

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

DEC 21 1992

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AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS  
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FORESTRY AND WILDLIFE HISTORIC PRESERVATION PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER RESOURCES MANAGEMENT

Ref:LM-CS

'92 DEC 22 P12:440D-91-650a

Mr. Brian J.J. Choy, Director  
Office of Environmental Quality Control  
220 S. King Street, 4th Floor  
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Dear Mr. Choy:

Subject: Negative Declaration for Sale of Remnant Parcel  
State-owned Land Located at Waikalua, Kaneohe,  
Oahu, TMK 4-5-43:47 for Daniel Koon Yau Lee

The State of Hawaii Department of Land and Natural Resources, Land Management Division has reviewed comments (if any) received on the above subject matter during the 30-day public comment period which began on OEQC Bulletin publication date of October 8, 1992.

This agency has determined that the sale of the State-owned remnant parcel will not have significant environmental affect and by this letter is issuing a negative declaration.

Please publish this notice in the January 8, 1993 OEQC bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final Environmental Assessment.

Please contact Mr. Nicholas Vaccaro at 587-0433 should you have any questions.

Very truly yours,

WILLIAM W. PATY

Enclosures

cc: Ms. S. Himeno  
C.S.

222

*1993-01-08-0A-~~FEA~~-Duncan Drive Sale of Remnant*

JAN 8 1993

FINAL ENVIRONMENTAL ASSESSMENT  
NEGATIVE DECLARATION

FOR

PURCHASE OF REMNANT STATE LAND  
AT DUNCAN DRIVE, KANEOHE, OAHU, HAWAII  
TAX MAP KEY: 4-5-043:03

FOR:

MR. KOON YAU LEE  
45-529 DUNCAN DRIVE  
KANEOHE, HAWAII 96744

PREPARED BY:

MR. DARRELL LUM  
1515 WARD AVENUE, #603  
HONOLULU, HAWAII 96822

JULY 1992

TABLE OF CONTENTS

	<u>PAGE</u>
I. APPROVING AGENCIES	1
II. DESCRIPTION OF PROPOSED PURCHASE	1
III. DESCRIPTION OF AFFECTED ENVIRONMENT	1
IV. PROBABLE IMPACT OF LAND SALE ON THE ENVIRONMENT	3
V. ALTERNATIVES	4
VI. MITIGATION MEASURES	4
VII. DETERMINATION	4
VIII. FINDINGS AND REASONS SUPPORTING DETERMINATION	4
IX. EXHIBITS	LAND LOCATION

PURCHASE OF REMNANT STATE LAND  
KANEHOHE, KANEHOHE, OAHU, HAWAII  
ENVIRONMENTAL ASSESSMENT

I. APPROVING AGENCIES:

The applicant will have to obtain the following approvals for the purchase:

State of Hawaii:

1. Department of Land and Natural Resources.

II. DESCRIPTION OF PROPOSED PURCHASE:

Mr. Koon Yau Lee is proposing to purchase an existing piece of remnant land belonging to the State of Hawaii. This land runs diagonally through his residential property.

III. DESCRIPTION OF THE AFFECTED ENVIRONMENT:

A. Description of the Property:

The proposed land is 10 feet wide with a total area of 1,000 sq. ft.

The land is considered to be a ditch right of way however, according to a survey of the area, there is less than a foot difference in elevation between the proposed land and the surrounding property.

B. State Land Use and Zoning:

The land is located within the urban district as designated by the Land Use Commission of the State of Hawaii.

C. County General Plan and Zoning:

The proposed land is designated on the County's Kaneohe General Plan and the Oahu's Zoning as residential. The land is surrounded by land designated as single family residential on

the Oahu Community Plan.

D. Existing Land Use:

The land is being used for a single family residence.

E. Adjacent Land Use:

The adjacent properties are residential.

F. Historic and Archaeological Features:

There is no evidence of any historical, archaeological or cultural remnants, artifacts of sites on the proposed land.

G. Plant Life:

There is no indication of any rare or endangered plants or habitats associated with the property. The surrounding residential land is fully landscaped with ground cover, shrubs and mature trees.

H. Animal Life:

There is no rare endangered species of animal or bird life in the proposed land site or in the general vicinity of the site.

I. Water:

There is no indication of any naturally running water going through the proposed land.

J. Sewer:

An existing sewerline runs vertically through a portion of the land. This existing system is part of the Kaneohe sewerage system for Duncan Drive. The sewerline services the residence on which the proposed land runs through.

K. Telephone and Electrical:

Telephone and Electrical services are supplied to the residence via overhead wires. The wires

run above the proposed land and do not propose any impact.

L. Public Facilities:

1. Schools - Public school serving the area is Kaneohe Elementary School and Castle High School.
2. Fire Protection - A fully manned County fire station is located in Kaneohe town approximately four (4) miles away.
3. Police Protection - The police station is also located in Kaneohe town approximately four (4) miles away.

IV. PROBABLE IMPACT OF LAND SALE ON THE ENVIRONMENT:

A. Soil Erosion:

Soil erosion will not occur because the proposed property is fully landscaped.

B. Anticipated Long-Term Impacts:

1. Physical Impacts:

- a. Drainage - Sale of the land will not alter the existing drainage pattern.
- b. Air Quality - Not applicable.
- c. Water Quality - Not applicable.
- d. Public Utilities - Not applicable.
- e. Traffic - Not applicable.
- f. Noise - Not applicable.
- g. Visual - Sale of the land will not alter the existing aesthetics since the residential area is fully landscaped.

2. Biological Impacts:

Not applicable.

3. Cultural Impacts:

Not applicable.

V. ALTERNATIVES:

There will be no effect on the community of the surrounding environment regardless of the decision to sell or not to sell the remnant land parcel.

VI. MITIGATION MEASURES:

Do not need to be implemented for the sale of the remnant land parcel.

VII. DETERMINATION:

The sale of the remnant land parcel is not expected to cause significant impacts to the environment. Therefore, it has been determined that a negative declaration will be filled.

VIII. FINDINGS AND REASONS SUPPORTING DETERMINATION:

1. The proposed land sale will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources.
2. The proposed land sale will not curtail the range of beneficial uses of the environment.
3. The proposed land sale will not affect the economic or social welfare of the community.
4. The proposed land sale will not involve a substantial degradation of environmental quality.
5. The proposed land 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 in the land parcel.
6. The proposed land sale will not detrimentally affect air or water quality or ambient noise

levels.

7. The proposed land sale will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary or fresh water.
8. The proposed land sale will not involve substantial secondary impacts, such as changes or effects on public facilities.

For the reasons above, the proposed remnant land sale will not have and significant effect in the context of chapter 343, Hawaii Revised Statutes and section 11-200-12 of the State Administrative Rules.



COMMENTS

The following Government agencies have been notified of the proposed sale of the remnant parcel in which Land Management has requested comments on the matter.

City and County of Honolulu, Public Works Division  
Comment: Approved as submitted

Department of Land and Natural Resources, Aquatic Resources:  
No objection, Comment: Approved as submitted

Water and Land Development  
No objection, Comment: Approved as submitted

Office of Conservation and Environmental Affairs:  
No objection, Comment: Not in conservation district

Historic Sites  
No objections, Comment: Land disposition will have "no effect" on  
Historic site.