

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

December 12, 2025

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

PSF No.: 25HD-036

Hawaii

Issuance of a 65-Year Term, Non-Exclusive Easement to County of
Hawaii, Department of Water Supply for Fire Protection Water Meter
Purposes, Naalehu, Kau, Hawaii, Tax Map Key: (3) 9-5-021:010 (portion).

APPLICANT:

County of Hawaii, Department of Water Supply

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Naalehu, Kau, Hawaii, identified by Tax
Map Key: (3) 9-5-021:010, as shown on the attached map labeled **Exhibit A**.

AREA:

120 Square Feet

ZONING:

State Land Use District: Urban
County of Hawaii Zoning: CV-10

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Encumbered by Governor's Executive Order No. 1674 to Department of Accounting and General Services (DAGS) for Public Purposes.

CHARACTER OF USE:

Right, privilege and authority to construct, use, maintain, repair, replace and remove water meter over, under, and across subject property.

COMMENCEMENT DATE:

To be determined by the Chairperson.

CONSIDERATION:

Gratis to Government Entity.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-15 and -16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 3, that states, "Construction and location of single new, small facilities or structures and the alteration and modification of the facilities or structures and installation of new, small, equipment and facilities and the alteration and modification of the equipment or facilities, including but not limited to: (D) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and acquisition of utility easements." and Part 1, Item 7 that states, "Utility service connection and installation."

The proposed action will not result in any changes to the current use of the property. The requested easement is bordering an existing easement for similar water meter purposes. There are no known adverse impacts to the property that have resulted from the current easement for water meter purposes, therefore no adverse impacts are expected to occur because of the proposed action. Therefore, staff believes that any impact from this action can be considered de minimis and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR.

DCCA VERIFICATION:

Not applicable. The Applicant is a government agency.

APPLICANT REQUIREMENTS:

Applicant shall be required to:

- (1) Provide survey maps and descriptions according to DAGS standards at Applicants own cost.

REMARKS:

Subject property was set aside by Governor's Executive Order No. 1167 (EO1167) to the Board of Supervisors of the County of Hawaii, for public purposes, as the site for the Naalehu Court House, Police Station, and Tax Office on 7/22/1946. However, subject property was never used, and no structures were built.

EO 1167 was cancelled, and Governor's Executive Order No. 1674 was issued to the Superintendent of Public Works, Territory of Hawaii, for public purposes, as a site for the Territorial Office Building on 2/12/1955.

Public Works became the Department of Accounting and General Services (DAGS), when the Territory of Hawaii became the State of Hawaii in 1959.

In 1970, the Naalehu State Office Building was constructed on the subject property, and in 1993, the Naalehu Public Library was added to the property.

DAGS has provided concurrence to the issuance of a 65-year term, non-exclusive easement over subject property to the County of Hawaii, Department of Water Supply for fire protection water meter purposes.

The fire protection water meter will ensure that the hydrant system functions properly during a fire event that may impact the Naalehu State Building, Library, and other community structures.

Applicant has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions.

The requested easement will be on State lands within fenced grounds of the Naalehu State Office Building, as such, Staff does not believe a Request for Comments from the community or other agencies is necessary.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment, as a de minimis action.
2. Subject to the Applicant fulfilling the Applicant requirements listed above, authorize the issuance of a 65-year term non-exclusive easement to the County of Hawaii, Department of Water Supply covering the subject area for fire protection water meter purposes 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 term easement document form, as may be amended from time to time;
 - B. Review and approval by the Department of the Attorney General; and
 - C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

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CMM



Pua Ishibashi
Land Agent

APPROVED FOR SUBMITTAL:



Dawn N. S. Chang
Chairperson

EXHIBIT A

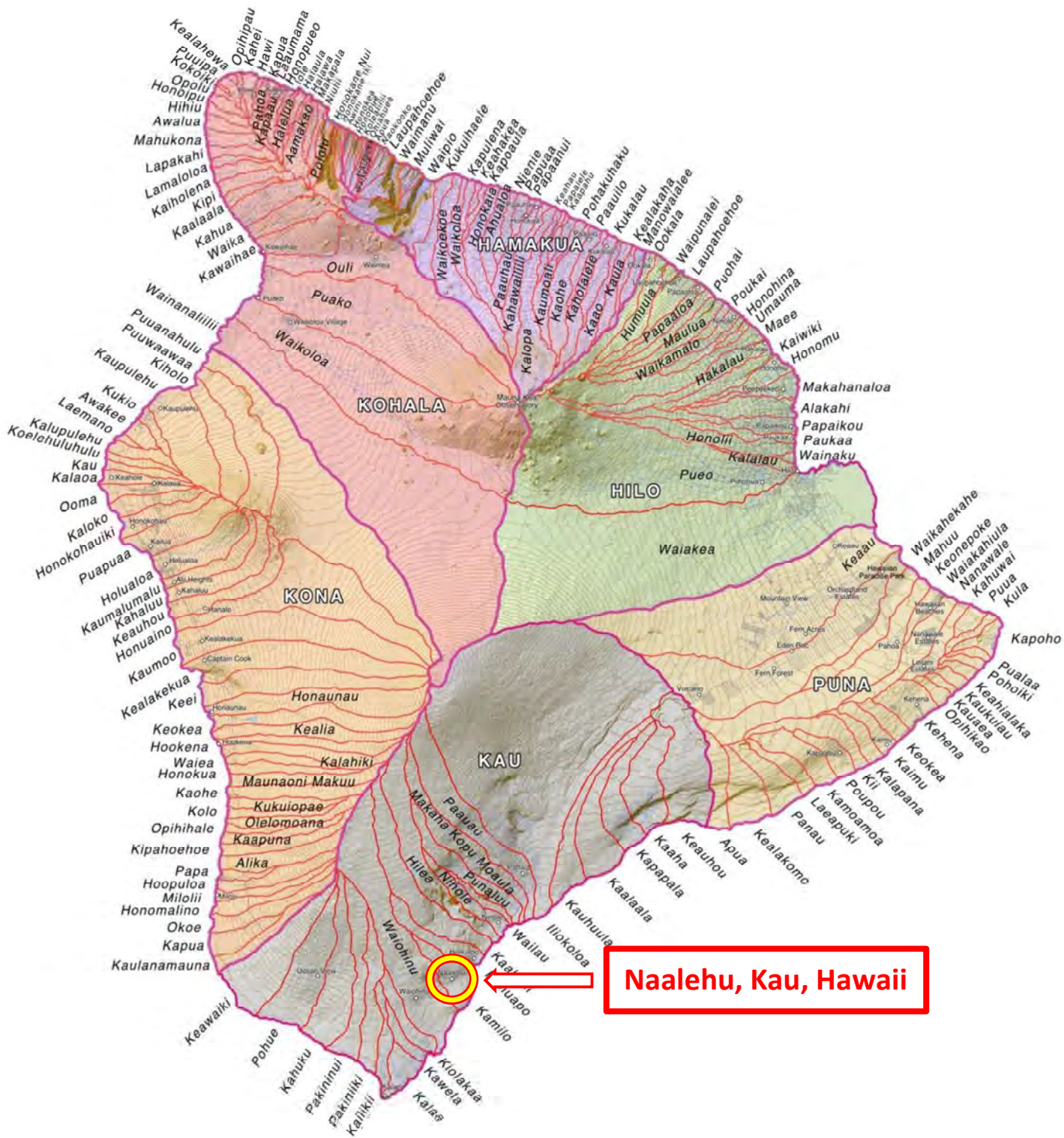


EXHIBIT A



Tax Map Key: (3) 9-5-021:010

EXHIBIT A

Easement Location
(Approximate not to scale)

Naalehu State Building

Naalehu Public Library



Subject Property