

DEPARTMENT OF LAND UTILIZATION  
90/SV-9(RF)

*Kaneohe Bay Vista - Metcalf*

CHAPTER 343, HRS  
ENVIRONMENTAL ASSESSMENT/DETERMINATION  
NEGATIVE DECLARATION

Recorded Owner/Applicant : Thomas Metcalf et al  
Agent : Gray, Hong, Bills & Associates, Inc.  
Location : 44-319 Kaneohe Bay Drive, Kaneohe, Oahu  
Tax Map Key : 4-4-07: 20  
Request : Realign sewer easement to encroach into the  
shoreline setback  
Determination : Environmental Impact Statement (EIS) -  
Not Required

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

Dated at Honolulu, Hawaii, this 18th day of June, 1990.

APPROVED *for* Robert A. Bannick  
DONALD A. CLEGG  
Director of Land Utilization  
City & County of Honolulu  
State of Hawaii

DAC:s1  
0338N/34

1990-07-08-0A-FEB

Kaneohe Bay Viata - Thomas Mitchell

FILE COPY

ENVIRONMENTAL ASSESSMENT  
AND SUPPLEMENTAL INFORMATION

FOR

TAX MAP KEY: 4-4-07:20  
Kaneohe Bay Drive, Kaneohe  
Oahu, Hawaii



**Gray · Hong · Bills & Associates, Inc.**  
CONSULTING ENGINEERS

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119 Merchant Street, Suite 607, Honolulu, Hawaii 96813, Tel: (808) 521 0306, Fax: (808) 531 8018

LU 4/90 2831  
1990 APR 22 11 2 02  
[Faint stamp]

ENVIRONMENTAL ASSESSMENT  
AND SUPPLEMENTAL INFORMATION  
FOR  
TAX MAP KEY: 4-4-07:20  
KANEHOE BAY DRIVE, KANEHOE  
OAHU, HAWAII

PREPARED BY  
GRAY, HONG, BILLS AND ASSOCIATES, INC.  
119 MERCHANT STREET, SUITE 607  
HONOLULU, HAWAII 96813

APRIL 12, 1990

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ENVIRONMENTAL ASSESSMENT  
REQUIRED WITH AN APPLICATION  
FOR A SHORELINE SETBACK VARIANCE

I. GENERAL INFORMATION

- A. APPLICANT: Thomas Metcalf  
CMV, Inc.  
1450 Ala Moana Boulevard  
Suite 3200  
Honolulu, Hawaii 96814  
Telephone: 942-1620
- B. RECORDED FEE OWNERS: T.R. & R.C. Metcalf  
44-319 Kaneohe Bay Drive  
Kaneohe, Hawaii 96744  
Telephone: 254-1677
- D.M. & M.A. Oredson  
4145 Akulikuli Terrace  
Honolulu, Hawaii 96816  
Telephone: 732-0046
- M. & F.A. Stroup  
304 Ilimalia Place  
Kailua, Hawaii 96734  
Telephone: 254-3077
- C. AGENT: David B. Bills  
Gray, Hong, Bills & Associates  
119 Merchant Street, Suite 607  
Honolulu, Hawaii 96813  
Telephone: 521-0306
- D. TAX MAP KEY: 4-4-07:20
- E. LOT AREA: 11,326 Sq. Ft.
- F. AGENCY CONSULTED IN MAKING ASSESSMENT
1. Department of Public Works  
City and County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, Hawaii 96813

II. DESCRIPTION OF PROPOSED ACTION

A. GENERAL DESCRIPTION:

The applicant has processed a Cluster Housing project known as Kaneohe Bay Vista through the Department of Land Utilization (see Exhibits 1 through 4). The subject parcel has an existing 10-foot wide sewer easement in favor of the City and County of Honolulu. The existing sewer easement restricts the actual usable area of one of the cluster housing lots and realignment of the existing sewer easement is proposed. A portion of the existing sewer easement is within the shoreline setback and all of the easement will be within the shoreline setback if this variance is approved (see Exhibit 5). The applicant is requesting a pre-construction shoreline setback variance so that the Department of Public Works will not need a variance for the construction of the trunk sewer.

The cluster housing application referenced the need/desire to relocate the existing sewer easement and further indicated that relocation would be pursued. This shoreline setback variance application, if approved, would allow the relocation.

B. TECHNICAL CHARACTERISTICS:

1. Use Characteristics: Single-family residences
2. Physical Characteristics: The project site is located on Kaneohe Bay Drive, Kaneohe, Oahu. The annual rainfall in the area ranges between 20 to 25 inches and temperature ranges between 65 to 85 degrees Fahrenheit. The topography of the project area is gently sloping towards the makai end, with a slope of approximately 2 to 4 percent. See Exhibit 6 - Shoreline Certification Map for metes and bounds. (This map was prepared by the State Surveyor to deed the fill lands to the project. Since this map was prepared by the State, it was considered certified.)
3. Construction Characteristics: No construction activity is proposed at present. Ultimately, trenching, placement of sewer and backfilling will be required. The typical trench width for an 8-inch sewer is 3-4 feet. A backhoe can accomplish all trenching and excavation, as well as backfilling.

4. Existing Utilities:

- A. Municipal Water
- B. Municipal Electric Service

5. Wastewater Disposal: Individual waste disposal system conforming to the State of Hawaii, Department of Health Standards will be used initially. Upon installation of the City and County sewer at a future date (January 1995), all lots will connect to the City and County sewer collection system.

6. Solid Waste Disposal: Municipal rubbish disposal.

7. Access to site: Kaneohe Bay Drive

C. ECONOMIC AND SOCIAL CHARACTERISTICS:

1. Cost of Construction: The proposed realignment will require one additional manhole and about 100 feet of sewer line for the realigned segment of sewer within the shoreline setback area. The estimated cost for work within the shoreline setback area is \$15,000.

2. Social Characteristics: The proposed sewer easement realignment will have no impact on existing social characteristics.

III. AFFECTED ENVIRONMENT

A. The subject parcel is within the Urban State Land Use District and R-10 Residential zoning district of the City and County of Honolulu. The neighborhood mostly consists of single-family residences.

B. The site is in the FIRM Zone D as shown on Exhibit 7. These are areas in which flood hazards are undetermined.

C. The project site has no direct relationship to publicly owned beaches, parks and recreational areas. Its frontage is on Kaneohe Bay which is used publicly for water-oriented activities, but the project site and the adjoining properties do not provide public access to the bay in this area. The portion of the parcel between the high water mark and the shoreline setback line consists of mudflats with mangrove. Kaneohe Marine Air Corps Air Station is

located about 2 miles northeast of the project site. The parcel has no wetlands, lagoons, tidal lands, submerged lands, fisheries, fishing grounds, or other coastal and natural resources.

- D. Coastal views from surrounding public viewpoints and from the nearest coastal highway across the site to the ocean or to coastal landforms have not been affected. The nearest coastal highway is Kamehameha Highway.
- E. The offshore coastal water is Class AA. Groundwater is brackish and not a source of domestic water for the Island of Oahu.
- F. The existing easement is in favor of the City and County of Honolulu. The easement is intended to accommodate the Kaneohe interceptor sewer. The sewer line will be laid below grade and is not expected to affect existing environmental or ecological conditions.

#### IV. PROJECT IMPACTS

The project is located within Kaneohe Bay, which is a well-protected estuary. Typical factors affecting shorelines such as wave runup, littoral transport and abnormal changes of beach form are non-existent. The shoreline is solely exposed to water level fluctuations resulting from changing tides. The site is not subject to erosion and, in fact, fill lands were deeded to the subject parcel in 1987. The accretion was the result of fill placement numerous years ago. Exhibit 6 shows the fill lands, while Exhibit 8 shows the shoreline as represented on Oahu Coastal Zone Atlas, Map No. 15. A typical beach profile showing offshore, backshore and foreshore areas is included as Exhibit 9.

The proposed realignment will not affect existing conditions. The shoreline impacts will be negligible whether the sewer is constructed in the existing easement or the proposed realigned easement. There will be little or no runoff into Kaneohe Bay during construction and no runoff after construction. Based on the fact that the State has deeded fill lands to the project site further provides a strong indication that future erosion is not a concern.

ALTERNATIVES CONSIDERED: No action.



V. MITIGATION MEASURES

No mitigation measures are proposed for the sewer line easement relocation. Normal construction mitigation measures will be utilized by the City when construction occurs.

VI. SUPPLEMENTAL INFORMATION

A. APPLICANT:

Thomas Metcalf  
CMV, Inc.  
1450 Ala Moana Boulevard  
Suite 3200  
Honolulu, Hawaii 96814  
Telephone: 942-1620

B. RECORDED FEE OWNERS:

T.R. & R.C. Metcalf  
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D.M. & M.A. Oredson  
4145 Akulikuli Terrace  
Honolulu, Hawaii 96816  
Telephone: 732-0046

M. & F.A. Stroup  
304 Ilimalia Place  
Kailua, Hawaii 96734  
Telephone: 254-3077

C. LOCATION:

Kaneohe Bay Drive  
Kaneohe, Oahu

D. TAX MAP KEY:

4-4-07:20

1. The applicant is requesting a variance from Rule 13.3, "Structure Not Permitted", of the Shoreline Setback Rules and Regulations of the City and County of Honolulu to obtain pre-construction variance and permit for realignment of existing sewer easement which is in favor of the City and County of Honolulu.
2. Statement of Hardship: The construction of a sewer line is the type of improvement which is completely below grade and does not alter any physical conditions of the setback area or pose any potential environmental threat to the waterfront. In addition, the existing sewer easement lies partially within the shoreline

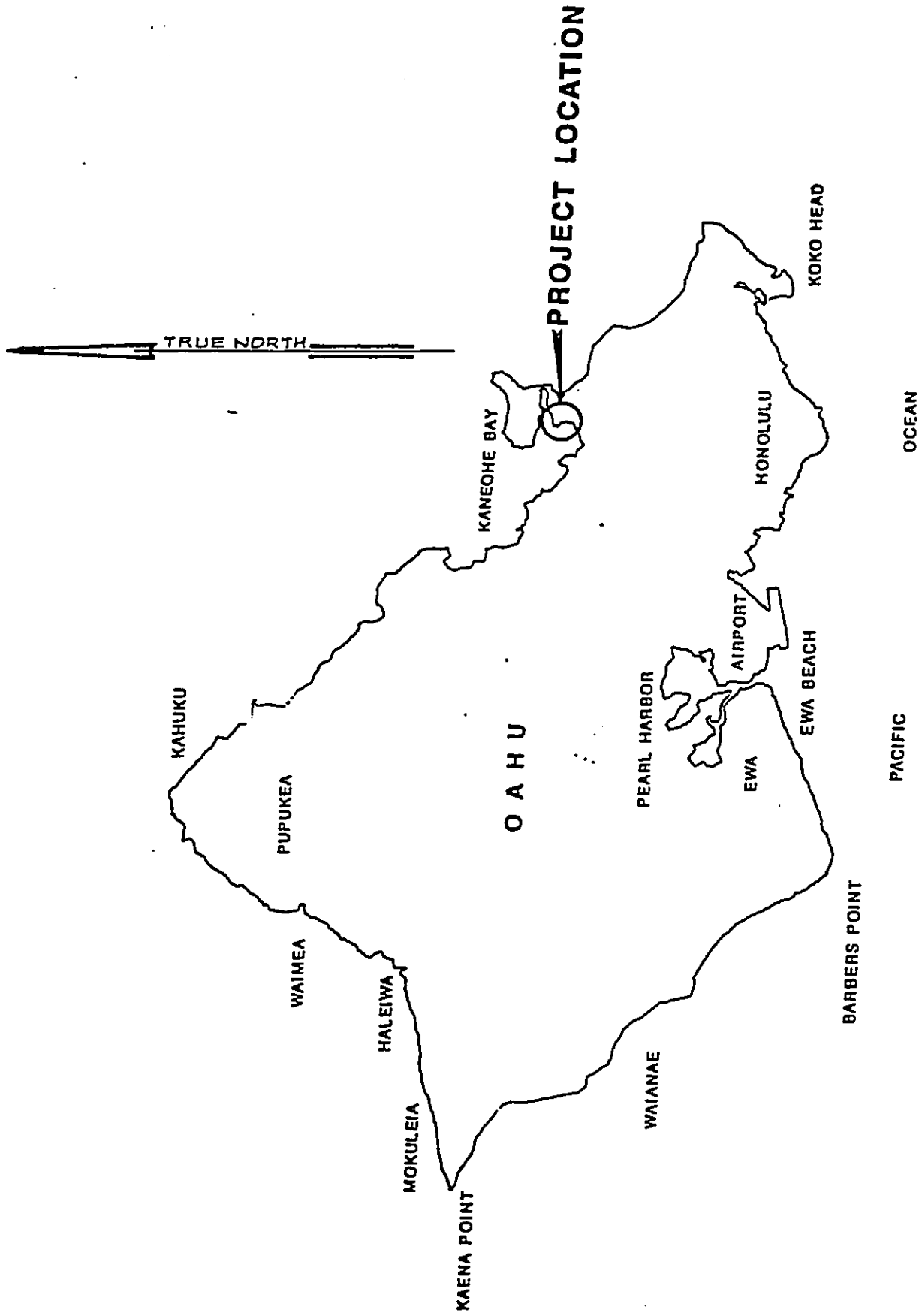
setback area. However, the shoreline in this portion of Kaneohe Bay has experienced accretion that has increased the distance between the water line and the easement. The recent recordation and deeding of that accretion land to the abutting property owners in this area has had the effect of moving portions of the easement inland and placing more of it outside the shoreline area than when the easement was established. This has the effect of creating an additional unnecessary restriction to the buildable area of the property for that portion of the easement lying mauka of the setback line.

E. DRAWINGS/PLANS: See the following list of Exhibits.

1. Accurate scale drawing showing the certified shoreline prepared and certified by a registered land surveyor and confirmed by the State Surveyor: Attached (a reduced copy is provided as Exhibit 6).
2. The parcel and pertinent information: See Exhibits.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
1	Vicinity Map
2	Location Map
3	Tax Map
4	Site Plan
5	Proposed Realignment of the Existing Sewer Easement
6	Shoreline Certification Map
7	FIRM MAP
8	Oahu Coastal Zone Atlas - Map No. 15
9	Typical Beach Profile



**VICINITY MAP**

NOT TO SCALE

**EXHIBIT 1**

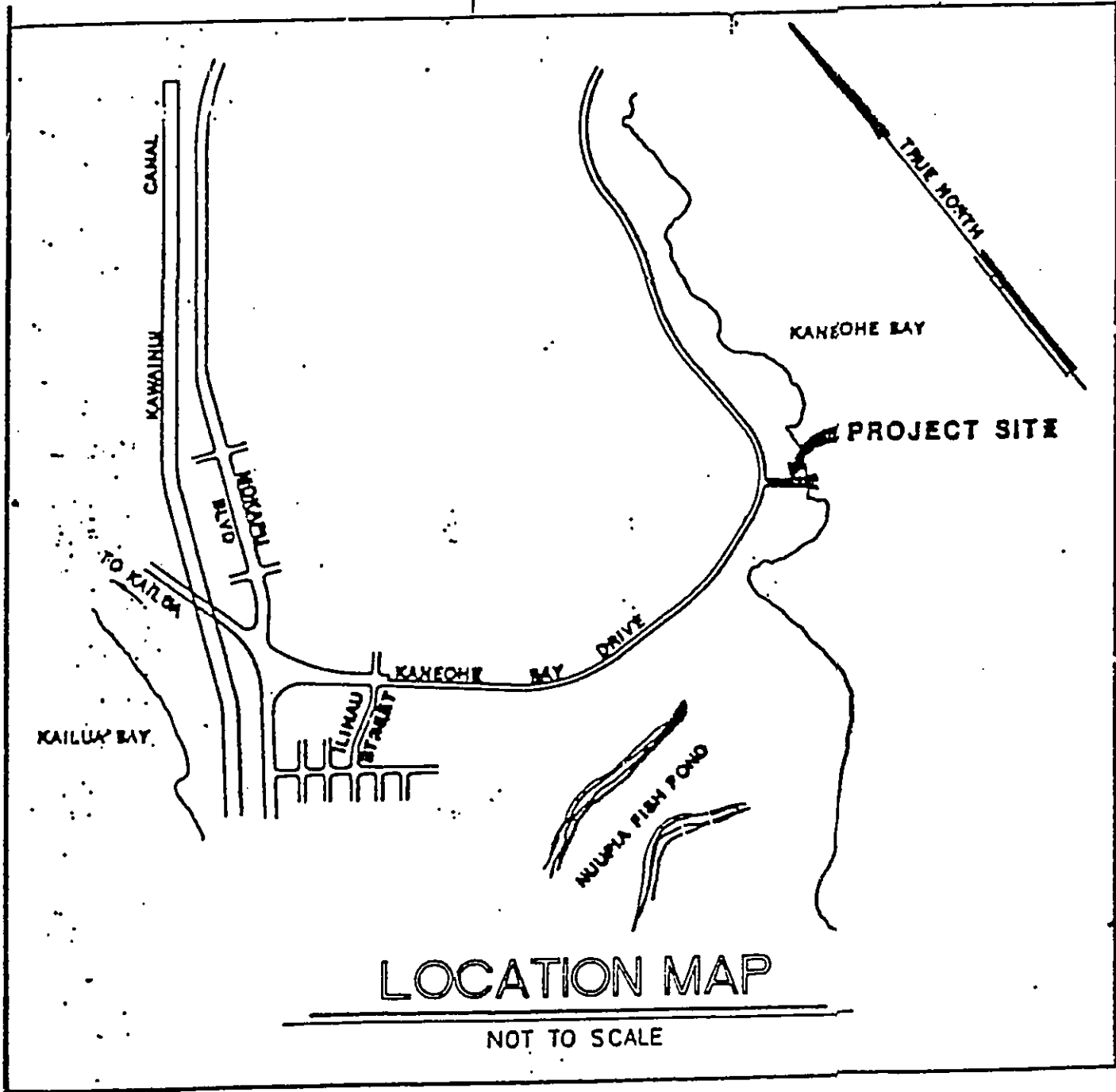
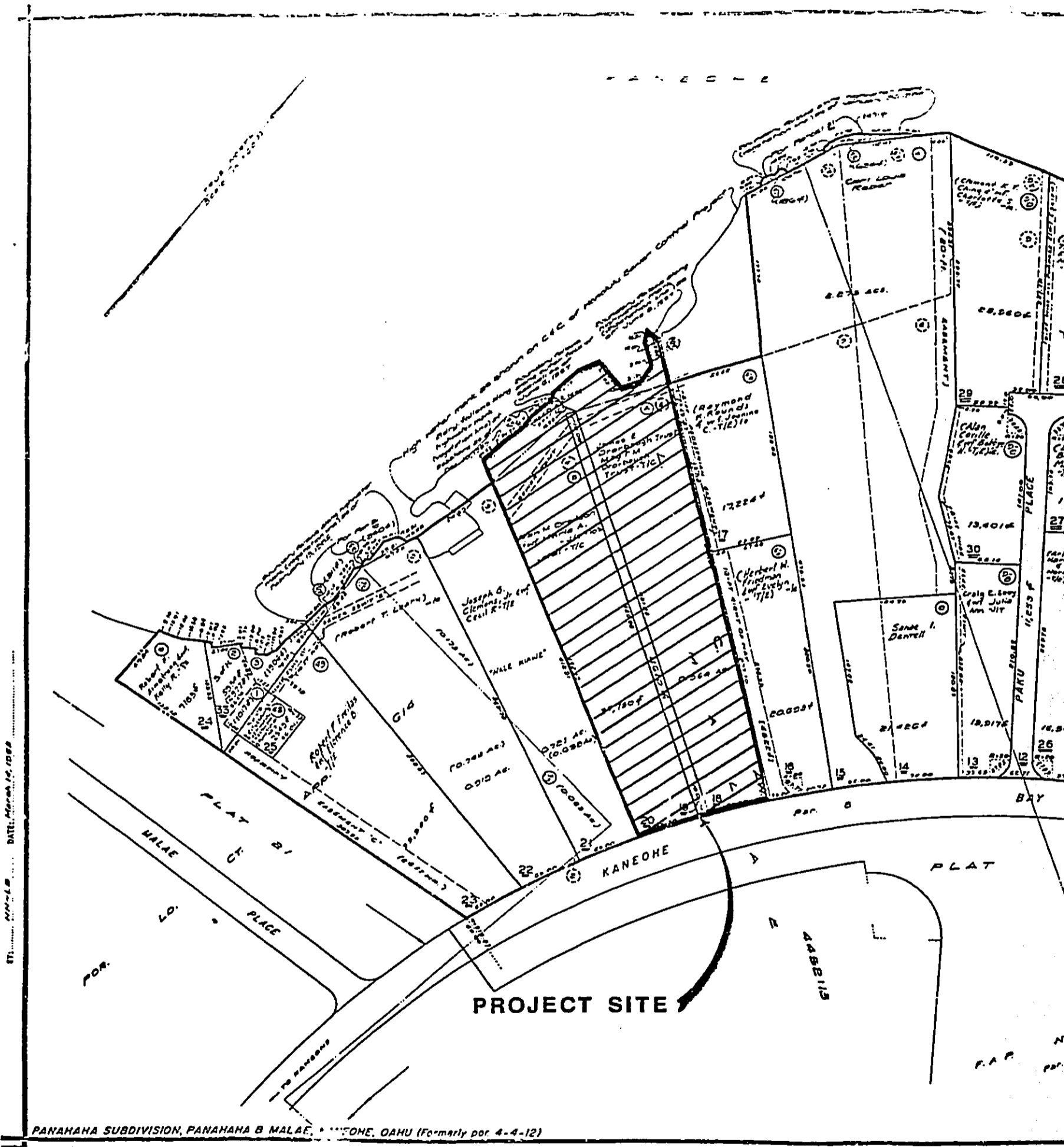


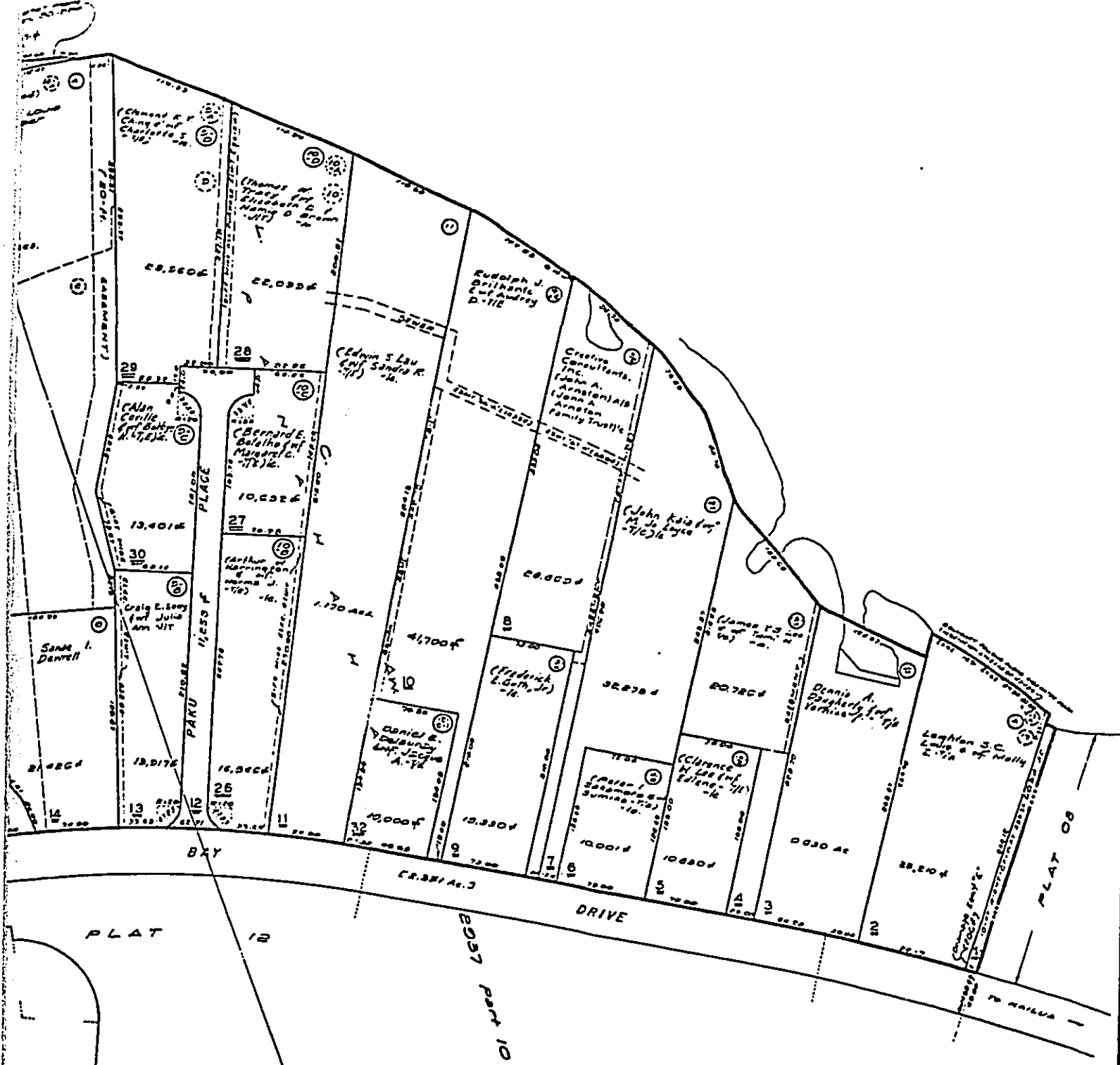
EXHIBIT 2



ST. ... DATE: March 14, 1958

PANAHANA SUBDIVISION, PANAHANA B MALAE, ... OME, OAHU (Formerly por. 4-4-12)

B A Y



### EXHIBIT 3

1 1114

NOTE: All lots owned by Harold & L. Charles Trust Est  
 (Art. 5th) - 70-38-4713  
 Tolani School - 29-44-3387  
 unless otherwise noted, & taxed as noted.

DEPARTMENT OF TAXATION TAXATION MAPS BUREAU STATE OF HAWAII		
TAX MAP		
FIRST TAXATION DIVISION		
ZONE	SEC.	PLAT
4	4	07
SCALE 1 IN = 80 FT.		

FOR REAL PROPERTY TAXATION PURPOSES  
 SUBJECT TO CHANGE

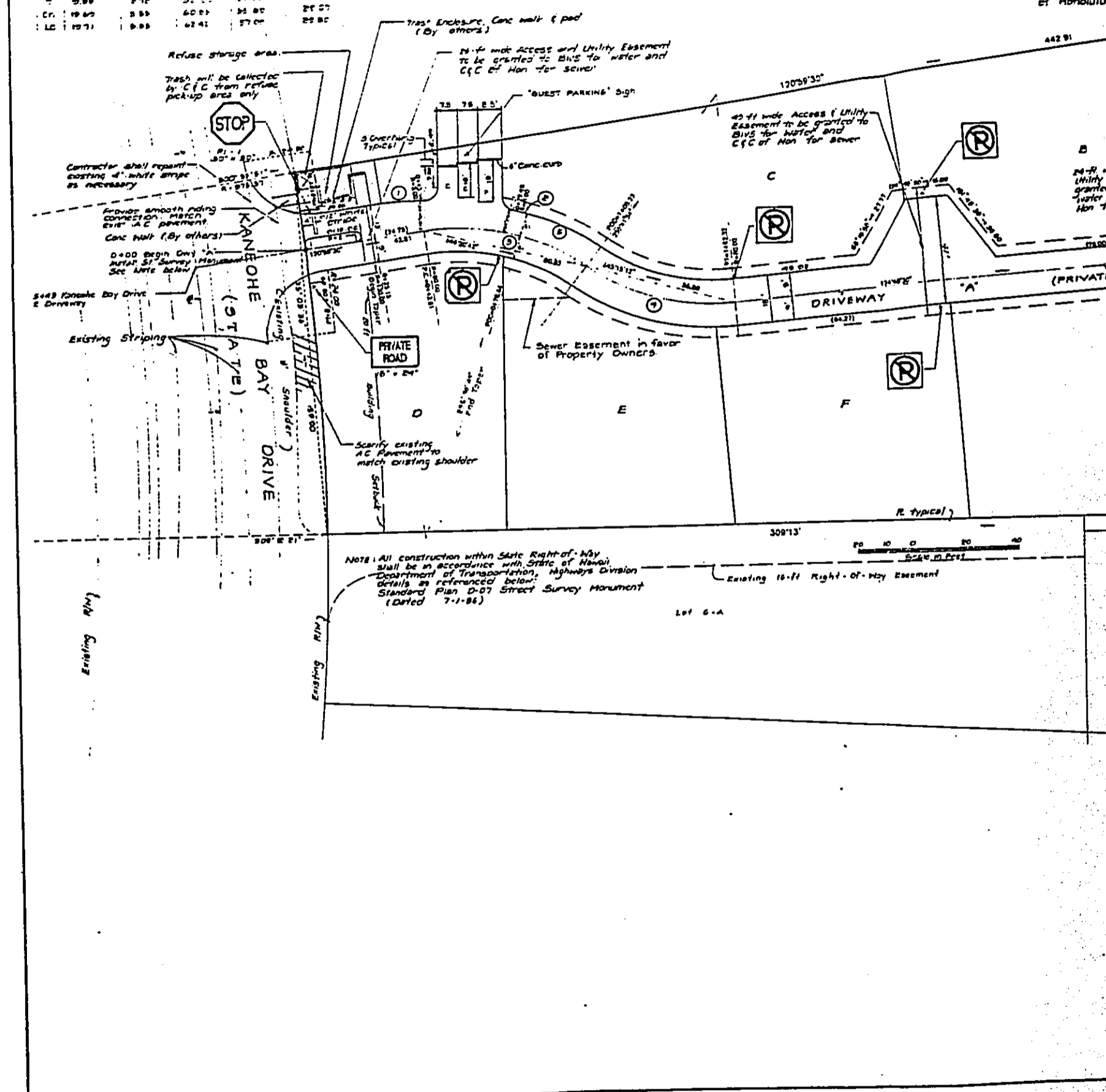
No  
 P.A.P.  
 107

3. NS-1 (2)

2037 part 10 sec. 1

**CURVE DATA**

Station	Curve	Radius	Delta	Length	Chord	Offset
1+00	1	100.00	30.00	157.08	100.00	15.71
2+00	2	150.00	45.00	235.62	150.00	23.56
3+00	3	200.00	60.00	314.16	200.00	31.42
4+00	4	250.00	75.00	392.70	250.00	39.27
5+00	5	300.00	90.00	471.24	300.00	47.12



Revised 10-8  
Easement in  
of Honolulu

442 91

24-ft wide  
Utility E  
granted  
water &  
Hon for

(PRIVATE

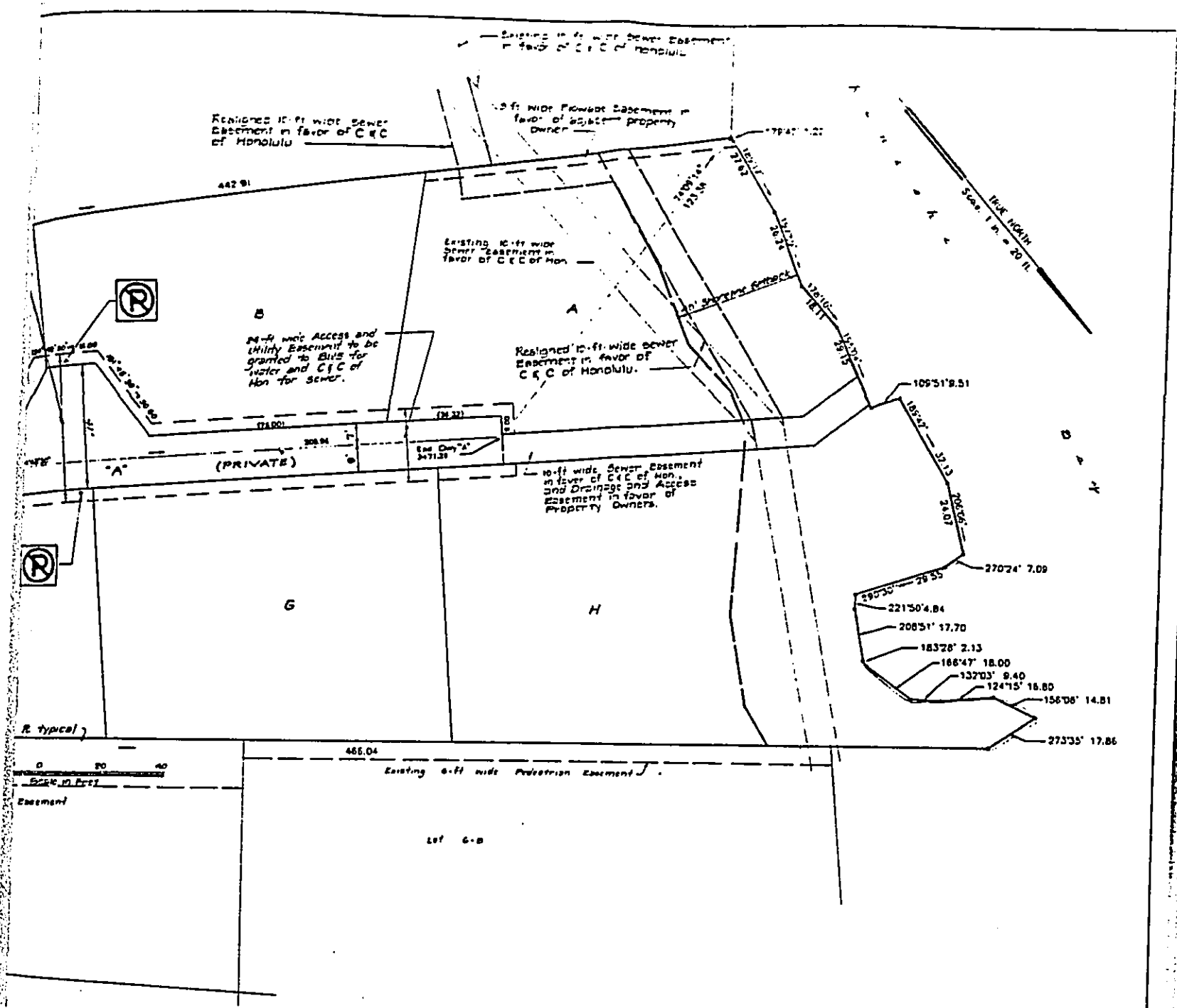
R. typical

309'13'

Existing 16-ft Right-of-Way Easement

Lot 6-A

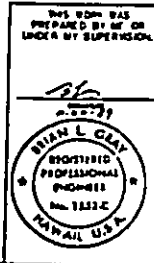




# EXHIBIT 4

## "PROPOSED PRIVATE ROAD"

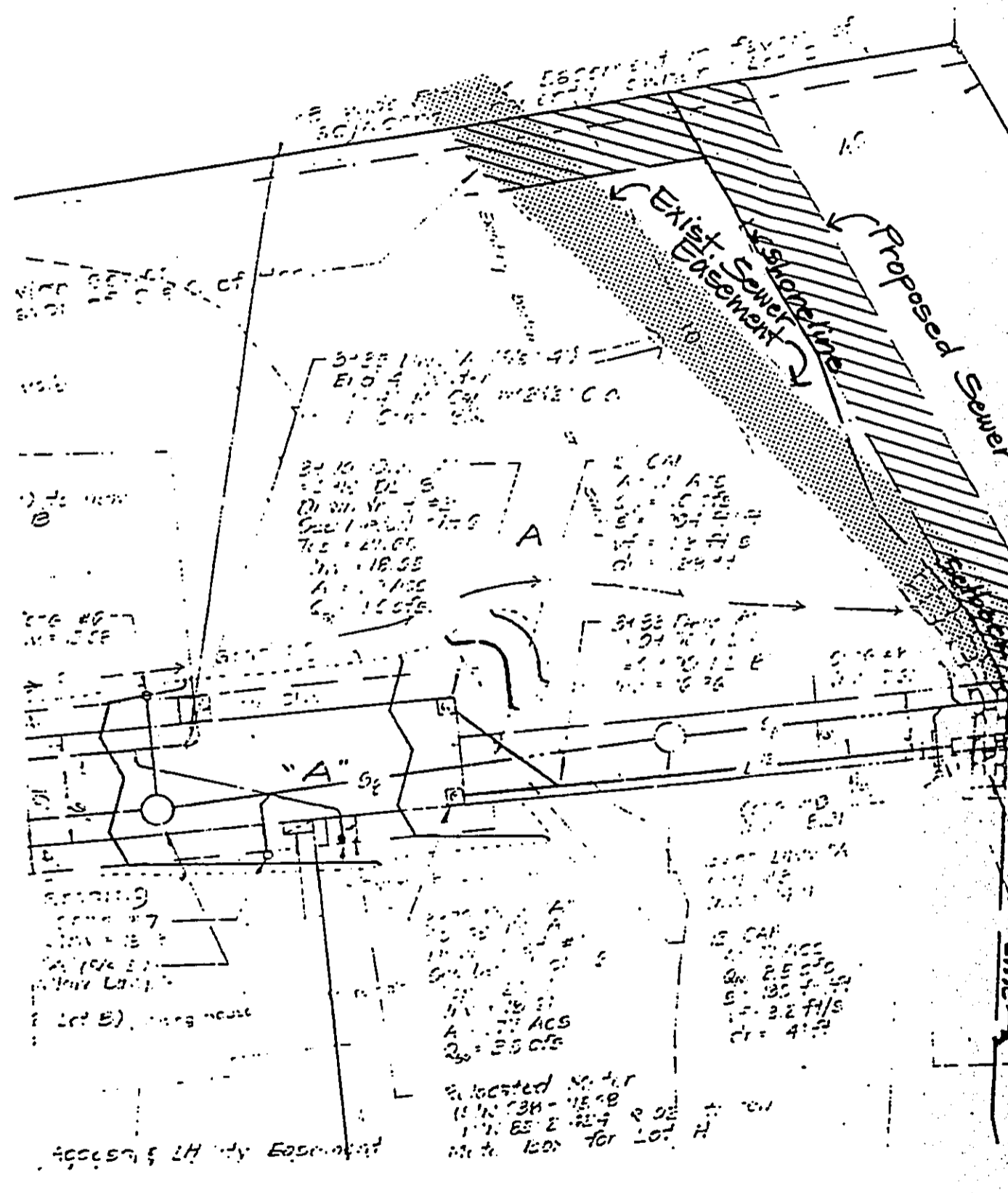
REVISION	DATE	DESCRIPTION	BY	APPROVED
<b>GRAY, HONG, BILLS &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 119 MERCHANT ST. HAWAII				
<b>Kaneohe Bay Vista</b> CLUSTER SUBDIVISION TAX MAP KEY: 4-4-07: 18, 19, 20, 21 HAWAII, HONOLULU, OAHU, MAUI				
<b>SITE PLAN</b>				
DESIGNED BY		DRAWN BY		CHECKED BY
APPROVED BY				

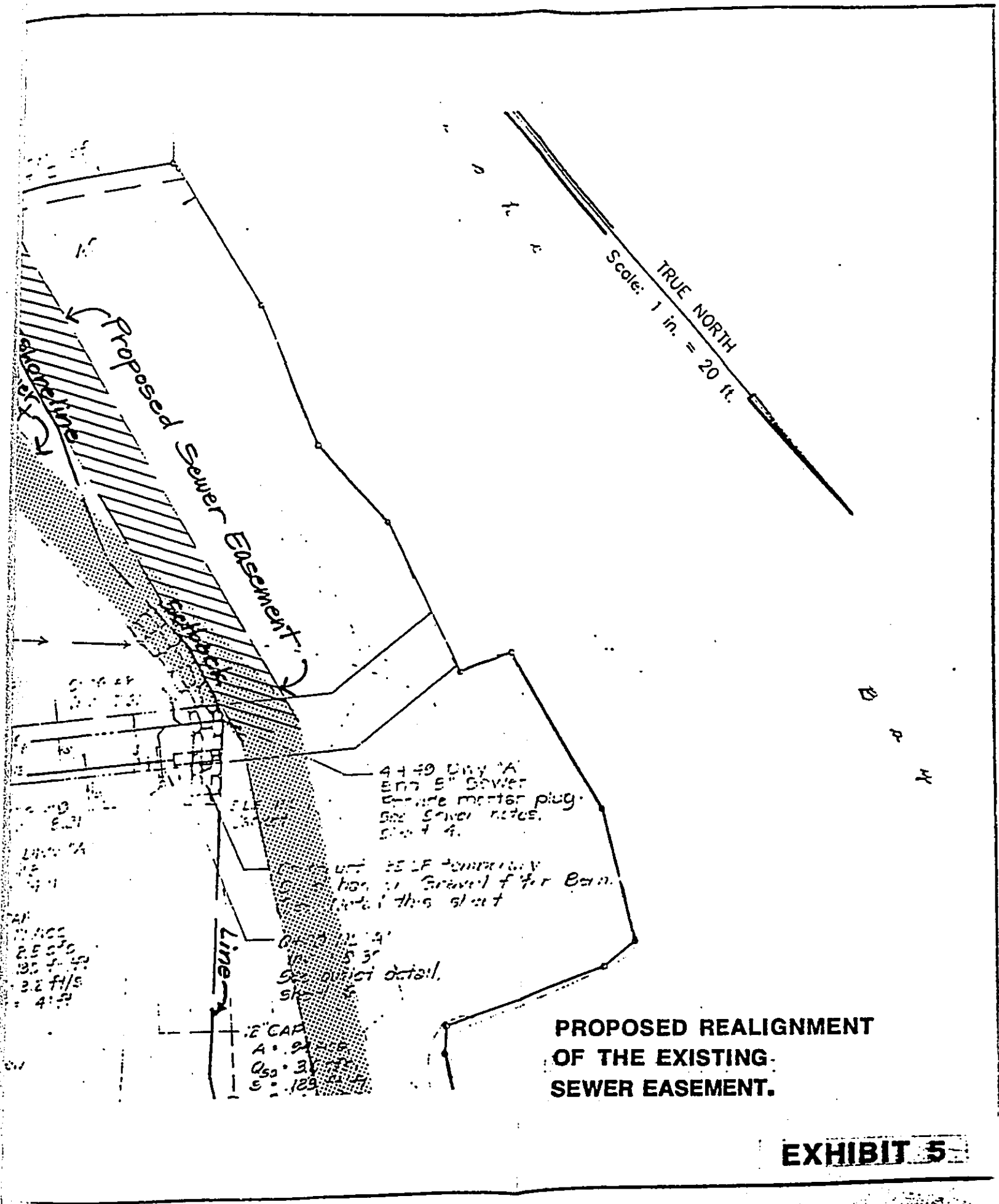


APPROVED:

*M. Ferguson* 1/9/90  
 City & County Engineer, City & County of Honolulu

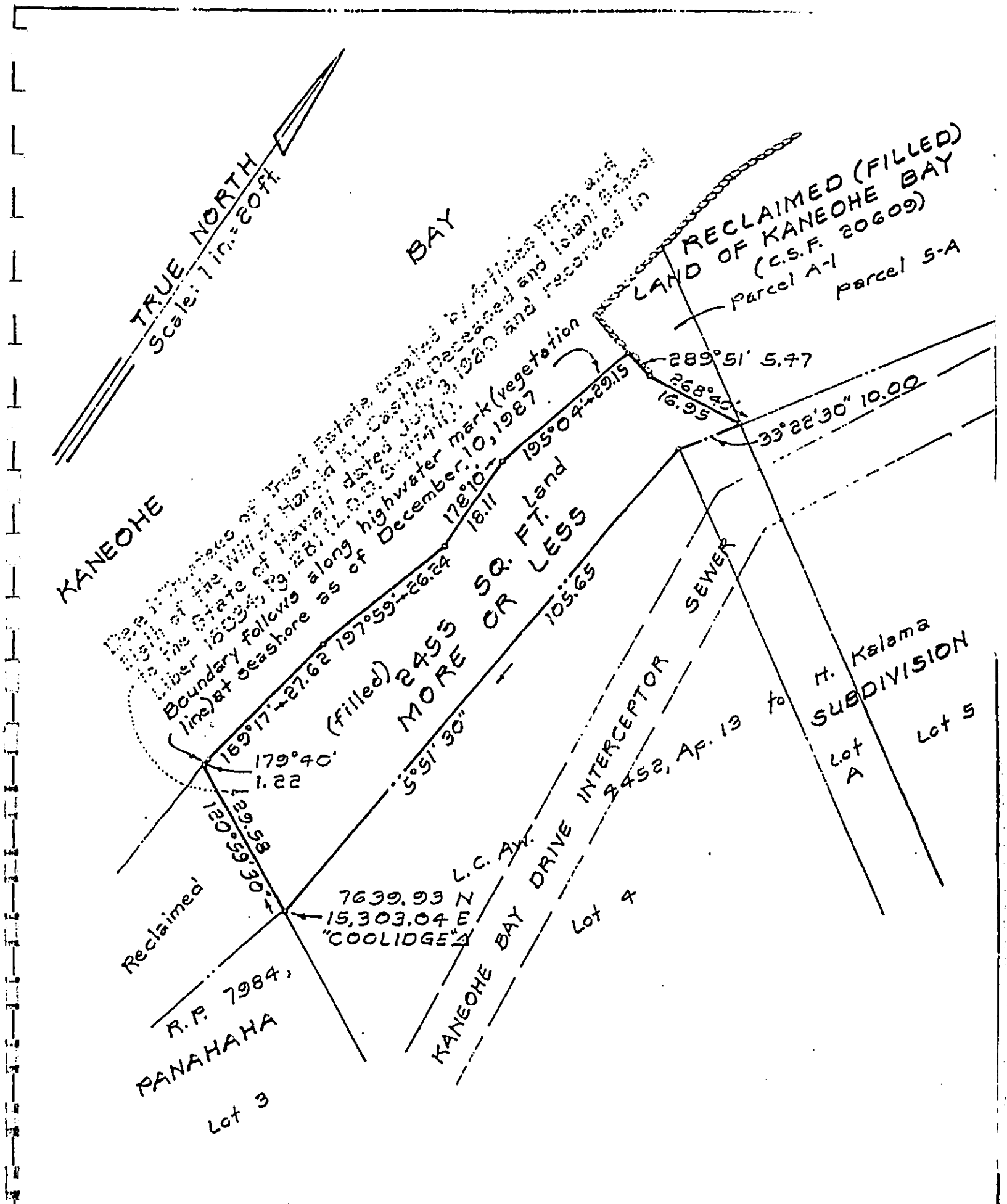
*Robert M. ...* 1/22/07  
 City & County Engineer, City & County of Honolulu





**PROPOSED REALIGNMENT  
OF THE EXISTING  
SEWER EASEMENT.**

**EXHIBIT 5**



RECLAIMED (FILLED) LAND OF KANEHOE BAY  
PARCEL 4-A

Malae, Kaneohe, Koolaula, Oahu, Hawaii  
Scale: 1 inch = 20 feet

JOB 0-426(87)  
C.BK 12, Masuda

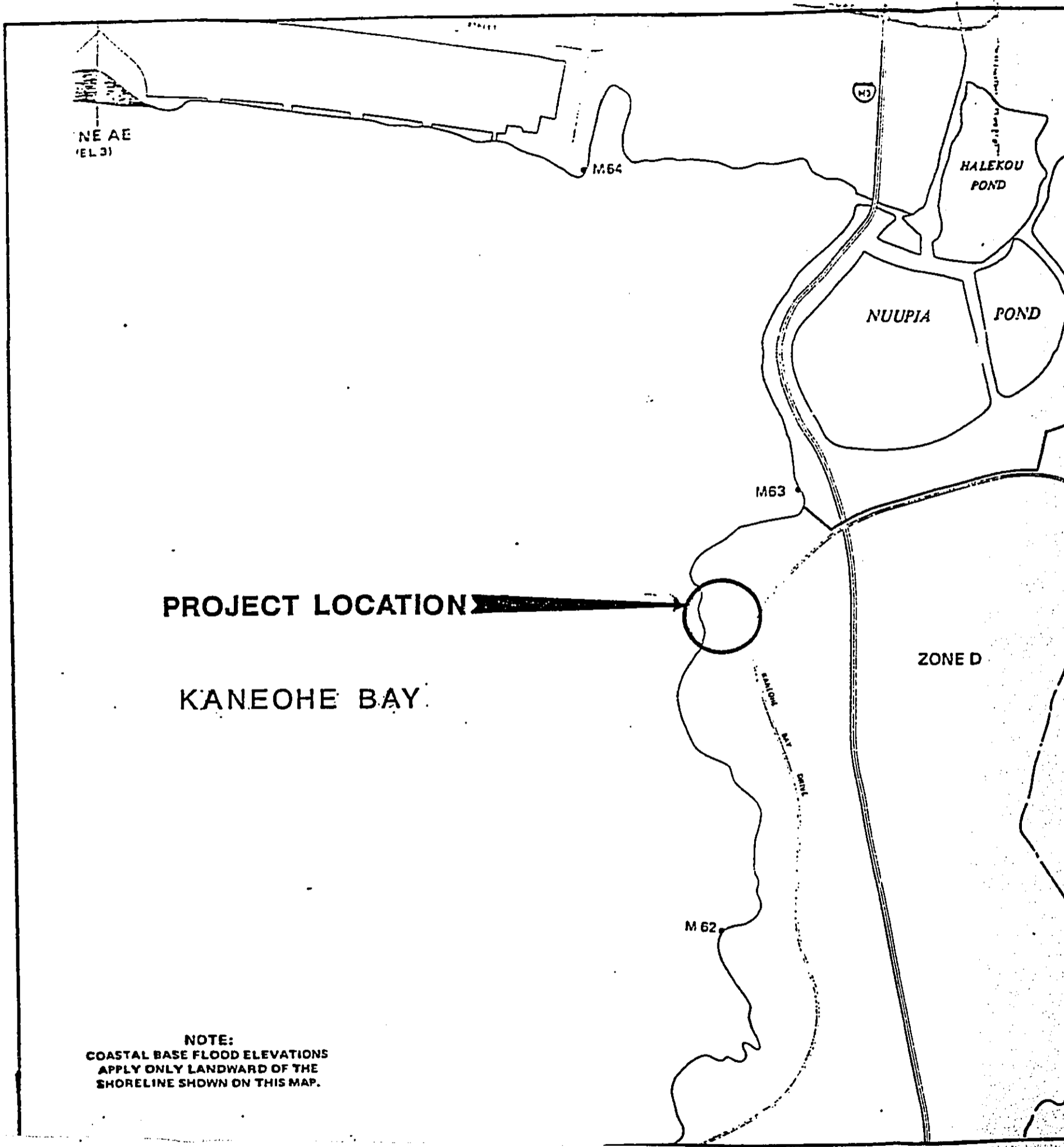
EXHIBIT 6

TAX MAP 4-4-07

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

C.S.F. No. 20,668

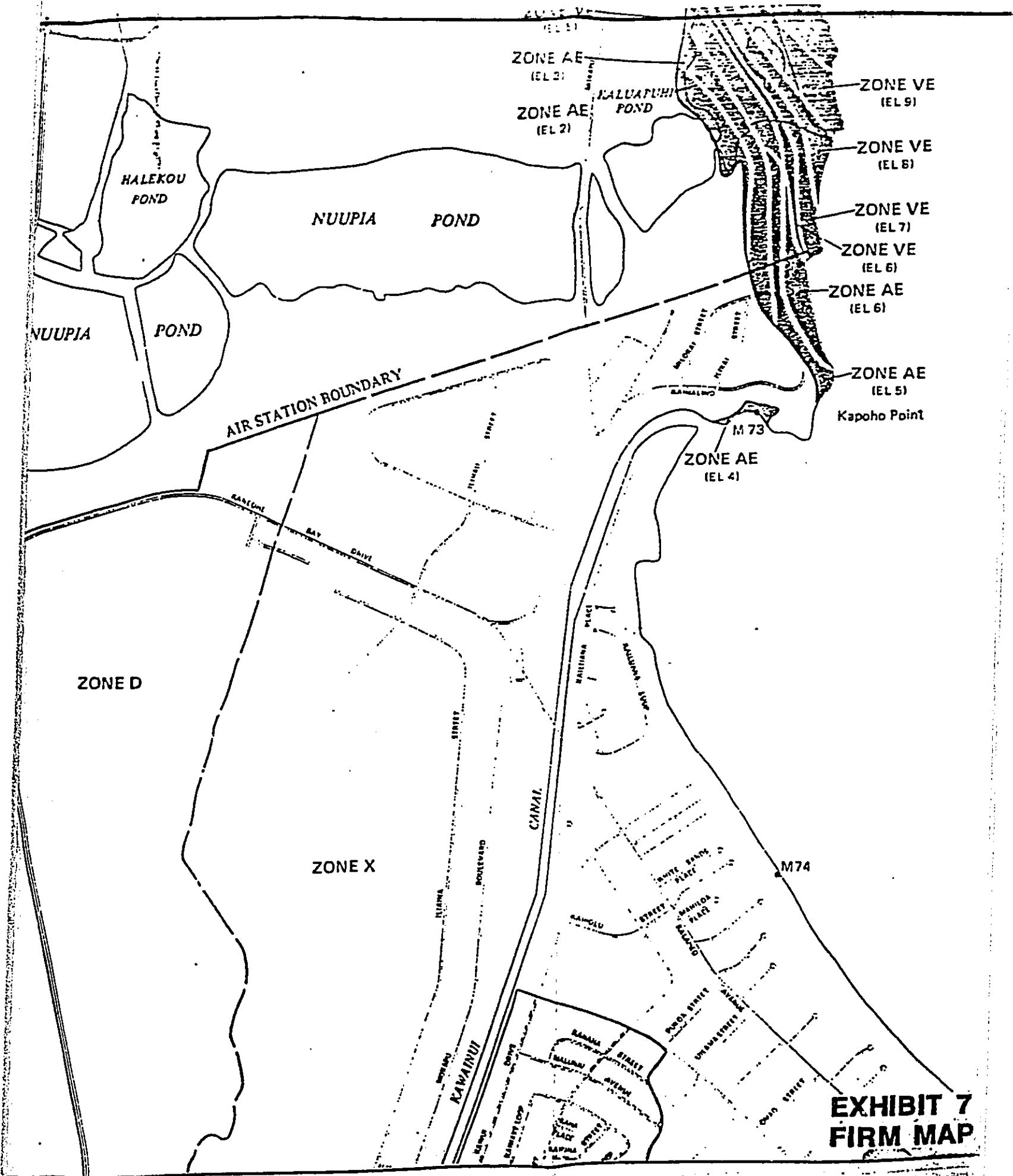
M.M.M. Dec. 10, 1987



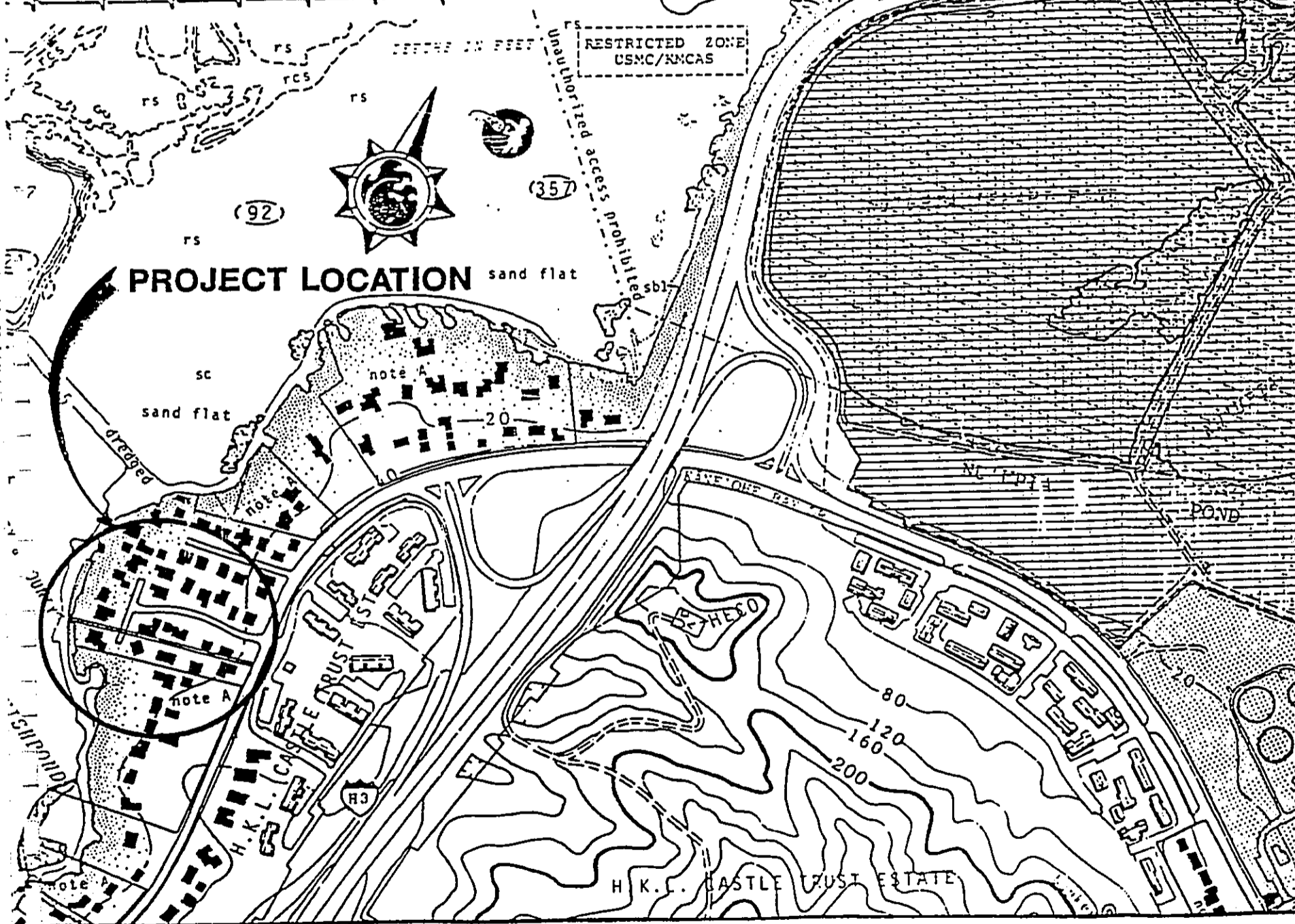
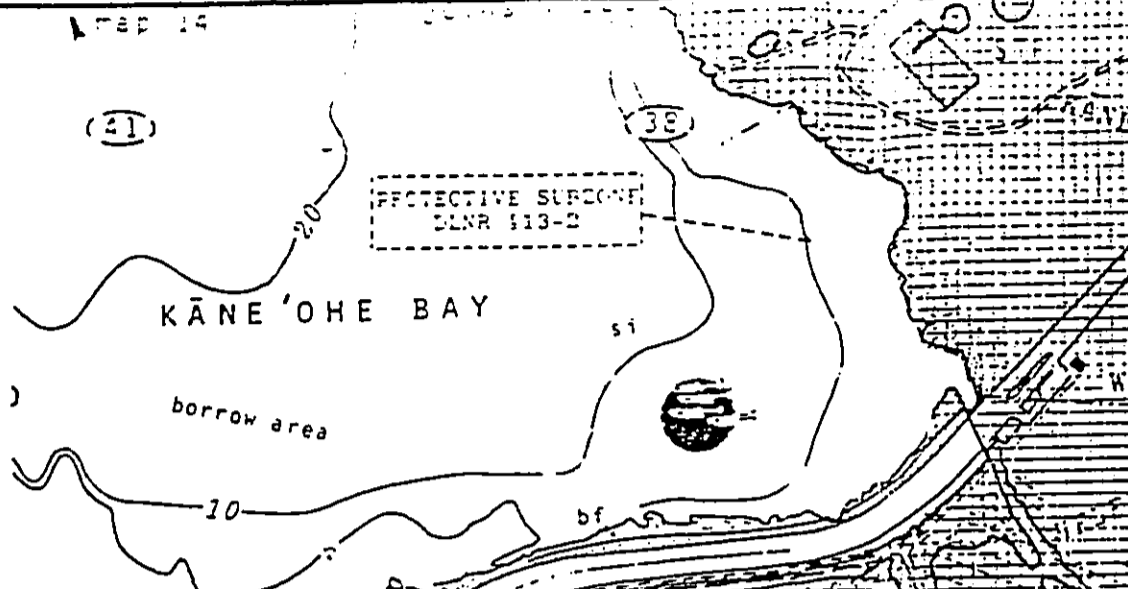
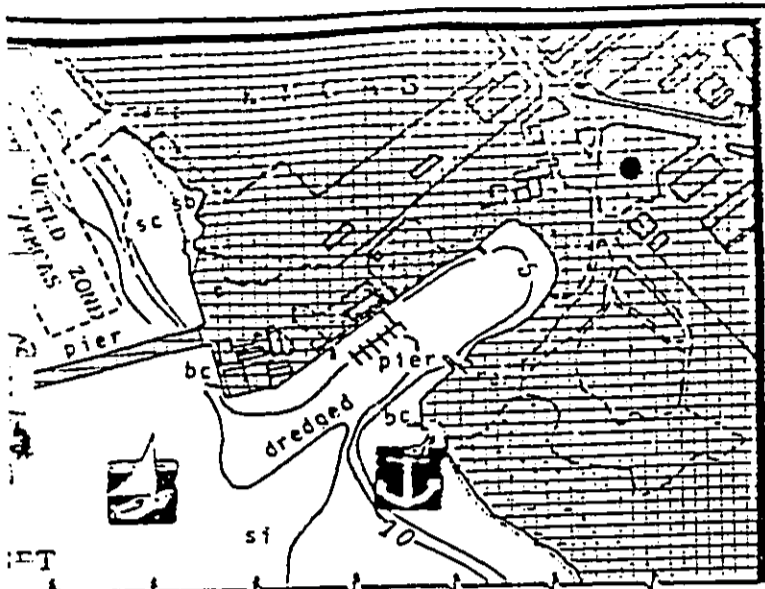
**PROJECT LOCATION**

**KANEOHE BAY**

**NOTE:**  
COASTAL BASE FLOOD ELEVATIONS  
APPLY ONLY LANDWARD OF THE  
SHORELINE SHOWN ON THIS MAP.

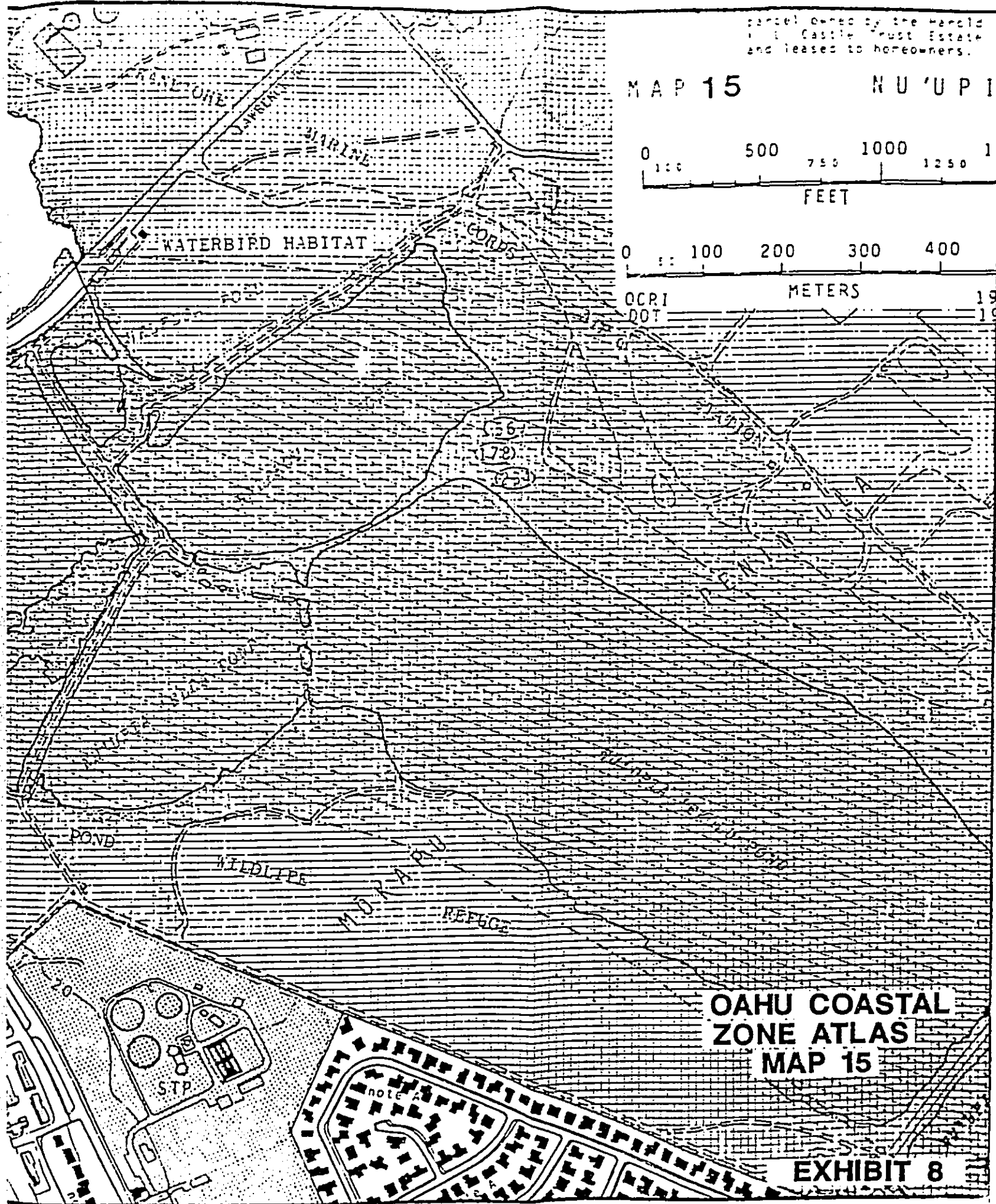
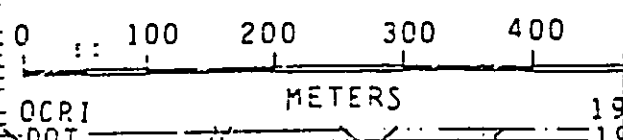
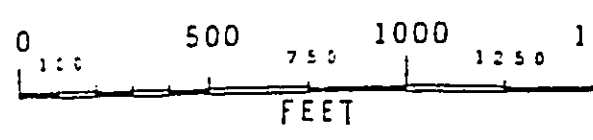


**EXHIBIT 7  
FIRM MAP**



parcel owned by the Harold  
Castle Trust Estate  
and leased to homeowners.

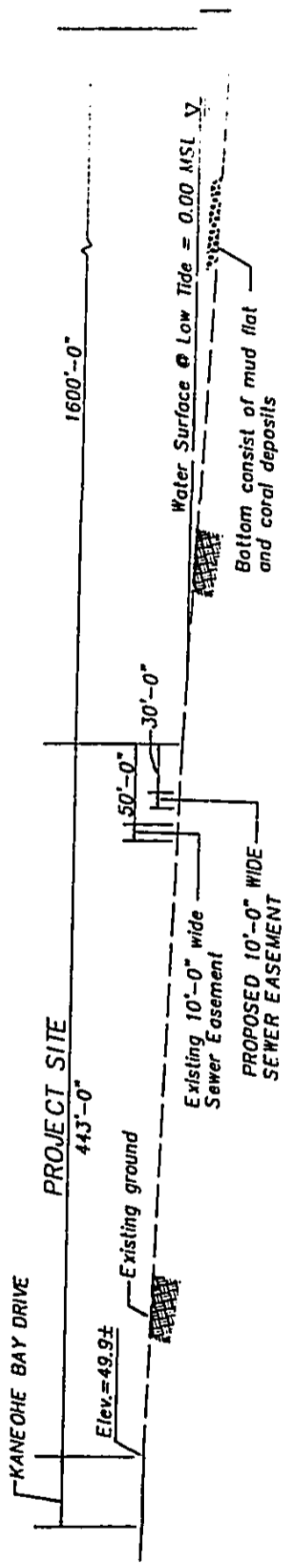
MAP 15 NU'UPI



OAHU COASTAL  
ZONE ATLAS  
MAP 15

EXHIBIT 8





# TYPICAL BEACH PROFILE

Scale : 1" = 100'-0"