka portion of the property.

TMK 7-2-4-17 This 876.68 acre parcel is north or makai of the project. The property is owned by the State of Hawaii and Leased by Huehue Ranch. The land is vacant and consists of open lava flow areas with low grasses and shrubs. The State Land Use District designation for this area is Conservation.

TMK 7-2-4-16 This 53.02 acre parcel is north or makai of the project. The property is owned by Huehue Ranch Assoc. The land is vacant and has open lava flow area with low grasses and shrubs. There exists an active cinder pit at Muheenui. The State Land Use District designation for this area is Apartment and Commercial.

UTILITIES AND SERVICES: Electric and water service are not available and will not be required at the tower site. A telephone line runs along the paved road from mauka to makai, but will not be necessary at the site.

D. PROBABLE IMPACTS

SHORT TERM: Anticipated short term impacts will be noise and increase in dust levels during construction, however due to the isolated location of the proposed site, and the limited grading and construction to be undertaken, impact will be minimal.

LONG TERM: The tower will provide safer and more reliable electric service to the surrounding area.

E. ALTERNATIVES TO THE PROPOSED ACTION

One alternative to the proposed action would be to construct landlines from adjacent facilities. This alternative would increase the project costs substantially and would make it unfeasible and impracticable.

F. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

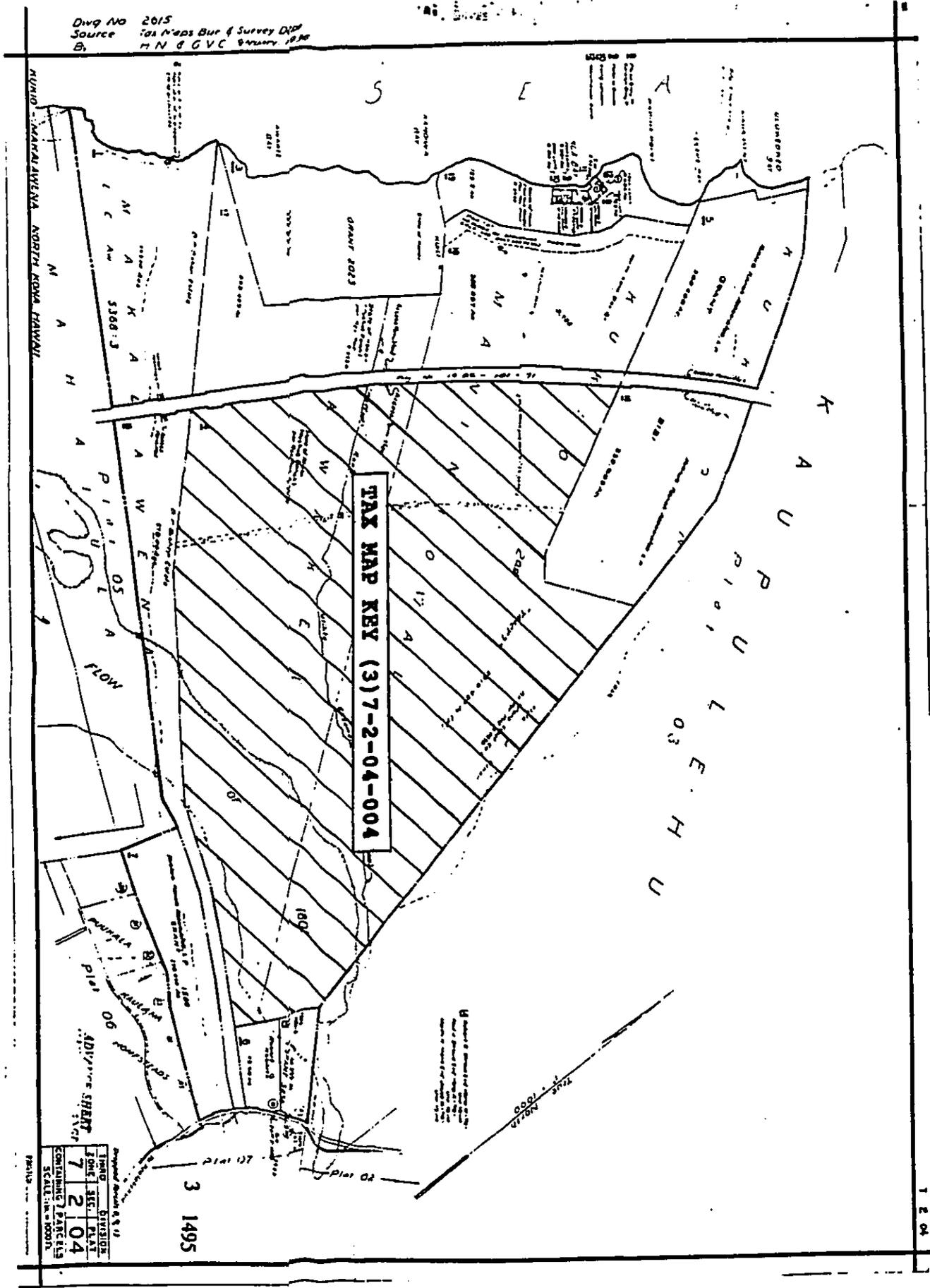
There are no irreversible and irretrievable commitment of resources.

G. MITIGATING MEASURES

Other than standard construction practices during excavation, no mitigating measures will be needed other than visual impacts.

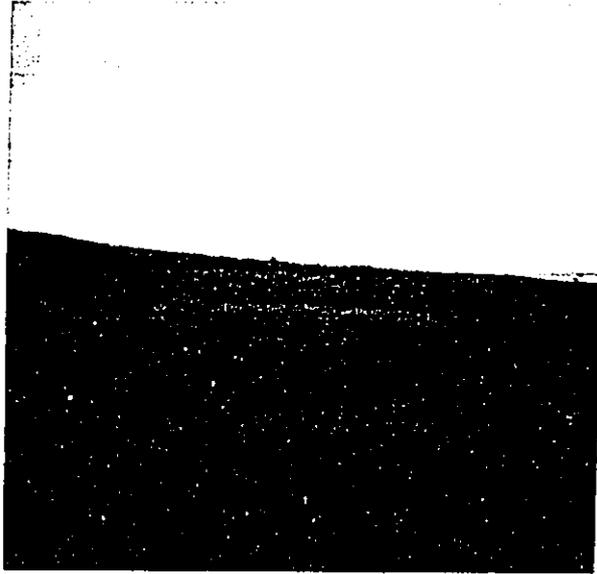
VISUAL IMPACTS: There are no major visual vantage points from the Mamalahoa Highway. The major visual vantage point of the project area is the Queen Kaahumanu Highway, over 12,000 feet to the northwest. Due to the diminishing effect of the distance, the color of the tower with the background provided by the mountain and existing vegetation, the tower will have tendency to blend. Silky Oak (*Grevillea robusta*) trees which appear at elevations above the proposed site are to be planted around the base of the tower to further break up the outline of the tower. The tower will have a negligible visual impact.

Divg No 2615
 Source Tax Maps Bur of Survey Dept
 B. H. N. & G. V. C. Survey 1946



TRIMED	DIVISION
7	204
CONTAINING 7 PARCELS	
SCALE: 1" = 1000'	

EXHIBIT A



1. Proposed site to
Keahole Power Plant



2. Proposed site to
Poopoomino Switching
Station



3. Proposed site
looking at Puu Nahaha

EXHIBIT C

H. CORRESPONDENCE RECEIVED DURING POSTING OF DRAFT ENVIRONMENTAL ASSESSMENT AND PROPOSING AGENCY RESPONSE

The Department of Land and Natural Resources Division of Land Management received one inquiry following posting of Draft Environmental Assessment in the OEQC Bulletin Volume X October 23, 1993. Attached is the inquiry from the Kona Hawaiian Civic Club and Hawaii Electric Light Company, Inc. response. Hawaii Electric Light Company, Inc. has not received any other inquiries regarding this proposal.

Kona Hawaiian Civic Club

RECEIVED
DEPARTMENT OF
LAND AND NATURAL RESOURCES
NOV 23 2 01 PM '93

7-2-04



NOV 23 2 01 PM '93

November 22, 1993

Glenn Taguchi
Department of Land and Natural Resources
Division of Land Management
P.O. Box 936
Hilo, HI 96721-0936

Subject: HAWAII ELECTRIC LIGHT COMPANY, INC. DIRECT SALE OF EASEMENT
District: North Kona
TMK: 7-2-04:04

Dear Mr. Taguchi:

Thank you for the opportunity to respond to the Draft Environmental Assessment on the Puu Nahaha Microwave Tower Addition. While many of us agree that this microwave tower addition is necessary, there are questions that arose after studying the DEA.

According to the DEA, the site has been examined for historical and archaeological remains and will constitute no impact. However, it does not say who performed the archaeological survey and what criteria was used to determine that there is no historical impact. Would it be possible to furnish us with this information?

Other questions that come up after studying the DEA deal with the Native Hawaiian Dryland Forest that is located close to the site. How will this be affected and who did the Flora and Fauna study of the area?

Another area of concern is that the subject land in question is state land. However, is it ceded land? If so, Helco is requesting a direct grant of easement. Will Helco compensate the people of Hawaii for the land they need for this easement? If this is ceded land, has the Office of Hawaiian Affairs been contacted for their input?

P.O. Box 4098, Kailua-Kona, Hawai'i 96745

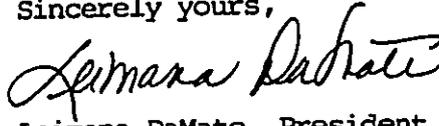
Kulia J Ka Nuu



Glenn Toguchi
November 22, 1993
Page Two

We strongly feel that the DEA is incomplete at this point and request that these important points be addressed as soon as possible. We look forward to your response to our questions.

Sincerely yours,



Leimana DaMate, President
Kona Hawaiian Civic Club

cc: Hawaii Electric Light Company, Inc.
H.K. Bruss Keppler, President, National Association of Hawaiian Civic Clubs
Ann Nathaniel, President, NAOHCC HI District Council

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January 21, 1994

Leimana DaMate
Kona Hawaiian Civic Club
P.O. Box 4098
Kailua-Kona, HI 96745

Dear Ms. DeMate,

Thank you for your comments to our Environmental Assessment on our proposed Puu Nahaha Microwave Tower Addition. We appreciate your understanding that this microwave tower is a necessary addition to our overall system's operation and reliability and would like to assure you of our intention to address all of your groups questions and concerns relating to our proposal to everyone's satisfaction.

During selection process of the proposed site, HELCO staff walked the entire easement requested and surrounding areas and did not find any rock formations, walls or any signs that would indicate this area holds any sites of historical significance.

Staff examination also determined there are no trees or shrubs at or near the proposed site which is seeded by Fountain Grass. Species typical of Dryland Forests such as the Wiliwili, Lama and Ohia are not found at or any where near the proposed tower site. The State of Hawaii Division of Forestry has not defined a specific Native Hawaiian Dryland Forest, however a general area typical for this type of forest is described to be near the bluffs at Puuanahulu mauka. The tower site is nine miles from those bluffs at Puuanahulu on the makai side of the Mamalahoa Highway and will not effect any forested areas.

To illustrate, attached are copies of three photos in support of the EA, taken at the proposed tower site in February 1992, with direction and location noted on the partial plot of TMK (3)7-2-04-04 enclosed. In Photo 1, Site to the Power Plant at Keahole, the 15 foot access road will be in the left hand side of the photo. The right hand side of the photo is the direction of the Keahole Power Plant. Photo three is of the Site to Puu Nahaha, showing the relationship to the Puu. Please note that there is a 4WD road in the adjacent property, TMK (3)7-2-03-03 as well as the already existing paved road within TMK (3)7-2-04-04, which will be used by HELCO to get to the proposed site. Also enclosed is a location map for reference.

An HEI Company

Compensation for the easement will be made with the amount determined per established State procedures and payable by HELCO to the State of Hawaii. HELCO has not been in contact with OHA and believe it's more appropriate that questions regarding ceded lands and OHA be addressed to the proper State agencies.

Should you or your membership have any other concerns for which you would like further clarification, or any questions, please contact me at 969-0162.

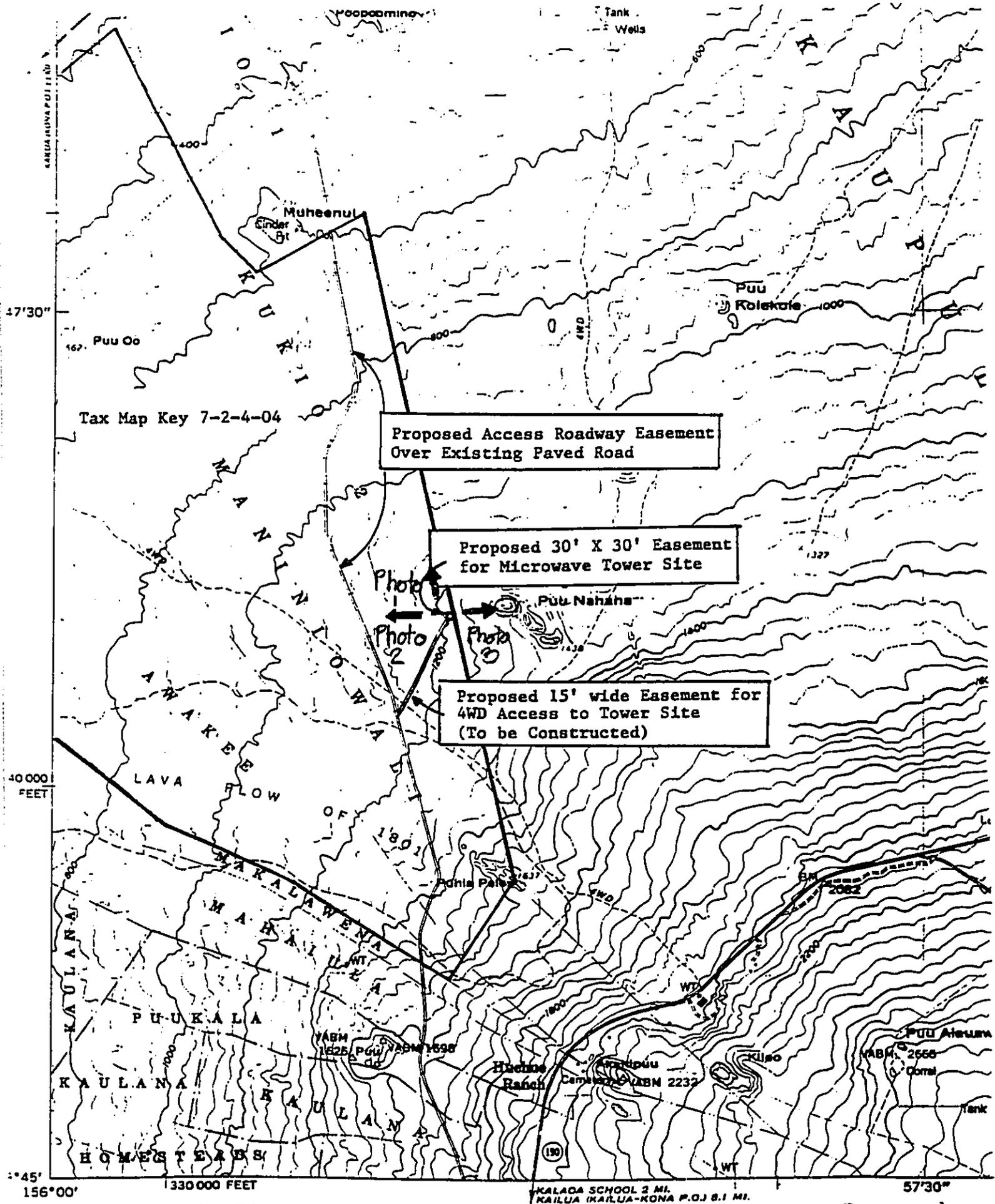
Sincerely,



Wayne A. Nakamura
Land Assistant

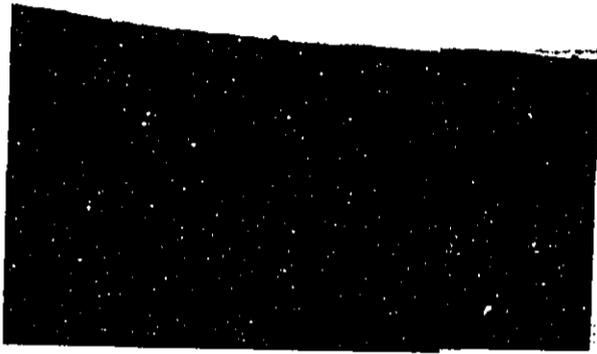
cc: Glenn Taguchi, Department of Land and Natural Resources
Division of Land Management



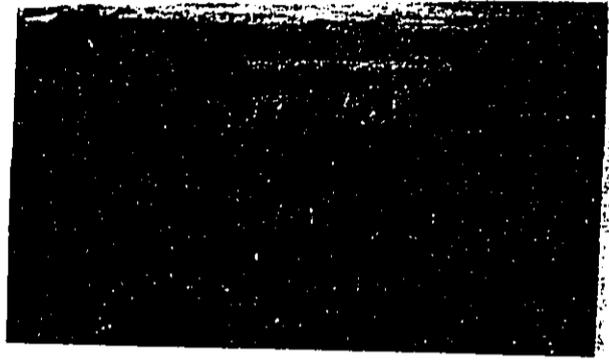


Mapped, edited, and published by the Geological Survey
 Revised in cooperation with Hawaii Dept. of Transportation

KALADA SCHOOL 2 MI.
 KAILUA (KAILUA-KONA P.O.) 8.1 MI.



1. Site to Keahole Power Plant



2. Site to Poopoumua Switching Station



3. Site looking at Puu Nahaha

A D D E N D U M

Agencies Consulted:

Planning Department, County of Hawaii
Department of Land and Natural Resources
Division of Forestry & Wildlife
Division of Land Management
Federal Communication Commission
UTC Corporation
Comsearch

Contact Person:

Glenn Y. Taguchi
Hawaii District Land Agent
Division of Land Management
Department of Land and Natural Resources
P.O. Box 936 Hilo, HI 96721-0936
Phone: 933-4245