

JOHN WAIHEE
GOVERNOR OF HAWAII



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

DEPUTIES

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PROGRAM
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CONSERVATION AND
ENVIRONMENTAL AFFAIRS
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CONVEYANCES
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PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

OD-90-129

Ref: LM-CS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

RECEIVED
90 DEC 18 12:58
DEC 17 1990
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian Choy
Acting Director
Office of Environmental
Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Environmental Assessment for the Proposed Sale of
Government Remnants, Waiau, Oahu,
TMK: 9-8-20: 71, 95

Enclosed herein is a copy of an Environmental Assessment for
the proposed sale of Government remnants, Waiau, Oahu,
Tax Map Key 9-8-20: 71 and 95. We propose to sell seven (7) remnant
government lots to the abutting property owners in this area.

We have found that the potential impacts resulting from the
utilization of this area have been identified and adequately
analyzed and mitigated. A full environmental impact statement
therefore, is not warranted and a negative declaration is filed in
accordance with Chapter 343, Hawaii Revised Statutes.

Should you have any concerns, please contact Cecil Santos
of our Land Management Division at extension 8-3262.

Yours truly,

WILLIAM W. PATY

Enc.

cc: Ms. S. Himeno

283

1991-01-08-DA-FBA-

FILE COPY

ENVIRONMENTAL ASSESSMENT

for * proposed sale

GOVERNMENT REMNANTS WAI'IAU, OAHU *

TMK: 9-8-20: 71, 95

Prepared for
Department of Land and Natural Resources
State of Hawaii

by
Land Management Division
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96819

December 1990

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I. PROPOSING AGENCY

Department of Land and Natural Resources, State of
Hawaii, 1151 Punchbowl Street, Honolulu, Hawaii 96813

II. PROJECT DESCRIPTION

The proposed project involves the subdivision of
Parcels 71 and 95 of Tax Map Key 9-8-20 into seven
substandard lots shown outlined in yellow on the
attached tax map labeled Exhibit "A" to be sold to the
adjacent property owners who will be then required to
consolidate them with their lots.

This area is a remnant of State owned land in Waiau,
Oahu located adjacent to Kuleana Road. These two
parcels were subdivided into seven remnants identified
on Exhibit "B" as Remnant 1 consisting of 2,498 sq.
ft., Remnant 2 with 1,041 sq. ft., Remnant 3 with 2,058
sq. ft., Remnant 4 with 2,908 sq. ft., Remnant 5 with
1,915 sq. ft., Remnant 6 with 2,726 sq. ft. and
Remnant 7 with 4,244 sq. ft. Each of these remnants
are adjacent to residential lots and the State Board of
Land and Natural Resources at their meeting held on
June 8, 1990, under Agenda Item F-11, approved the
direct sale of these remnants to these property owners
for the consolidation with their respective lots.

Remnant No. 1 will be sold to Mr. and Mrs. Glenn S.
Seto of TMK: 9-8-20: 57; Remnant No. 2 to be sold to
Mr. and Mrs. Javier Aceret of TMK: Key 9-8-20: 58;
Remnant No. 3 to be sold to Mr. and Mrs. Daniel
Kanazaki of TMK: 9-8-20: 59; Remnant No. 4 to be sold
to Mr. and Mrs. Clyde Okuda of TMK: 9-8-20: 61; Remnant
No. 5 to be sold to the Estate of Chosei Oshiro of
TMK: 9-8-20: 64; Remnant No. 6 to be sold to
Mr. and Mrs. Sulpicio Ribada of TMK: 9-8-20: 67 and
Remnant No. 7 to be sold to Mr. and Mrs. Pablo R. Nigos
of TMK: 9-8-6: 31.

These property owners have requested the purchase of
these remnants in order to increase their lot size for
house gardening and to enlarge their houses and if
allowable under the future City and County codes to
construct additional dwellings. Currently the City and
County zoning for private property is R-5. Only one
dwelling can be constructed on a 5,000 sq. ft. lot.

The Department of Land and Natural is interested in selling this area in order to eliminate a reoccurring problem of dumping rubbish in this area and the unauthorized use of this site by people at night as a meeting place which is of great concern to the adjacent property owners.

This area is away from Kuleana Road located to the rear of the above mentioned lots and is land-locked by a twenty-three (23) foot, five inch roadway and drainage easement shown outlined in red on the attached Exhibit "A". This easement is set aside by Governor's Executive Order No. S-2519 issued on August 8, 1970 to the State Department of Transportation as a drainage and maintenance road easement.

This area is secluded and is difficult to manage and has been a maintenance problem. The best solution is to subdivide it into smaller parcels and sell them to the adjacent property owners.

III. DESCRIPTION OF THE AFFECTED ENVIRONMENT

The subject area is a level area that is located to the rear houselots built along Kuleana Road and Kaulike Drive. The houselots have a ten (10) degree slope beginning at Tax Map key 9-8-20: 57, 58, 59, 61 leading down from Kuleana Road and Kaulike Drive down to a level area that make up Parcels 64, 67, 69 of Tax Map Key 9-8-20.

The soil is classified as a tropaquepts which is a poorly drained soil that are periodically flooded by irrigation in order to grow crops that thrive in water. The surface layer is about ten (10) inches thick, consisting of dark gray soft murky silt loam. This area overlies firm to compact silty clay loam 5 to 10 inches thick. Tropaquepts are used for production of taro, rice and watercress on flooded paddies.

Maps on file with the State Survey Office show that this area in Waiau was formerly used for the production of rice. The annual rainfall in this area amounts to approximately twenty (20) inches. The elevation is twelve (12) feet above sea level.

It is located adjacent to a former rice paddy shown outlined in blue on the attached Exhibit "A", being further identified as Parcels 2, 12, 13, 14 and 23 of Tax Map Key 9-8-5. This paddy is now a lily pond with some taro and banana cultivation being done by private parties. The pond is owned by the Hawaiian Electric Company and the Waiiau Land Development Co., Ltd. There is a spring located at the upper end of the pond shown colored in green on the exhibit.

The State Department of Transportation has a drainage easement leading into this pond shown outlined in red on the attached exhibit. This drainage ditch drains run-off water from the H-1 Freeway located above Kuleana Road. This drainage ditch was constructed in 1970.

Water from the pond drains through a drainage pipe under Kamehameha Highway into another pond on land owned by Hawaiian Electric Co., Inc. across Kamehameha Highway and then out into Pearl Harbor.

IV. GENERAL DESCRIPTION OF THE PROJECTS ENVIRONMENTAL, TECHNICAL, SOCIAL AND ECONOMIC CHARACTERISTICS.

A. Environmental Characteristic

1. Physical Features

The sale of these remnants will occur on lands that was previously disturbed by the dumping of debris and the cultivation of home gardens.

2. CLIMATE

Average annual rainfall is 20 inches. Temperature ranges from ninety degrees in the summer months to sixty-five degrees in the winter months of December and January. Surface winds are usually light to variable.

3. WATER RESOURCES

There is no surface water at the location. Ground water resources are basal water floating on salt water.

4. BIOTA

Flora: The area for sale is covered with grass. There are no known native or endangered species at the site.

5. HISTORICAL and ARCHAEOLOGICAL RESOURCES

There are no known historic deposits or resources existing on the site.

B. TECHNICAL CHARACTERISTICS

Electrical, power, telephone, water, and sewer services are available at this site

C. SOCIAL/ECONOMIC CHARACTERISTICS

The immediate short term social benefit will be the adjacent property owners as each subdivided area is consolidated with the adjacent lots. This area will not be used as a gathering place for people during the evening hours where their activities can not be seen or monitored. Also this area will not be used as a dumping ground that has caused a health problem with the accumulation of rubbish and debris.

The long term economic benefit is the eventual use of this area for additional housing units built according to City and County code requirements. This will provide needed housing in a location near to the economic center of Honolulu.

V. PROBABLE IMPACTS

This location has already been physically impacted by the dumping of debris and the utilization of portions for home gardening. In 1970 a twelve foot wide drainage ditch was constructed along one boundary of this area that discharges run-off water from the H-1 Freeway into the above-mentioned Hawaiian Electric pond.

There is also a twelve foot maintenance road adjacent to the length of this drainage ditch continued in 1970 shown outlined in red on the attached map.

There are no native flora at the site. There are no known archaeological or historic deposits that will be affected.

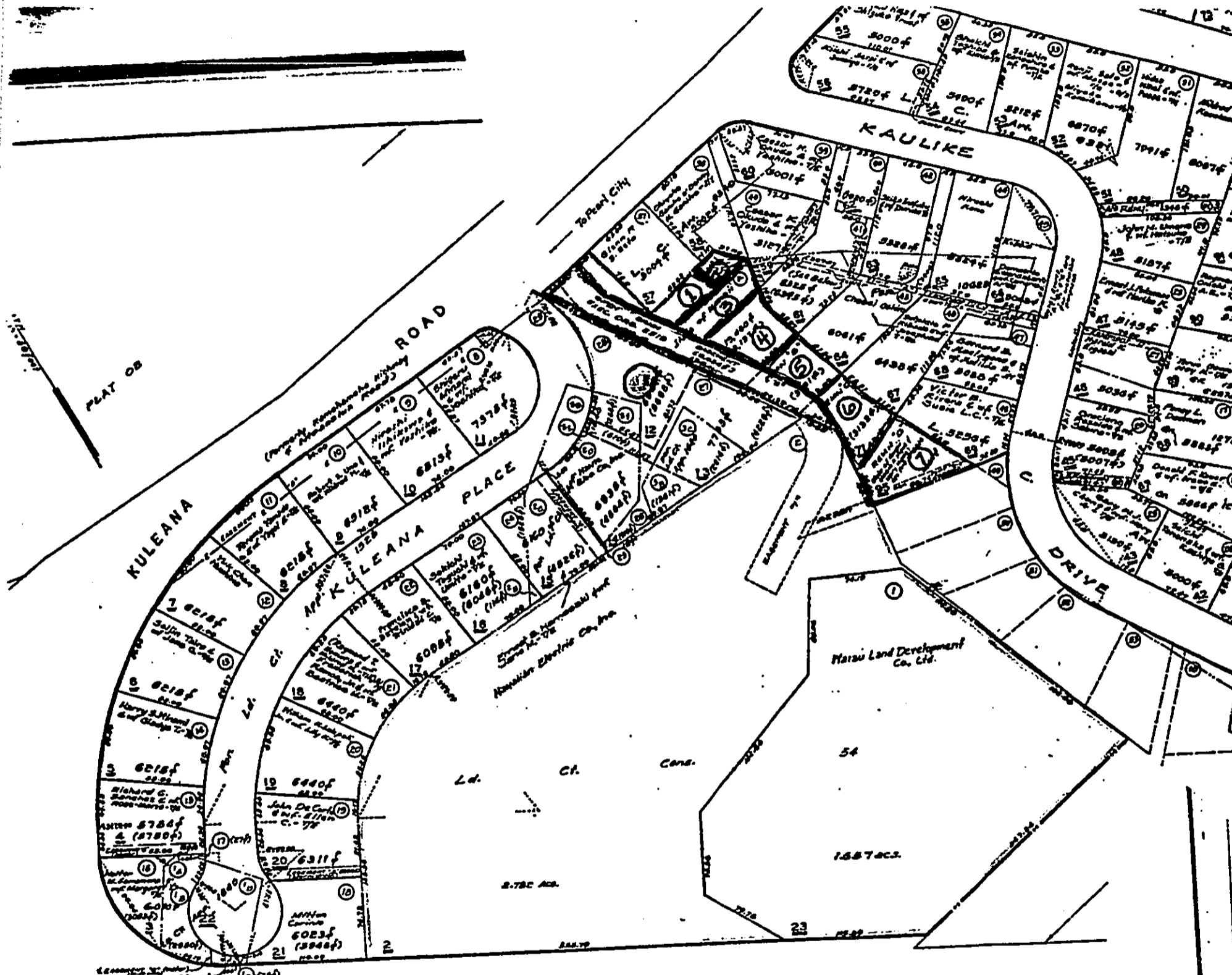
VI. ENVIRONMENTAL DETERMINATION

It is the finding of this study that the potential impacts resulting from the utilization of this area have been identified and adequately analyzed and mitigated. A full environmental impact statement, therefore, is not warranted and a negative declaration is filed for by the proposed agency action in accordance with Chapter 343, Hawaii Revised Statutes, as amended.

The long term social and environmental benefits resulting from the sale of this area to the control and maintenance by individual property owners out-weighs the impact of utilizing an otherwise open area.

VIII. REFERENCES CITED

1. University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.
2. US. Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii Agriculture Experiment Station, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, August 1972.



MEHA

HIGHWAY

To Also —

1 2563

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

FIRST		DIVISION	
ZONE	SEC.	PLAT	
0	8	05	

PLAT

04

PLAT 01

Dropped parcels: Ct.

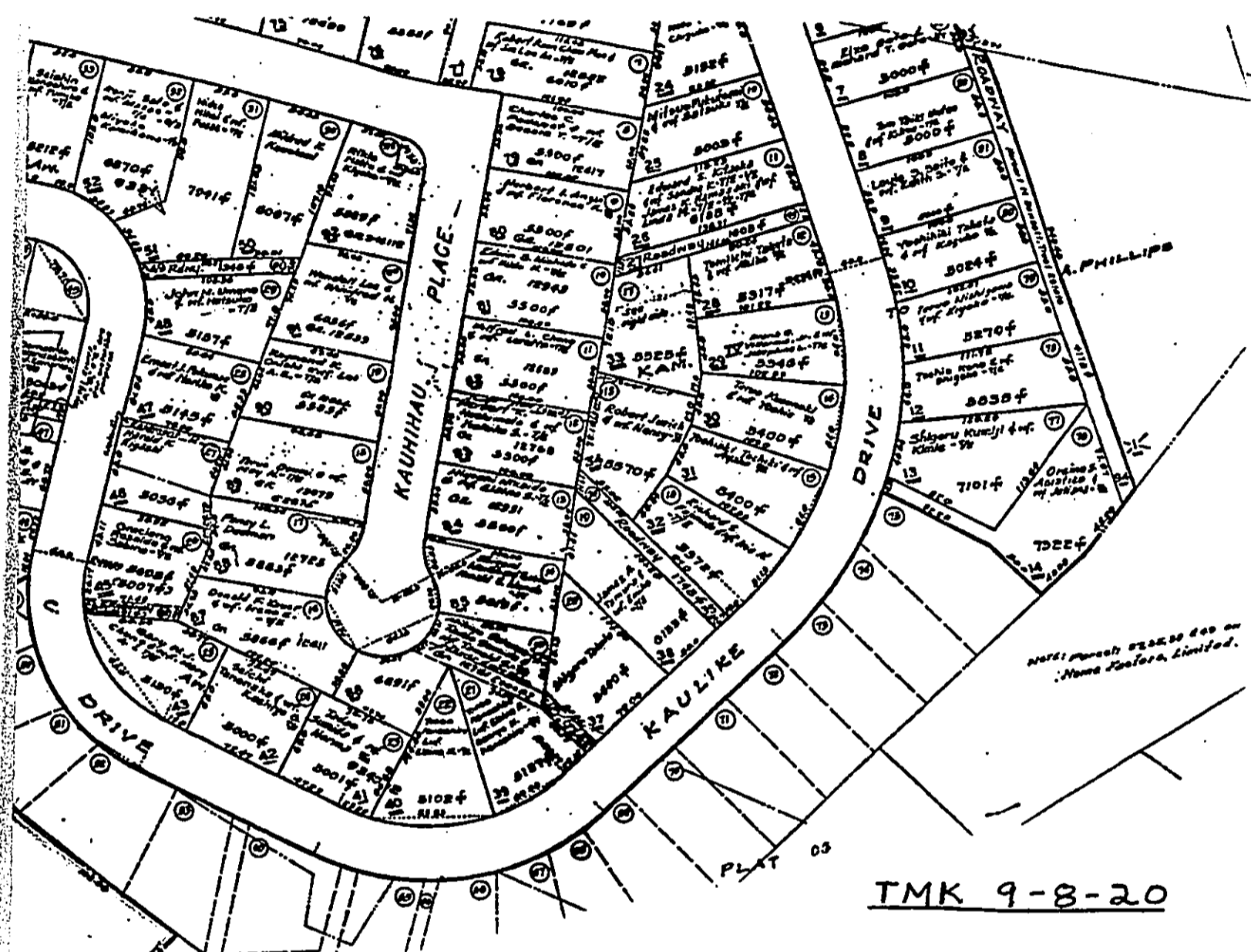


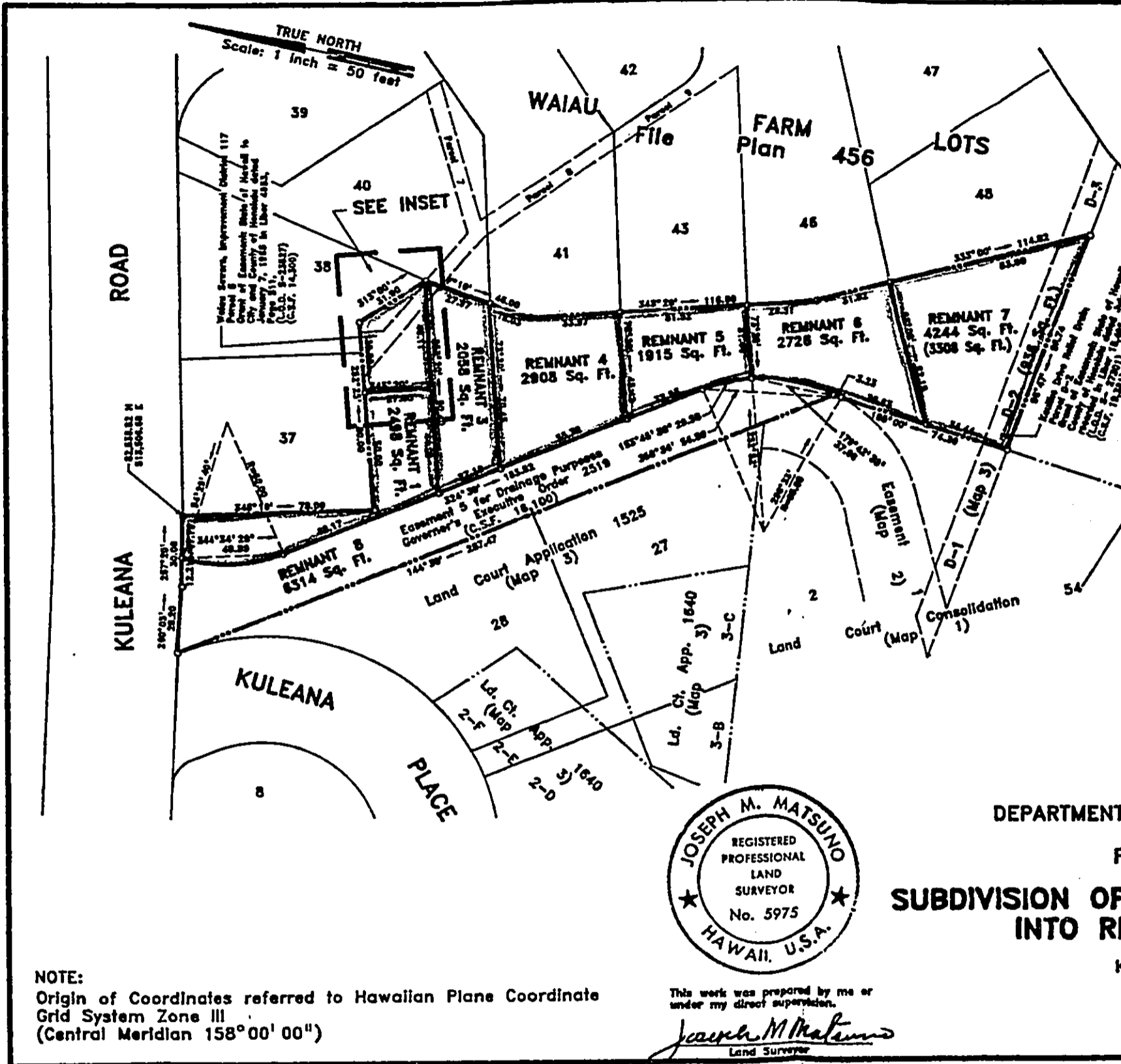
EXHIBIT A

1 2563

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII

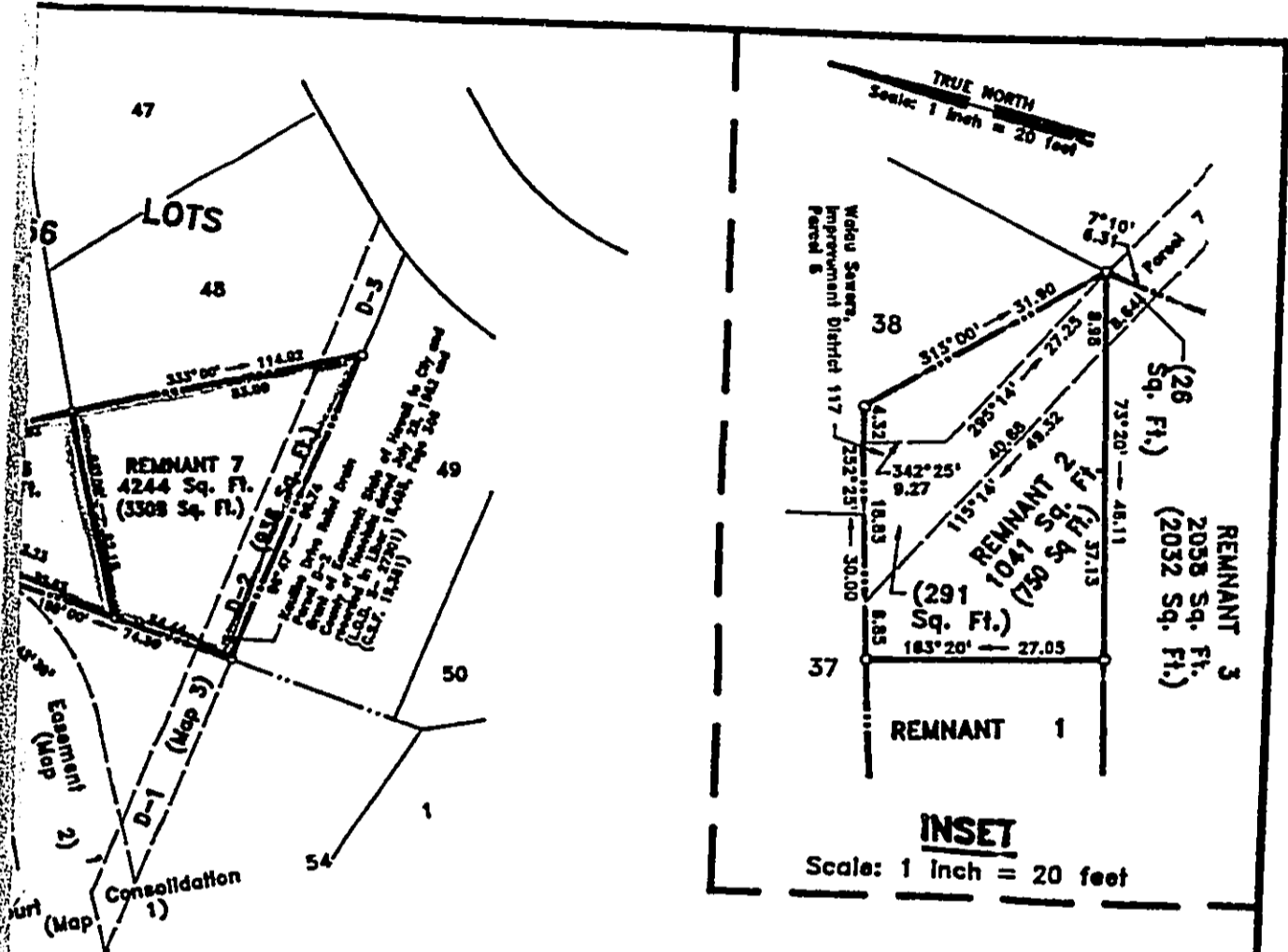
TAX MAP

FIRST		DIVISION	
ZONE	SEC.	PLAT	
0	8	05	



DEPARTMENT

SUBDIVISION OF INTO R

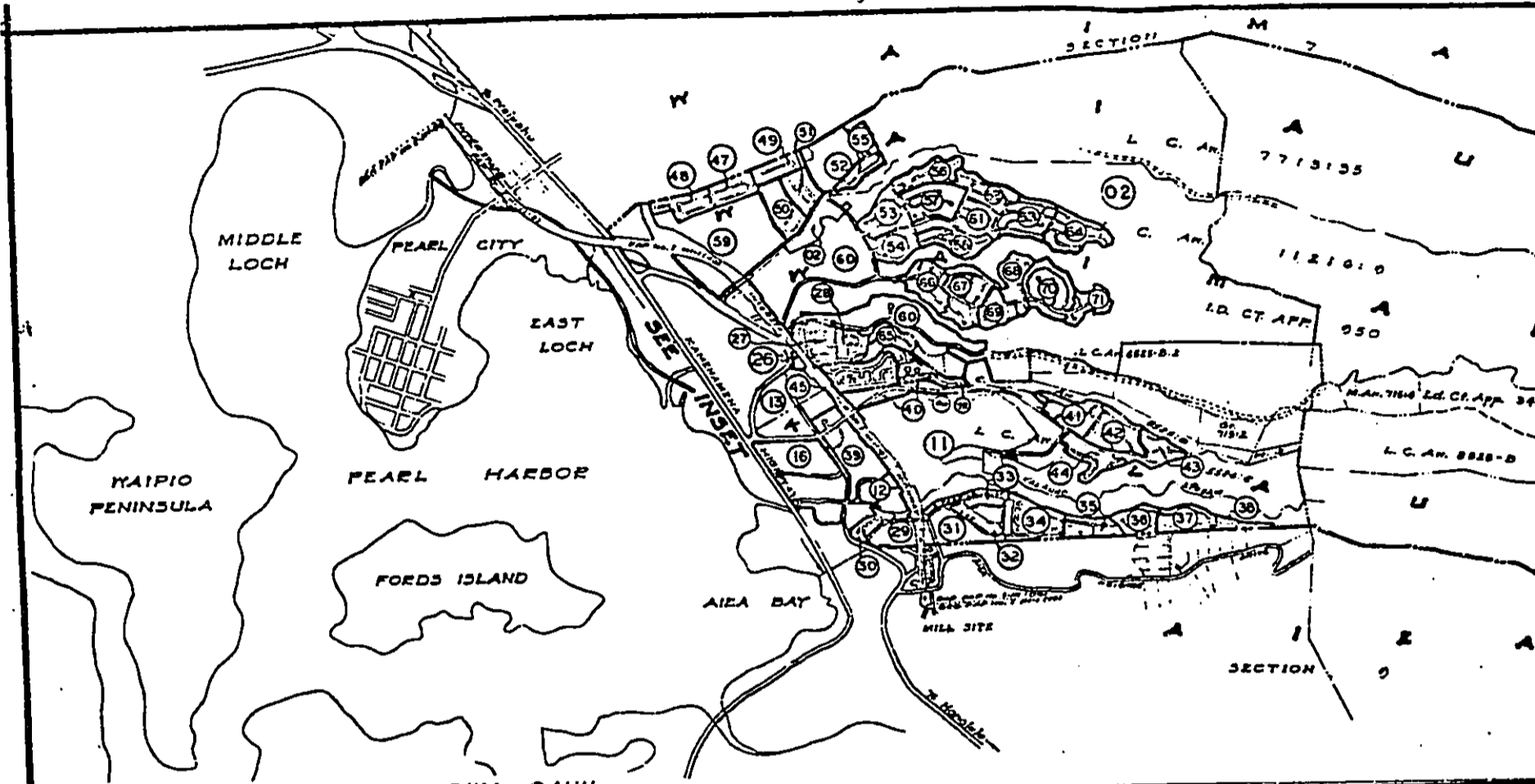


STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 SURVEY DIVISION
 Paul T. Nuha - State Surveyor

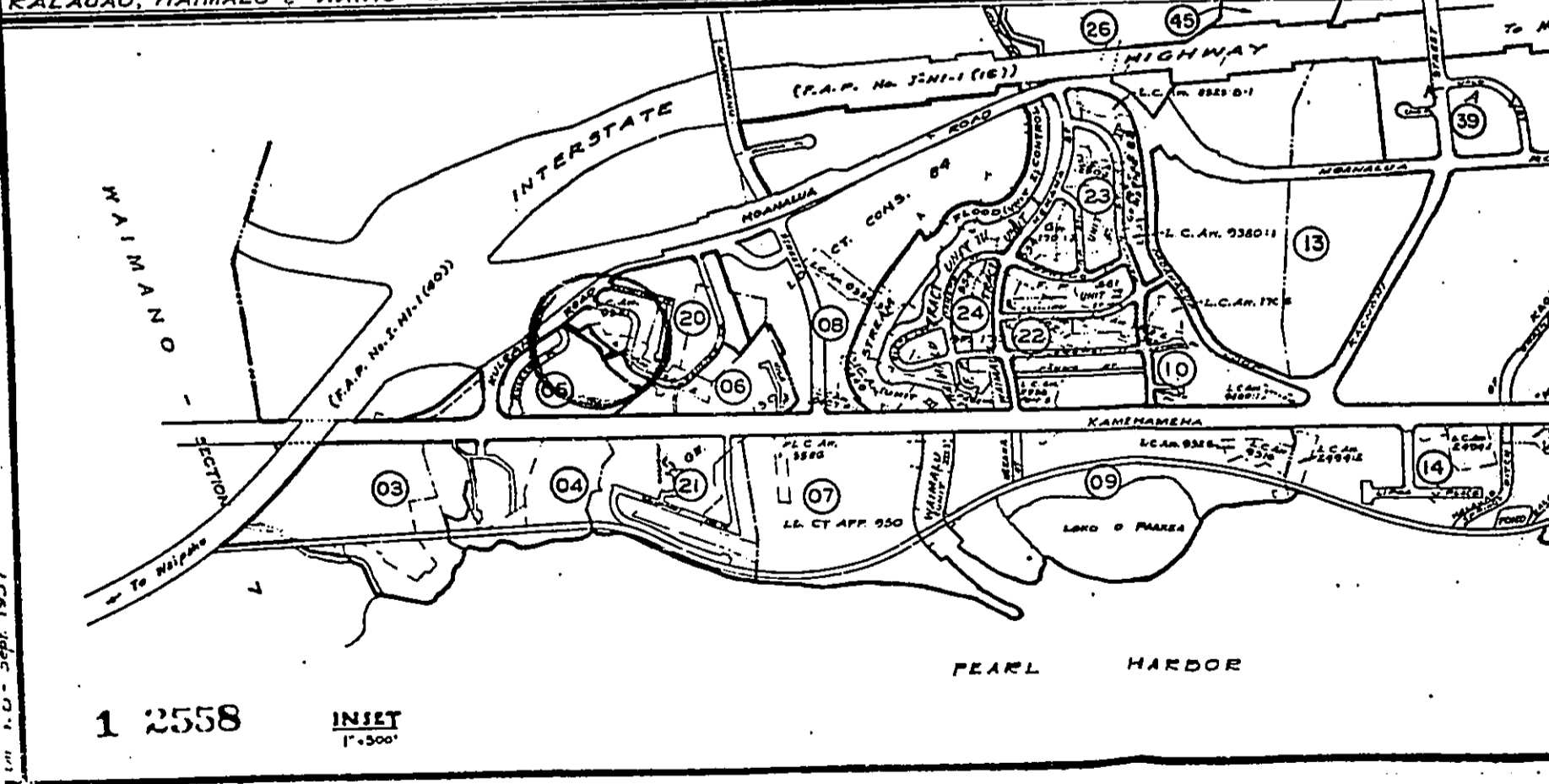
**SUBDIVISION OF KAUIHAU GOVERNMENT REMAINDER
 INTO REMNANTS 1 TO 8, INCLUSIVE**

Kauihau, Waiou, Ewa, Oahu, Hawaii
 Scale: 1 inch = 50 feet
 Date: October 24, 1990
 Owner - State of Hawaii
 Tax Map Key: 9-8-04:95

EXHIBIT B



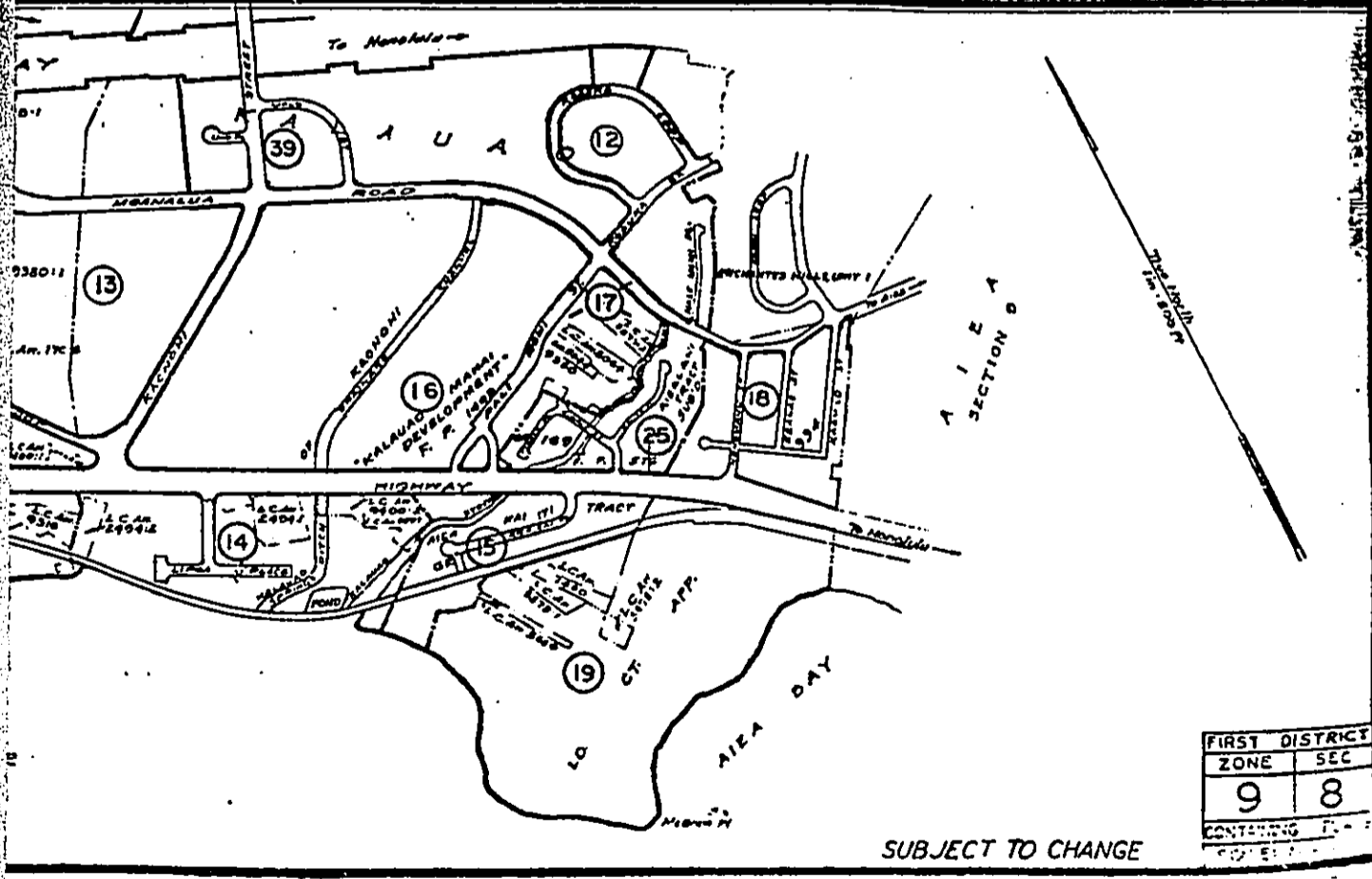
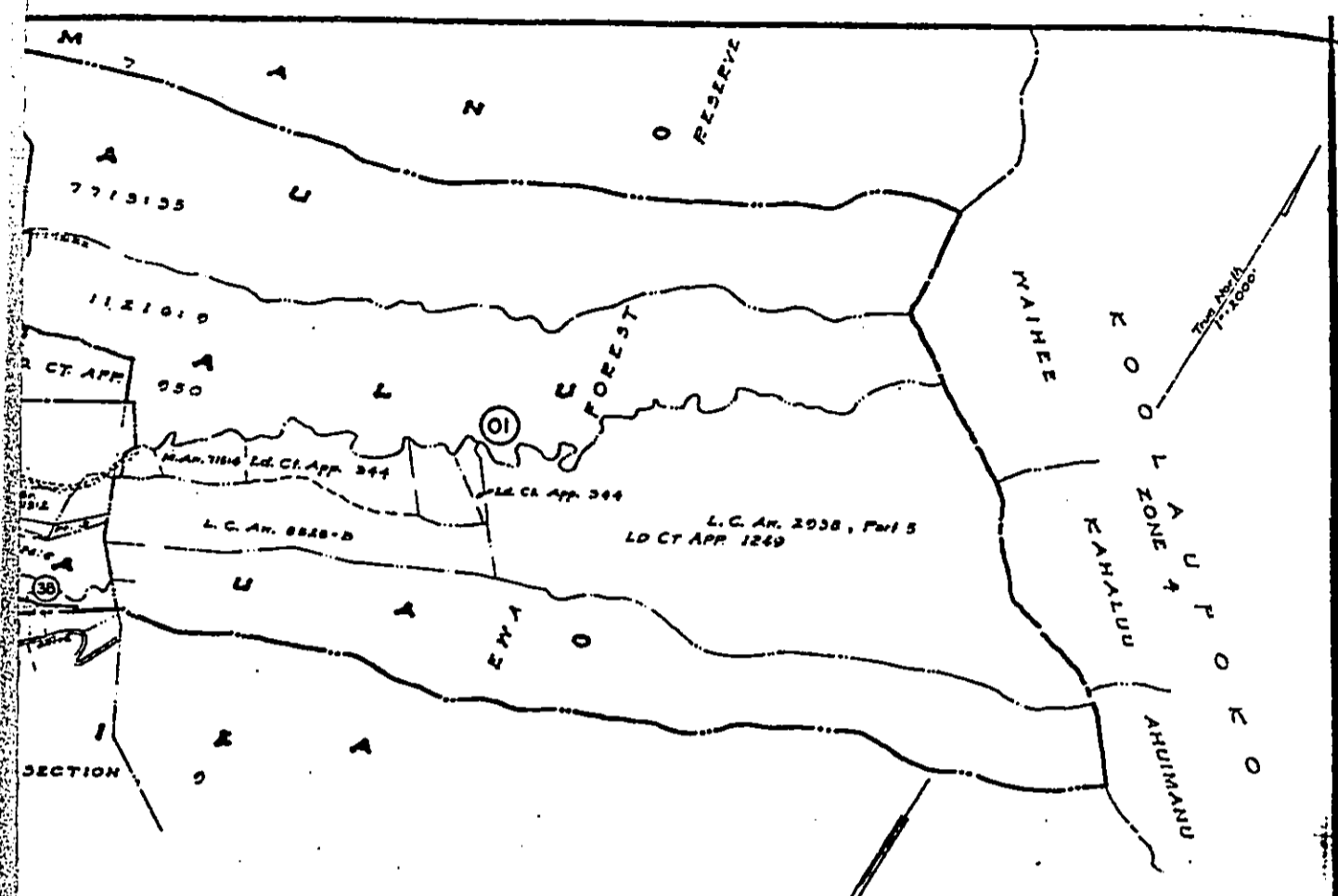
KALAUAO, WAIMALU & WAIKU - EWA - OAHU



1 2558

INSET
1" = 500'

1001 1951 - 1001 1951
 1001 1951 - 1001 1951



FIRST DISTRICT	
ZONE	SEC
9	8
CONTAINING P.L.	
SHEET	

SUBJECT TO CHANGE