

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT

P.O. BOX 621  
HONOLULU, HAWAII 96809

FEB 27 1992

AQUACULTURE DEVELOPMENT  
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OD-916.685 ENVIRONMENTAL  
QUALITY CONTROL

Mr. Brian Choy  
Director  
Office of Environmental Quality  
Control  
220 South King Street  
Central Pacific Plaza, 4th Floor  
Honolulu, HI 96813

Dear Mr. Choy:

Subject: Environmental Assessment/Negative Declaration for  
Proposed Sale of State-owned Remnant Located at  
Auwaiolimu, Honolulu, Oahu, TMK: 2-2-03:95

Attached for your review and publication in the next OEQC  
bulletin is Environmental Assessment and Negative Declaration for  
the proposed sale of the subject property. We will be submitting  
to the Board of Land and Natural Resources a request to authorize  
the direct sale of the remnant to Lorien Stabley, David Grossman  
and Richard Page.

Should you have any questions, please contact Nicholas  
Vaccaro at 587-0433.

Very truly yours,

*W. Mason Young*  
W. MASON YOUNG  
Land Management Administrator

Att.  
cc: Ms. S. Himeno  
Mr. T. C. Yim

1992-03-08-DA-FA - Auwaiolimu Sale of  
State owned Remnant MAR - 8 1992

**ENVIRONMENTAL ASSESSMENT**

FOR PROPOSED SALE OF

**STATE REMNANT, HONOLULU, HAWAII**

**TMK:1-2-2-03:95**

PREPARED FOR  
**DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII**

BY  
**PROSPECT DEVELOPERS  
250 N. BERETANIA, SUITE #400  
HONOLULU, HAWAII 96817**

OCTOBER 1991

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 purchase of property designated as TMK: 1-2-2-03:95 to be sold to the adjacent property owners who will then consolidate it with their lot designated TMK: 1-2-2-03:79.

This area is a remnant of State owned land in Honolulu, Hawaii located at the corner of Prospect Street and Huali Street on the Northern face of Punchbowl. This parcel consists of 1,360 square feet and is adjacent to a lot designated TMK:1-2-2-03:79 which we are currently in the process of purchasing.

We, as adjacent property owners, are requesting the purchase of this land to provide increased quantities of landscaping and recreational sites in an area that is severely restricted by the Punchbowl Special Design Requirements which encourage this very use of land.

Currently, this parcel is used for undesignated overflow parking as well as dumping of debris and is in a relatively non-maintained state.

III. **DESCRIPTION OF THE AFFECTED ENVIRONMENT**

The subject area is a level area that is fronting the house/lot built on Huali Street. The adjacent lot has an approximate slope of twenty-four (24) degrees.

The surface soil is classified as a mixture of sand and gravel.

The elevation taken from City Datum is one hundred ninety-two feet, six inches (192.6) above sea level. This parcel does not contain any bodies of water, drainage ditches, or any easements of any type within its boundaries.

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

A. **ENVIRONMENTAL CHARACTERISTICS**

1. **PHYSICAL FEATURES**

The sale of this remnant will occur on land previously disturbed by the dumping of debris and random parking

2. CLIMATE

Temperatures range from ninety degrees in the summer months to sixty-five degrees during the winter months of December and January. Surface winds are usually light and variable.

3. WATER RESOURCES

There is no surface water at the location.

4. BIOTA

Flora: The area for sale is partially covered with sparse grass and weeds. There are no known native, endangered or identifiable species on the site.

5. HISTORICAL AND ARCHAEOLOGICAL RESOURCES

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

**B. TECHNICAL CHARACTERISTICS**

Due to the restrictions set by the Land Use Ordinances of the Punchbowl Special Design District, and the nature of its proposed use, electrical, power, telephone water and sewer shall not be required at this site.

**C. SOCIAL/ECONOMIC CHARACTERISTICS**

The immediate short term benefit is the provision of lush landscaping and recreational areas. Also this area will no longer be used for random parking and the accumulation of rubbish and debris.

The long term economic benefit is the continued beautification of the existing area.

**V. PROBABLE IMPACTS**

This location has been physically impacted particularly by the parking of vehicles in random fashion which has virtually destroyed any vegetation that may have been. There are no native flora at the site. There are no known archaeological or historic deposits that will be effected. The purchase of this remnant will not pose any adverse impacts to the

surrounding community. It is unbuildable by virtue of its size and location. No structures will exceed 6'-0" in height and will be in accordance with all City and County Land Use Ordinances and building codes. Site lines and views of Punchbowl from either on or off-site at Prospect or Huali Street will not be obstructed. We are very much interested in continuing the well thought out landscaping evident at the neighboring Dowsett Point Development. It will cease to be a site for rubbish dumping and unsightly abandoned cars.

**VI. ENVIRONMENTAL DETERMINATION**

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

**VII. REFERENCES CITED**

- A. City and County of Honolulu. Wastewater Management Division.

