

JOHN WAIHEE  
GOVERNOR OF HAWAII



Keith W. Ahue, - CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAIKE

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

RECEIVED

'94 SEP -1 A8:35

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621  
HONOLULU, HAWAII 96809

SEP - 1 1994

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Dr. Bruce S. Anderson, Interim Director  
Office of Environmental Quality Control  
Department of Health  
220 S. King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Dr. Anderson

Subject: Final Environmental Assessment (EA) for Palolo Houses  
Acquisition, Tax Map Key: 3-4-29:33, 34, 35 Honolulu,  
Hawaii

The Department of Land and Natural Resources completed its review of comments received during the thirty (30) day comment period. We have determined that the above-captioned land acquisition project will not result in significant effects or impacts on the environment. Hence, we are filing a negative declaration on this project.

Please publish notice of availability for this project in the September 23, 1994 OEQC Bulletin. We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final environmental assessment.

Please contact Mr. Thomas W. Wong at 587-0427 if you have any questions.

Sincerely,

Keith W. Ahue, Chairperson  
Board of Land and Natural Resources

1994-09-23-0A-*FEA-Palolo Houselots  
Acquisition*

SEP 23 1994

FINAL ENVIRONMENTAL ASSESSMENT  
FOR

ACQUISITION OF THREE HOUSELOTS  
AND IMPROVEMENTS THEREON

PALOLO VALLEY, OAHU, HAWAII

TMK: 3-4-29: 33,34, AND 35

PREPARED BY

**PARAMETRIX, INC.**

SEPTEMBER, 1994

## TABLE OF CONTENTS

<b>SECTION</b>		<b>PAGE</b>
<b>I.</b>	<b>SUMMARY</b>	<b>1</b>
<b>II.</b>	<b>GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS</b>	<b>2</b>
	A. INTRODUCTION	2
	B. TECHNICAL CHARACTERISTICS	2
	C. SOCIO-ECONOMIC CHARACTERISTICS	2
	D. ENVIRONMENTAL CHARACTERISTICS	2
	E. FUNDING AND PHASING	3
<b>III.</b>	<b>THE AFFECTED ENVIRONMENT</b>	<b>4</b>
	A. GEOGRAPHIC CHARACTERISTICS	4
	B. HYDROLOGICAL CHARACTERISTICS	4
	C. BIOLOGICAL CHARACTERISTICS	4
	D. SERVICE FACILITIES AND PUBLIC UTILITIES	4
	E. ARCHAEOLOGICAL SITES	4
	F. AESTHETICS AND VISUAL CHARACTERISTICS	4
<b>IV.</b>	<b>SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES</b>	<b>5</b>
<b>V.</b>	<b>ALTERNATIVES CONSIDERED</b>	<b>6</b>
	A. ALTERNATIVE LOCATIONS	6
	B. DO-NOTHING ALTERNATIVE	6
<b>VI.</b>	<b>DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION</b>	<b>7</b>
<b>VII.</b>	<b>LIST OF PREPARERS</b>	<b>8</b>
<b>VIII.</b>	<b>AGENCIES CONSULTED</b>	<b>9-10</b>

LIST OF FIGURES

- 1 Location Map
- 2 Existing Site Plan

**I SUMMARY**

**CHAPTER 343, HAWAII REVISED STATUTES (HRS)  
ENVIRONMENTAL ASSESSMENT (E.A.)**

**Action:** AGENCY

**Project Name:** PALOLO VALLEY HOMES ACQUISITION

**Project Description:** The State of Hawaii, Department of Land and Natural Resources, Division of Land Management is requesting authorization to acquire three houselots and improvements thereon for subsequent set aside to the Division of Forestry and Wildlife.

**Project Location:** On Kuahea Street, off Waiomao Homestead Road, Palolo Valley, Honolulu, HI 96816  
(See Figure 1).

**Tax Map Key:** 3-4-29: 33, 34, 35

**Area:** 20, 827 square feet

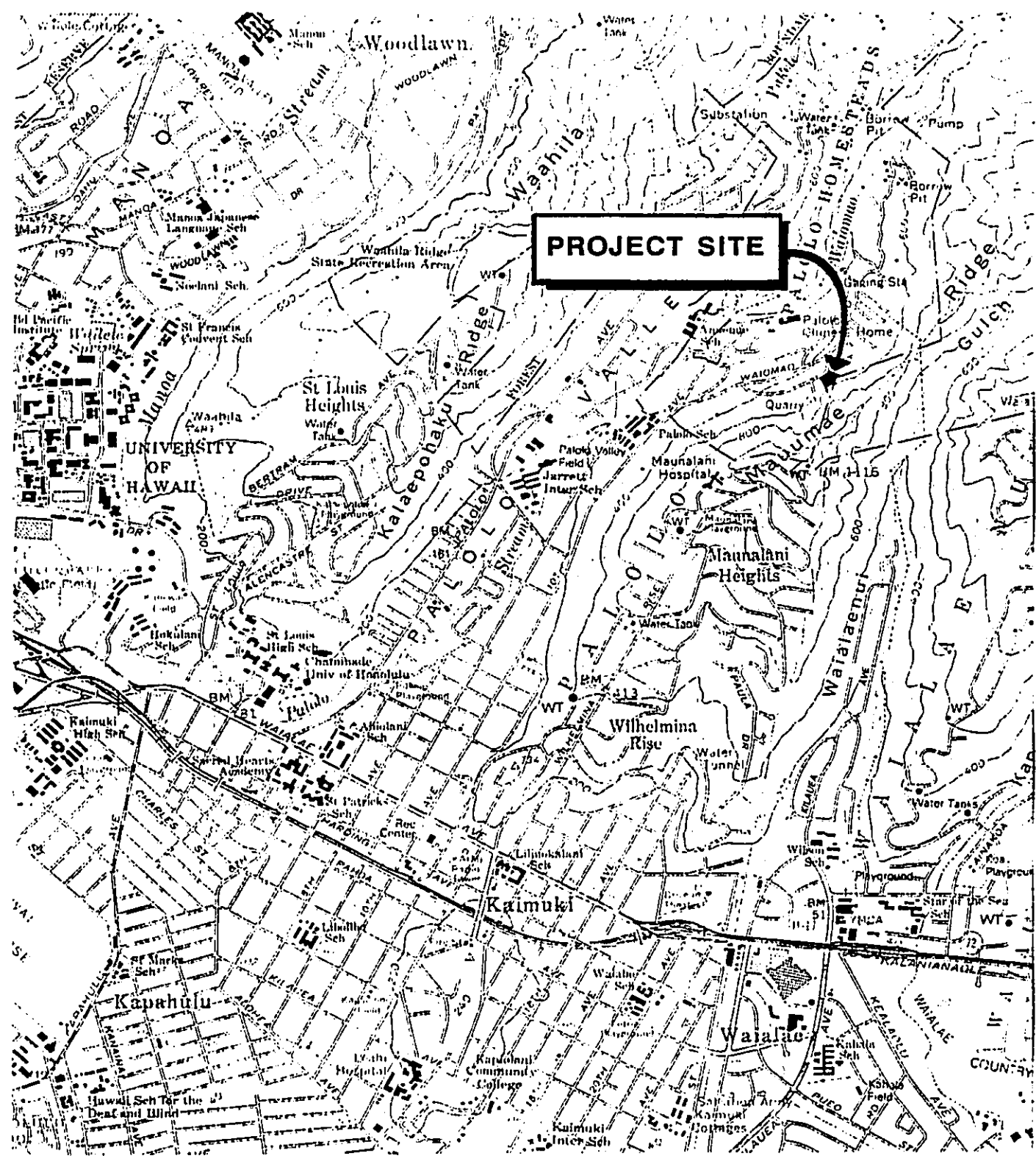
**State Land Use Designation:** Urban

**County Zoning Designation:** R-5

**Landowner:** Various

**Contact:** F.J. Rodriguez  
c/o Parametrix, Inc.  
1164 Bishop Center, Suite 1600  
Honolulu, HI 96813  
Tel: 524-0594

DOCUMENT CAPTURED AS RECEIVED

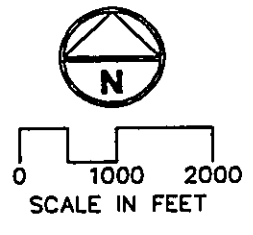


FILE: PALOLO2  
JOB: 22-2724-02

Parametrix, Inc.



Figure 1  
SITE VICINITY MAP



## II. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS

### A. INTRODUCTION

The State of Hawaii, Department of Land and Natural Resources, Division of Land Management, is requesting authorization to acquire the fee simple lands and improvements thereon for set aside to the Division of Forestry and Wildlife. (See Figure 2) . The purpose of the acquisition is to provide cheaper and more effective maintenance to the State owned cliff which lies above the three parcels. The cliff area is the site of an abandoned quarry which is susceptible to slides and falling rocks. The Tax Map Key: 3-4-29: 33,34, and 35. The State Land Use Boundary designation is Urban, and the Zoning is R-5.

### B. TECHNICAL CHARACTERISTICS

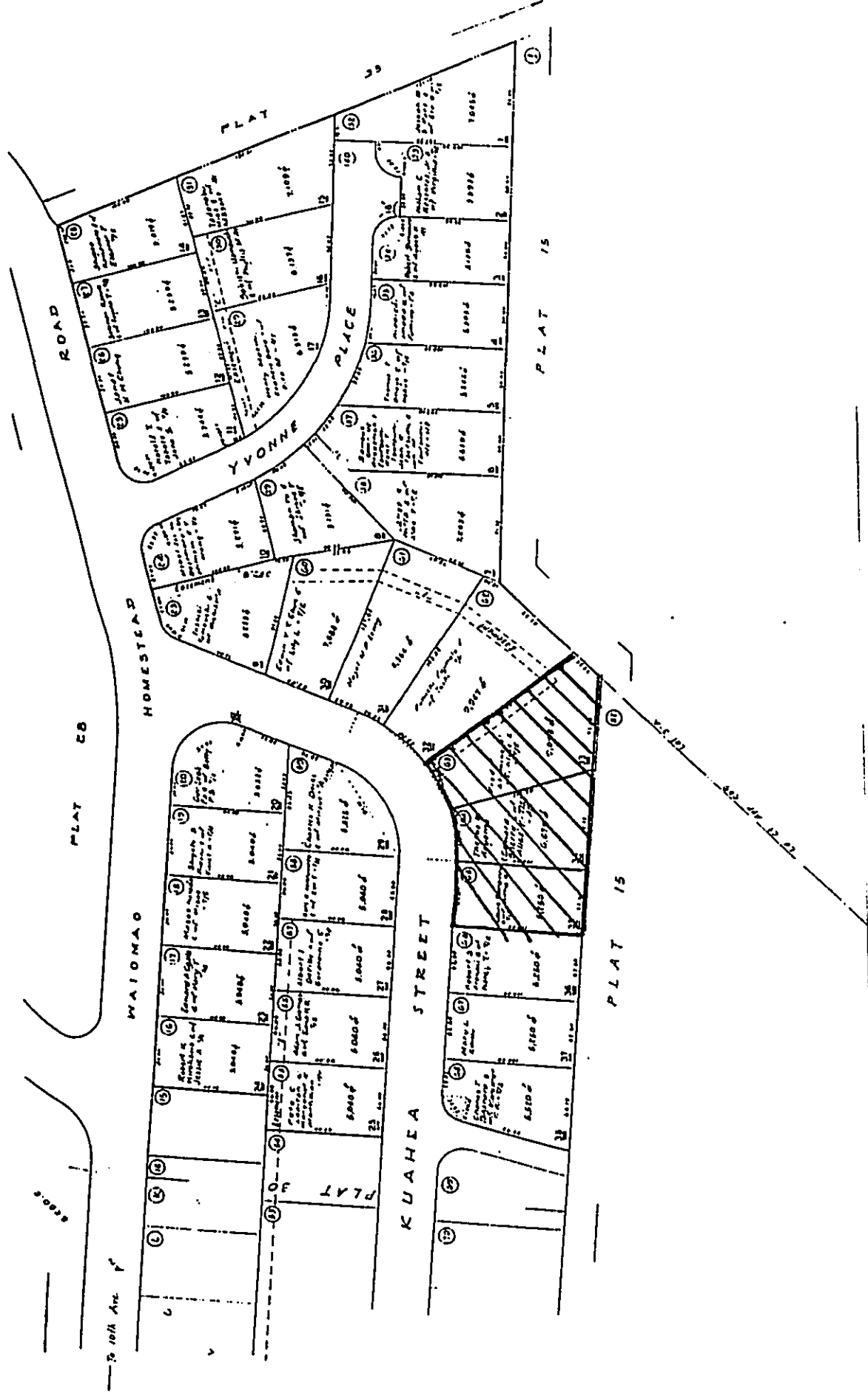
At the present time, the site is occupied by tenant owners who will remain on their lands until the acquisition process is completed. The acquisition process is a paper transaction with no new improvements planned for the parcels. Anticipated use will be as open space under the administration of the Division of Forestry and Wildlife as a buffer zone.

### C. SOCIO-ECONOMIC CHARACTERISTICS

As previously described, the purpose of this paper transaction is to permit an open space buffer zone which will be more economically cost-effective to the State of Hawaii than mitigative measures to prevent future rock slides from the State land parcel. This is considered vital to the State's ability to minimize economic impacts from natural causes, i.e. rock slides to urban residential land uses. The existing tenants will be displaced in the process and will need to relocate to a different location. This may involve economic hardship if replacement housing is not within their financial capabilities. This is not considered significant in impact, but it will be in the best interests of the families involved.

### D. ENVIRONMENTAL CHARACTERISTICS

There will be minimal, if any, environmental impacts resulting from this proposed paper transaction. There will be clearing and grading to achieve the open space required for a protective buffer area. This will allow the State the ability to protect residents below the abandoned quarry, and if required, the enclosing of the cleared area with a wire mesh security fence. The final grading plans will be reviewed by the appropriate State and City agencies prior to construction.



Parametrix, Inc.

Figure 2  
SITE PLAN

FILE: PAL003  
JOB: 22-2724-02



0 50 100  
SCALE IN FEET



E. FUNDING AND PHASING

All proposed improvement costs including the acquisition costs, will be borne by the State for each individual lot, with the planned improvements for clearing, grading, and security also being the State's responsibility.

### III. THE AFFECTED ENVIRONMENT

#### A. GEOGRAPHIC CHARACTERISTICS

The proposed site is located in the Palolo Valley area of Honolulu and is characterized currently as a middle income residential district. *The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, prepared by the U.S. Department of Agriculture, Soil Conservation Service in August, 1972 describes the soils as follows: "Lolekaa Silty Clay (LoD) 15 to 25 percent slopes. This soil is on side slopes of terraces and along drainageway. Runoff is medium, and the erosion hazard is moderate. Workability to slightly difficult because of the slope. Also included in the subject area is Lualualei extremely stony clay, 3 to 35 percent. (LPE). This soil occurs on talus slopes on Oahu and Kauai. This soil is similar to Lualualei clay, 0 to 2 percent slopes, except that there are many stones on the surface and in the profile."

#### B. HYDROLOGICAL CHARACTERISTICS

The subject parcel is identified in the Flood Insurance Rate Map as Zone X, , "areas determined to be outside 500 year flood plain." The project site will not be improved with structural improvements, but will remain open space.

#### C. BIOLOGICAL CHARACTERISTICS

The project site is located in an urbanized sector of Honolulu, and as such, does not maintain any viable eco-systems considered fragile or endangered. Flora and fauna, including avifauna, are almost entirely introduced species and are not endangered or protected varieties.

#### D. SERVICE FACILITIES AND PUBLIC UTILITIES

This paper transaction will not require basic utilities, i.e. electrical power, sewerage, drainage, and telephone service.

#### E. ARCHAEOLOGICAL SITES

There has been no onsite inspection conducted for archaeological sites. In the event that during the clearing and grading process, sites are uncovered, the applicant will require the contractor to halt work and advise the Historic Preservation Division, (587-0045) immediately for an evaluation of any uncovered finds.

#### F. AESTHETICS AND VISUAL CHARACTERISTICS

The project is in a Residential zoned district, and the aesthetics and visual characteristics for the subject parcel will be consistent with the adjacent area.

#### IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The proposed paper transaction is not anticipated to have any significant environmental impacts. The site is in an urbanized residential sector of metropolitan Honolulu with typical residential-urban traffic patterns. Any impacts resulting from the subject action will be temporary in nature and are not expected to affect adjacent land uses in a significant manner. The traditional construction methods that will be used for this clearing and grading will take place during normal construction related hours of operation, i.e. 7:00 a.m. to 3:30 p.m. Contractors will adhere to the applicable laws, ordinances, and regulations for onsite construction noise and ambient air quality.

V. ALTERNATIVES CONSIDERED

A. ALTERNATIVE LOCATIONS

There are no alternative sites considered for this proposed transaction since the State is implementing a plan to protect their lands more effectively .

B. DO-NOTHING ALTERNATIVE

The "Do-Nothing" alternative was not considered a viable alternative since the constant risk of litigation due to the abandoned quarry site loosening rocks that could crash down on the residential areas below the cliff.

**VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION**

After completing an assessment of the potential environmental effects from the proposed project, and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, the Department of Land and Natural Resources anticipates the issuance of a Notice of Negative Declaration.

1. The proposed action consists entirely of acquiring existing fee parcels and clearing the parcels for open space buffer zones..
2. There will be no permanent degradation of existing ambient air and noise levels. During the minimal construction period, there may be temporary violations of air and noise standards, but these are highly unlikely.
3. There are no known endangered species of animal or plant varieties within the project site.
4. There are no known natural, historic, or archaeological sites within the project site.
5. There will be no secondary adverse effects on future development, population, and public facilities .

This project will have no significant environmental effects and will be of benefit to the adjacent-5 zoned sectors. Any adverse environmental impacts have been determined to be insignificant and the applicant will comply with all applicable statutes, ordinances, and rules and regulations of the Federal, State, and City & County of Honolulu.

VII. LIST OF PREPARERS

PARAMETRIX, INC.

Department of Land and Natural Resources  
Division of Land Management

VIII. AGENCIES TO BE CONSULTED IN PREPARATION OF E.A.

ORGANIZATIONS AND AGENCIES:

<u>Agency</u>	<u>Date of Consultation</u>	<u>Date Comment Received</u>
---------------	-----------------------------	------------------------------

Federal

Dept. of the Army  
U.S. Army Engineer District  
Corps of Engineers

U.S. Fish & Wildlife,  
Dept. of Interior

State of Hawaii

Mr. Harold Masumoto, Director  
Office of State Planning

Mr. Keith W. Ahue, Chair  
Dept. of Land and Natural Resources  
Historic Preservation Division  
Dr. Bruce Anderson, Dep. Director  
State Dept. of Health

July 22, 1994

Mr. T. Harano, Chief  
Highways Division  
Dept. of Transportation

Mr. Gordon Matsuoka  
State Public Works Engineer  
Dept. of Accounting & General Services

City & County of Honolulu

Mr. Robin Foster, Director  
Dept. of General Planning

Mr. Donald A. Clegg, Director  
Dept. of Land Utilization

Mr. Kenneth E. Sprague, Ch. Engr.  
Dept. of Public Works

Mr. Joseph M. Magaldi, Director  
Dept. of Transportation Services

Mr. Michael S. Nakamura, Chief  
Honolulu Police Dept.

Ms. Gail Kaito, Director  
Dept. of Housing & Community  
Development

<u>Agency/Organization</u>	<u>Date of Consultation</u>	<u>Date Comment Received</u>
Mr. Richard R. Seto-Mook, Chief Honolulu Fire Dept.		
Palolo Neighborhood Bd. No. 6 c/o Neighborhood Commission City Hall, Room 400 Hon.HI 96813		
Mr. Leigh-Wai Doo City Council		



JOHN WAIKEE  
GOVERNOR OF HAWAII



Jul 22 3 01 PM '94

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

July 20, 1994

KETH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANALE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

MEMORANDUM

LOG NO: 12181  
DOC NO: 9407EJ14

TO: Mason Young, Administrator  
Land Management

FROM: Don Hibbard, Administrator  
Historic Preservation Division

SUBJECT: Draft Environmental Assessment Relating to Proposed  
Acquisition of Three Houselots and Improvements at Palolo  
Valley, Oahu  
Palolo, Honolulu, Kona, O'ahu  
TMK: 3-4-29:033,034,035

A review of our records shows that there are no known historic sites at this parcel. The area has been developed and it is unlikely that historic sites remain on the surface. Therefore, we believe that the proposed acquisition and improvements will have "no effect" on historic sites.

EJ:jk