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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809  
APR 2 1993

OD-91-504d

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

Dear Mr. Choy:

Subject: Negative Declaration for Issuance of Perpetual Non-Exclusive Easement for Roadway Purposes to M. Harada, Ltd. for Use of State-Owned Land Located at Wahiawa, Oahu, TMK 7-4-22:50

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 thirty (30) day public comment period which began on OEQC publication date of February 8, 1993.

This agency has determined that the issuance of a perpetual, non-exclusive easement for roadway purposes to the applicant, M. Harada, Ltd. (use of State-owned land) will not have a significant environmental effect; and by this letter of notice, Department of Land and Natural Resources is issuing a negative declaration.

Please publish this notice in the next available OEQC Bulletin.

We have enclosed a completed OEQC Bulletin publication form and four (4) copies of the Final Environmental Assessment.

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

Very truly yours,

*Keith W. Ahue*  
KEITH W. AHUE

Attachments

cc: Ms. S. Himeno  
Mr. W. Paty  
*EBF.*

1993-~~03~~<sup>04</sup>-23-0A-FEA - Wahiawa Disposition of State Land for Perpetual non-exclusive Roadway Easement APR 23 1993

FINAL  
ENVIRONMENTAL ASSESSMENT  
AND  
NEGATIVE DECLARATION

DISPOSITION OF STATE LAND  
FOR PERPETUAL NON-EXCLUSIVE ROADWAY EASEMENT

Wahiawa, Oahu, Hawaii

Submitted in Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and  
Chapter 200, Title 11, Administrative Rules  
Department of Health, State of Hawaii

Prepared for

Division of Land Management  
Department of Land and Natural Resources  
State of Hawaii

By

Gerald Park Urban Planner

March, 1993

## SUMMARY INFORMATION

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**Project:** Disposition of State Land  
Perpetual Non-Exclusive Roadway Easement

**Applicant:** Division of Land Management  
Department of Land and Natural Resources  
State of Hawaii

**Determining Agency:** Board of Land and Natural Resources  
State of Hawaii

**Location:** Wahiawa, Oahu, Hawaii

**Tax Map Key:** 7-4-22: 50

**Land Area:** 4,596 Square Feet

**Landowner:** State of Hawaii

**Existing Use:** Off-Street Parking Lot

**State Land Use Designation:** Urban

**Development Plan Land Use Designation:** Commercial

**Existing Zoning:** Residential (R-5)

**Contact:** Nicholas Vacarro  
Division of Land Management  
Department of Land and Natural Resources  
State of Hawaii

Phone: 587-0443

Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Phone: 533-0018

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**SECTION 1**  
**DESCRIPTION OF THE PROPOSED PROJECT**

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The Division of Land Management, Department of Land and Natural Resources proposes to set aside a 32-foot wide perpetual non-exclusive roadway easement over State owned land situated in Wahiawa, Oahu, Hawaii. The State property is identified as TMK: 7-4-22: 50 encompassing a land area of 4,596 square feet. The property is bordered by Leilehua Village Subdivision to the west, an unimproved one-acre parcel to the south, residential dwellings along Circle Drive to the east, and California Avenue to the north. A Location Map is shown in Figure 1

**A. Purpose of the Project**

The purpose of the project is to provide permanent access over TMK: 7-4-22: 50 in favor of TMK: 7-4-22: 48 which is landlocked. Parcel 48 is owned by M.Harada Ltd. Existing conditions are shown in Figure 2.

**B. Technical Characteristics**

Applicant has offered to provide a 32-foot wide perpetual non-exclusive roadway easement over the east end of parcel 50 (See Figure 3). The easement encompasses approximately 2,038 square feet and will provide a permanent connection to California Avenue.

The roadway will be constructed to City roadway standards and may be dedicated to the City.

**C. Economic Characteristics**

The cost for acquiring and improving the easement is to be determined. M.Harada Ltd. will fund the cost of improvements.

**D. Social Characteristics**

The proposed action will not displace any residential uses or commercial activities. Sections of an existing State parking lot on parcel 50 will be reconfigured to accommodate a new exit driveway and a reduction in the number of parking stalls.

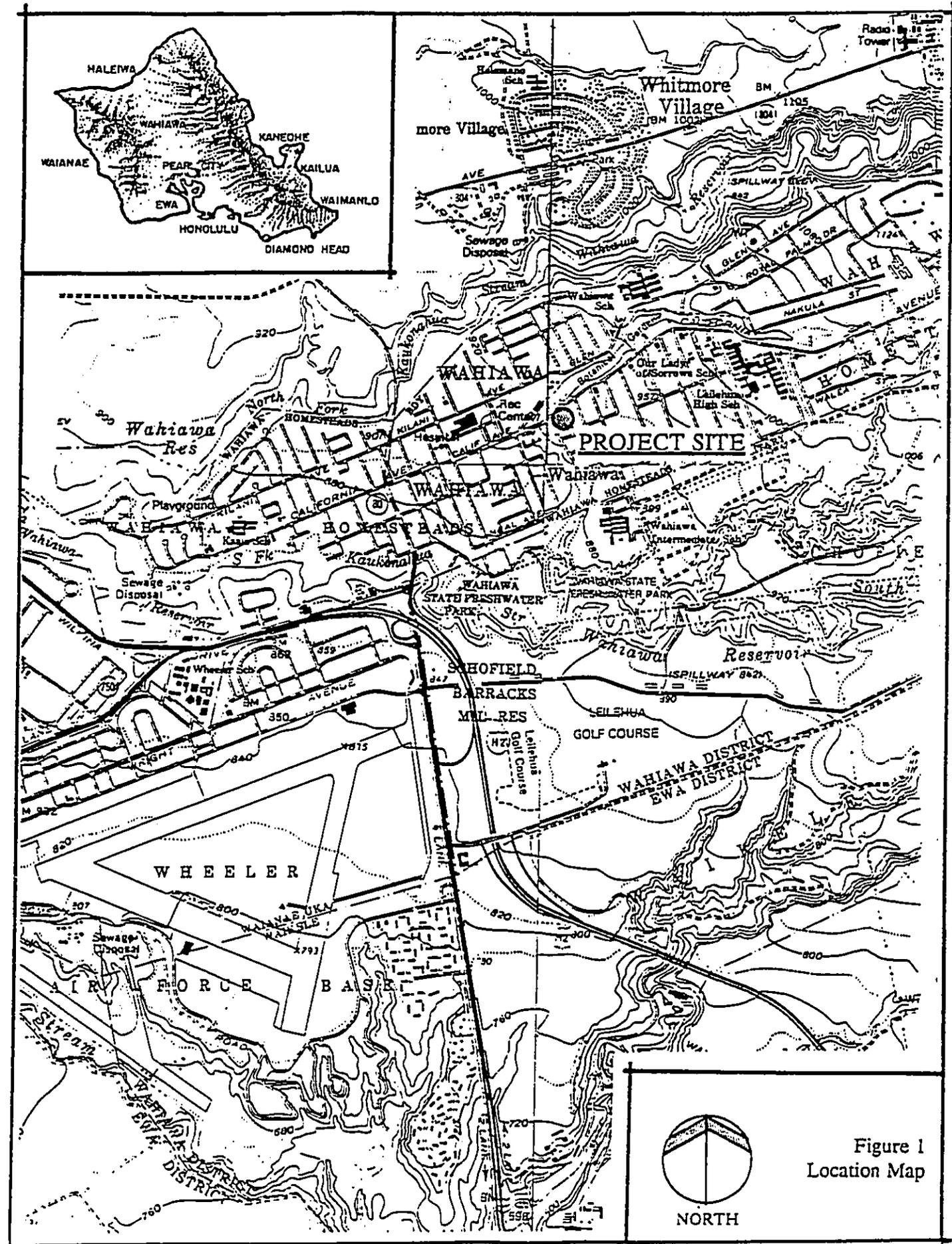


Figure 1  
Location Map

DOCUMENT CAPTURED AS RECEIVED

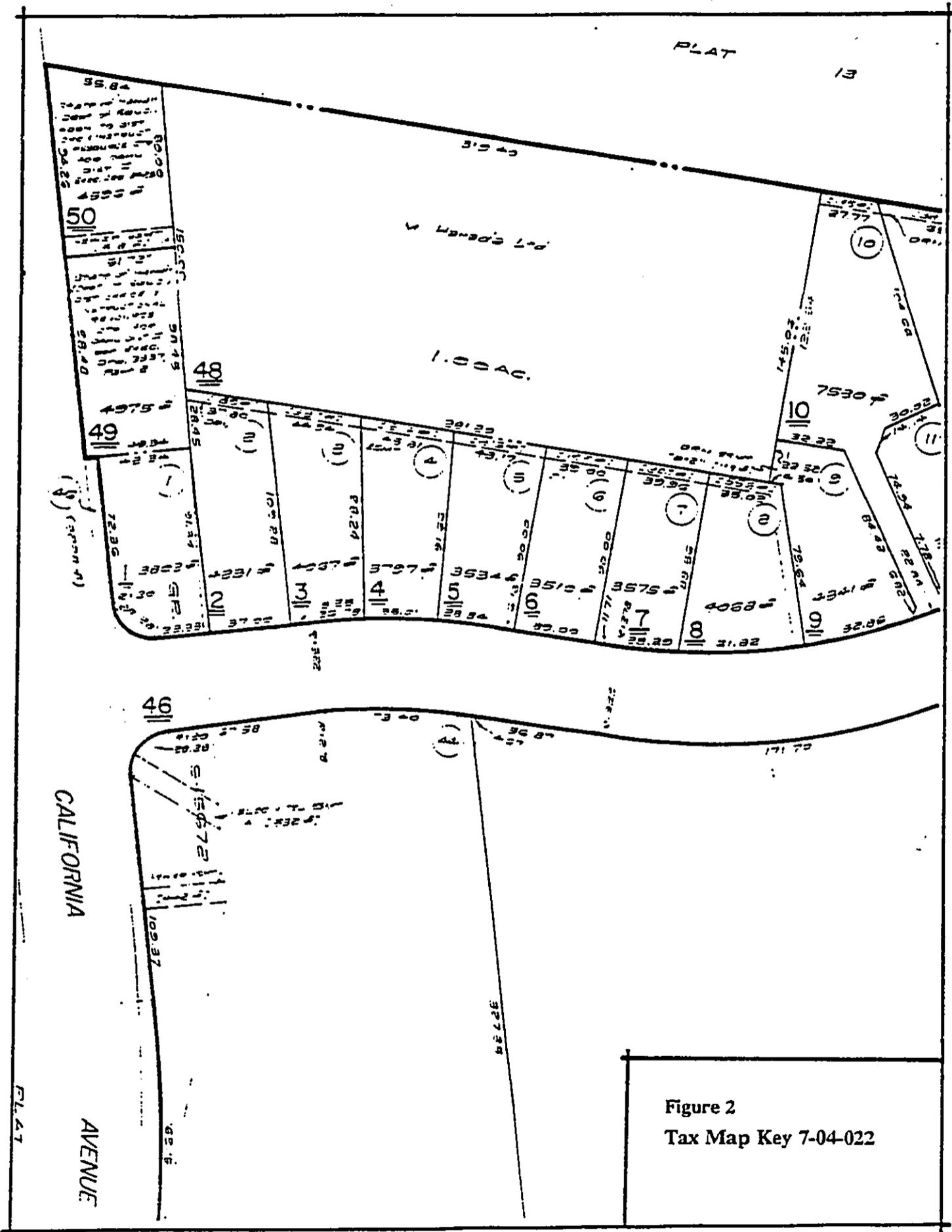
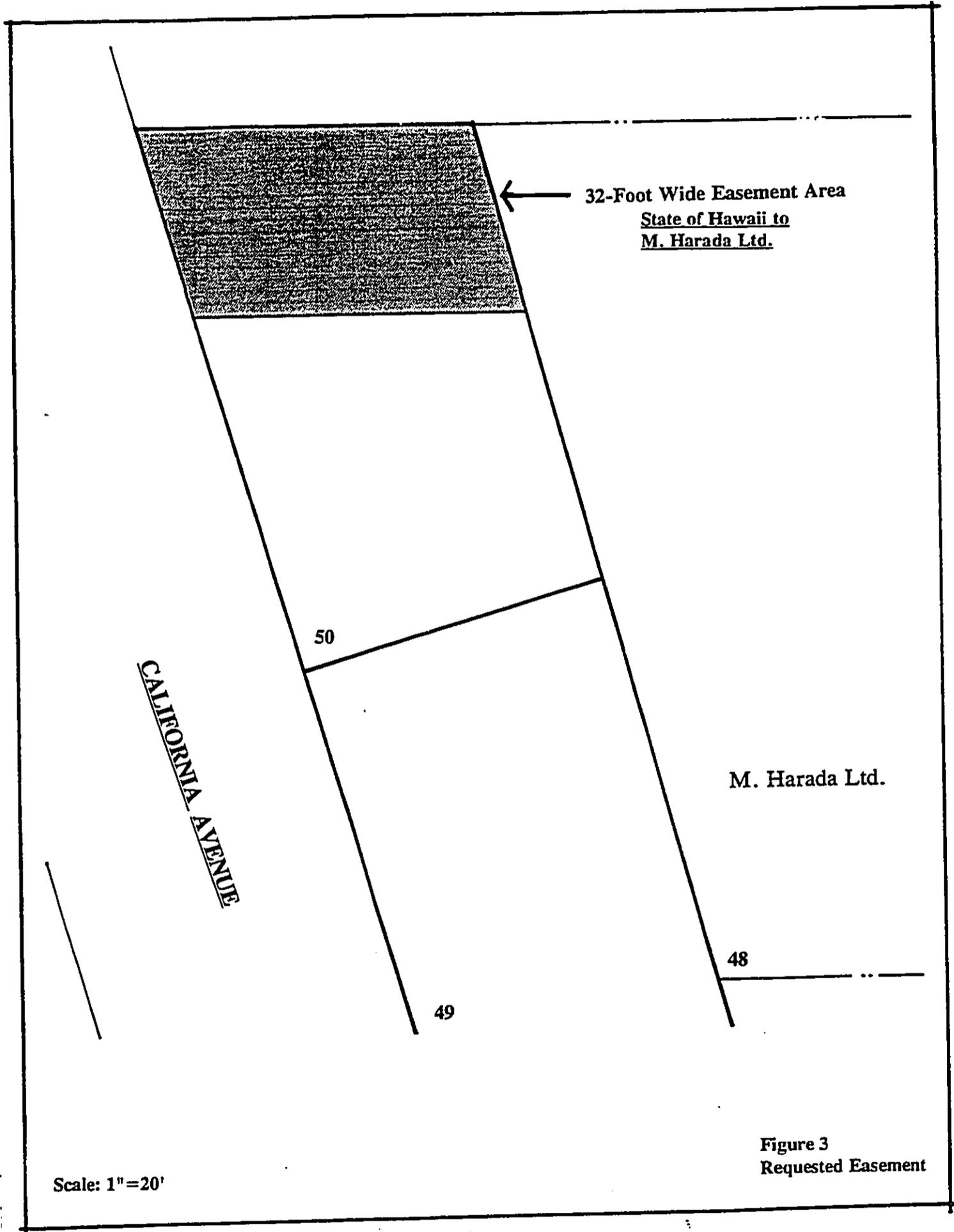


Figure 2  
Tax Map Key 7-04-022



## SECTION 2

### DESCRIPTION OF THE AFFECTED ENVIRONMENT

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The two State parcels were improved in 1991 for off-street parking. The parking lot is used by Department of Education Special Education personnel whose offices are located across Californial Avenue. The 9,571 square foot parking lot is marked for 16 standard and two (2) compact stalls. Vehicle circulation is in one direction with vehicles entering from the west end via a 16-foot wide driveway and exiting via a 12-foot wide driveway at the east end. The driveways and parking area are paved with an all-weather surface. The lot is neither secured (by gates) when not in use nor illuminated during night hours.

A 5-foot wide landscaping strip screens the lot along its California Avenue frontage. The planting area contains a hibiscus hedge, four trees, and is provided with a permanent irrigation system.

The Harada property is leased to a building contractor who uses the lot for stockpiling construction material and equipment storage. A 6-foot high plywood board fence screens the property from adjoining lots. The tenant is on a month-to-month lease. A 'No Parking' area has been delineated along the east boundary of the parking lot to allow temporary access to the Harada property.

The site is relatively level and graded to drain in a east to west direction.

There are no historical features on the premises.

Vegetation consists of plantings in the landscape strip and weedy specimens such as California grass and guinea grass.

Flood insurance rate maps place the site in Zone D which is defined as "areas in which flood hazards are undetermined" (Flood Emergency Management Agency, 1991).

The affected parcel is classified Urban on State Land Use District Maps, general planned Commercial by the City and County of Honolulu (Central Oahu Development Plan Land Use Map), and zoned R-5 residential. Parcels 49 (4,957 sf) and 50 (4,596 sf) are substandard in size and considered non-conforming lots.

California Avenue is the major east-west collector road in Wahiawa. Fronting the parking lot, the two-way, two-lane, undivided roadway lies within a 50-foot right-of-way with a posted speed limit of 25 mph. The street is without curbs and gutters. The parking lot has been setback 7-feet for a planned widening of California Avenue.

### SECTION 3

#### SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

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##### A. Assessment Process

The scope of the project was discussed with Division of Land Management staff, the Department of Education Central District Office administrator, and staff of the Departments of Land Utilization, Public Works, and Transportation Services, City and County of Honolulu. State and County agencies were consulted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the State properties. The discussions and field investigation allowed us to identify existing conditions and features which could affect or be affected by the proposed action. These conditions are:

- The site has been modified extensively by the existing use;
- There are no historical features on the premises;
- There are no threatened or endangered flora or fauna on the premises;
- The site is not prone to flooding;
- Temporary access over the parking lot is provided to parcel 48 (Harada property).

##### B. Short-term Impacts

The immediate benefit would be to provide permanent access to California Avenue for the Harada property. The Departments of Education and the Division of Land Management have not expressed objections to granting access.

The affected area would have to be withdrawn from Executive Order No. 3425 and Legislative approval, in addition to approval by the Board of Land and Natural Resources, sought.

The Department of Education would lose 3-4 parking stalls and a portion of the landscape strip fronting California Avenue. A new exit driveway from the parking lot would have to be constructed parallel to but separated from the Harada driveway. An asphalt will separate the driveways.

##### C. Long-term Impacts

Eliminating the landlocked condition expands land use options for the Harada property. The property is zoned commercial (B-2) and can be developed for a range of community businesses. Future improvements to the property must comply with the uses and standards of the zoning district and applicable regulations of the Land Use Ordinance.

The loss of approximately 2,300 square feet increases the non-conformity of an existing non-conforming lot. Parcel 50 would be reduced to about one-half its present land area. However, consolidating parcels 49 and 50 can create a lot that exceeds the minimum standard for the zoning district. The consolidated lot can then be developed for uses permitted by existing zoning.

## SECTION 4

### ALTERNATIVES TO THE PROPOSED ACTION

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#### A. No Action

A no action alternative would preclude the occurrence of all impacts, short and long-term, beneficial and adverse described in this Assessment. A no action alternative maintains the status quo whereby the Harada property would remain landlocked.

#### B. Land Exchange

A land exchange was considered as an alternative to an easement. An exchange would have increased the size of the parking lot (i.e. State land holdings) and reduced the size of the Harada property. In addition, the cost of improving the parking lot was to be borne by the Haradas. For these reasons, a land exchange was deemed undesirable.

**SECTION 5**

**AGENCIES AND ORGANIZATIONS CONSULTED IN  
PREPARING THE ENVIRONMENTAL ASSESSMENT**

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**State**

Department of Education  
Department of Land and Natural Resources  
Housing Finance Development Corporation

**County**

Department of General Planning  
Department of Land Utilization  
Department of Public Works  
Department of Transportation Services

**Other**

Wahiawa Neighborhood Board No. 26  
Wahiawa Community Businessmens Association  
Honorable Rene Mansho, Honolulu City Council  
Honorable Robert Bunda, State House of Representatives  
Honorable Gerald Hagino, State Senate

**A. Comments Received On the Draft Environmental Assessment**

**Department of Education, State of Hawaii**

"A review of the subject assessment indicates that the roadway easement will have minimal impact on the Department of Education."

**Department of Transportation, State of Hawaii**

"Not applicable."

**Division of Water and Land Development, DLNR, State of Hawaii**

"Approved as submitted."

**Division of Forestry and Wildlife, DLNR, State of Hawaii**

"Approved as submitted."

**Division of State Parks, DLNR, State of Hawaii**

"Not applicable."

**Historic Preservation Division, DLNR, State of Hawaii**

"Approved as submitted. No effect on historic sites."

**Department of Land Utilization, City and County of Honolulu**

"Approval of the request to waive Land Use Ordinance Sections 3.120A and 5.40.2 (Table 8-B) to allow designation of a right-of-way (easement) which reduces the 'lot' area of a nonconforming lot and increases nonconformity subject to the following conditions:

1. The applicant shall comply with all conditions specified in Conditional Use Permit No. 90/CUP-17.
2. This application has only been reviewed and approved pursuant to the provisions of Section 3.150 (Waiver of Requirements for Public Uses and Utility Installations) and development shall comply with all other provisions of the Land Use Ordinance.
3. Approval of this waiver shall not be construed as approval of building permit applications; such applications are reviewed separately and shall comply with applicable codes and regulations.
4. The Director of Land Utilization shall reserve the right to impose additional requirements, if necessary, for the health, safety, and welfare of the people of the City and County of Honolulu.
5. This approval may be revoked by the Director of Land Utilization when there is breach of any of the conditions stated above; provided that for good cause, the Director may amend the above conditions.

## BIBLIOGRAPHY

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Federal Emergency Management Agency. 1990. Flood Insurance Rate Map, City and County of Honolulu.

Department of Land Utilization. 1984 (as amended). Land Use Ordinance. City and County of Honolulu.