

DEPARTMENT OF LAND UTILIZATION
90/SMA-42(DJK)

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SPECIAL MANAGEMENT AREA ORDINANCE OF ENVIRONMENTAL
CHAPTER 33, ROH QUALITY CENTER
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/Applicant: Hanumantha Sanjeevi *subdivision*
Agent : Eric Guinther
Location : Kamehameha Highway, Hauula
Tax Map Key : 5-4-12: 02
Request : Subdividing a 1.813 Acre Parcel into Seven
Houselots with Access Road and Drainage
Easements
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.

APPROVED

Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization
City and County of Honolulu
State of Hawaii

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DEPT. OF LAND & NATURAL RESOURCES
HONOLULU, HAWAII

AECOS No. 600

Sanjeevi Subdivision

FILE COPY

AN ENVIRONMENTAL ASSESSMENT FOR
SUBDIVISION OF THE SANJEEVI PROPERTY
IN HAU'ULA, OAHU

(TMK 5-4-12:2)

Prepared By:

AECOS, Inc.
970 N. Kalaheo Ave., Suite A300
Kailua, Hawaii 96734

(808) 254-5884

OFFICE OF THE DIRECTOR
DEPARTMENT OF LAND & NATURAL RESOURCES
HONOLULU, HAWAII

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MARCH 1990
revised JULY 1990

PROJECT SUMMARY DESCRIPTION

Project Summary : Proposed subdivision of a 1.81 acre parcel into seven house lots, access roadway, and drainage easement.

Applicant: Hanumantha Sanjeevi
2121 Ala Wai Blvd., Apt. 1104
Honolulu, Hawaii 96815
(808) 922-0142

Recorded Fee Owner: Hanumantha Sanjeevi

Agent: Eric Guinther
AECOS, Inc.
970 N. Kalaheo Ave., Suite A300
Kailua, Hawaii 96734
(808) 254-5884

Tax Map Key: 5-4-12:2

Lot Area: 1.81 acre

Agencies Consulted: City and County of Honolulu,
Department of Land Utilization
State of Hawaii
Dept. of Land and Natural
Resources, Historic Preser-
vation Division

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INTRODUCTION

General Description

This environmental assessment pertains to a 1.81-acre parcel (TMK 5-4-12:2) located in Hau'ula on the windward coast of O'ahu (Figure 1). The parcel fronts on Kamehameha Highway directly across from the Hauula Shopping Center and extends to the shore (578.32 feet from the property line at the highway to the high-water mark boundary). Frontage on the highway is 125 feet. The nearly rectangular lot widens slightly in the seaward direction to an approximate width of 141 feet at the north (seaward) end. Because the shoreline deviates from the rectangular face, the actual frontage along the certified shoreline is 146.07 feet.

The lot is presently vacant, but at one time did have four residential structures and electrical service poles on it. These can be seen in Figure 1 which is a map based on a 1975 aerial photograph (after AECOS, 1981) and in an aerial photograph in Hwang (1981, p. 47). A water service line (meter disconnected) and cesspool covers are the only evidence of this former land use. More recently, the property has been used for grazing of horses. Land on both sides of the parcel is in residential lots with established neighborhoods reached by Ahinalu Place (west side) and Haukoi Place (east side). Thus, this property represents a long, narrow, presently vacant lot in an established residential neighborhood close to the commercial center of Hau'ula.

Proposed Subdivision

The owner proposes to subdivide the 1.81 acres as shown in Figure 2. Subdivision would create 7 residential lots between 5,335 square feet and 25,435 square feet in area; with a common roadway (9,423 sq. ft.) and a shoreline access (1,720 sq. ft.) easement. Only minor grading would be required as indicated on the grading plan map submitted separately. Grading and fill can be summarized as follows: (1) the addition of topsoil fill to a height of no more than two feet above the existing ground surface across the inland end of the parcel (property line at the highway to 100 feet in from the highway); (2) grading and fill (from 100 feet to 300 feet in from the highway) to establish a more or less even 5 % grade sloping down to the middle of the parcel; and (3) the addition of a layer of topsoil, 1.5 feet thick or less, from 300 to 500 feet in from the highway, maintaining an existing grade of 0.5 % sloping back towards the middle of the property. The implications of the proposed alterations in surface topog-

raphy of the lot are discussed further under "Topography and Soils" in the section, "Environmental Setting".

Because sewerage is not available in this area, individual septic tanks would be constructed for each lot. Water and electrical service are available along the highway frontage of the property. This environmental assessment considers the impacts of the proposed subdivision of the property on the environment and the County Special Management Area (SMA). Construction plans for residences on the sub-divided lots have not been developed and would, therefore, be individually subject to whatever permit requirements pertained when such plans are submitted to the appropriate departments within the City and County of Honolulu.

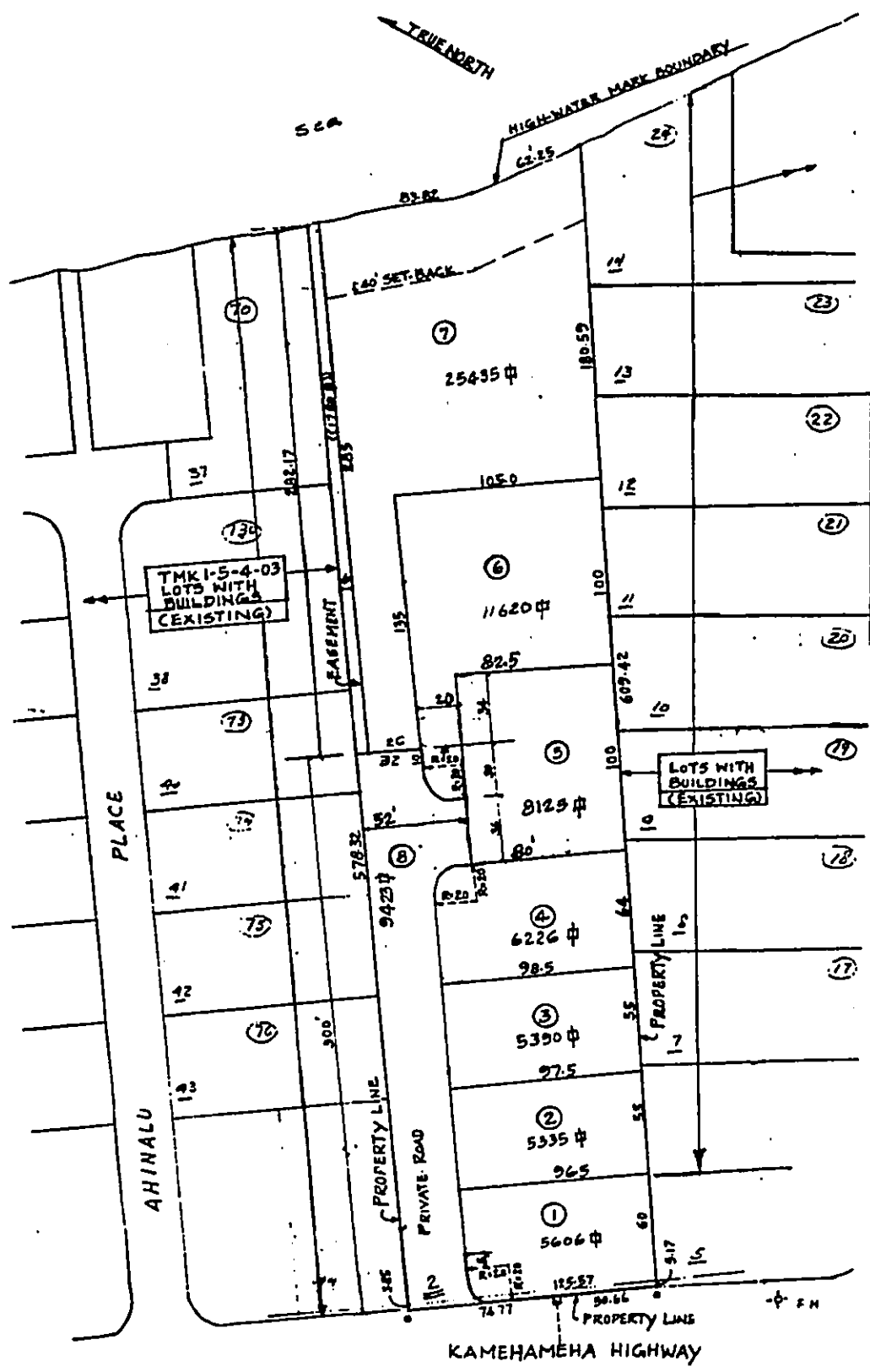


Figure 2. Proposed Subdivision of Lot 5-4-12:2 in Hau'ula.

ENVIRONMENTAL SETTING

General Setting

The property is located on the coastal plain at Hau'ula. The coastal plain is a relatively narrow, low sloping feature between the sea and the steep face of the Ko'olau Range at Hau'ula, Ko'olauloa, O'ahu. The lot extends between Kamehameha Highway and the shoreline, a distance of between just over 578 feet (northeast corner) and 609 feet (southeast corner) (Figure 1).

Coastal Views

The City and County of Honolulu has moved to preserve, maintain, and/or improve scenic resources by considering coastal views in the environmental assessment process. The Coastal View Study (Chu and Jones, 1987) provides a guideline to significant coastal views within the County SMA. For the Hau'ula area, the significant view listed is the "linkage of continuous and intermittent coastal views along [the] entire length of [Kamehameha] highway". This project represents potential housing development on a parcel which currently affords a view of the ocean from the highway. The distance between the coast and the highway across the parcel (nearly 600 feet) and the narrowness of the lot which is further sandwiched between already developed (suburban) lots, indicates that the existing view is not a significant part of the coastal view in the Hau'ula area.

Chu and Jones (1987) classify the segment of Kamehameha Highway fronting the parcel as a "coastal roadway" without continuous or intermittent coastal views. In their classification scheme, the Hau'ula area is Type 2:

....generally found in rural settings and...flanked with residential, agricultural and preservation land uses along the coastal highway.

At best, the property presently affords a stationary view of the ocean. The visual quality of the view can be described as having low vividness (the low elevation at the highway and existing structures on adjacent parcels substantially narrows the sweep of the view), moderate intactness, and low unity.

Topography and Soils

The land slopes towards the sea with an overall elevation drop of 11 to 12 feet (from an elevation of 20 feet at the high-

way to 8 or 9 feet at the top of the beach). This represents an average slope of 1.5 %. Actually, the grade is slight from the highway inward for about 170 feet (3 %), then becomes steeper (about 10 to 11%) over a distance of 60 to 80 feet, and finally slopes very little (<1 %) across the seaward half of the parcel; actually sloping inland for most of this distance).

This part of O'ahu is moderately wet; median annual rainfall is on the order of 55 inches (140 cm) (Taliaferro, 1959). However, no streams or drainages cross the property. A marshy area lies on the north side of the Hau'ula Shopping Center and drains to seaward across the highway some 400 feet north of the property. Kaipapa'u Stream crosses the highway 1100 feet south of the property. Erosion hazard for this property is slight.

All of the soil on both sides of Kamehameha Highway in the Hau'ula area is classified as Jaucus sand (Foote, et al., 1972), a type which includes calcareous sands sometimes mixed or overlain with alluvial material and found behind the ocean shore. Permeability is rapid and runoff very slow to slow on this soil type. However, only the soil on the lower part of property fits this category. From the top of the beach, where the soil is mostly sand, to the vicinity of the modest rise near the middle of the parcel, the soil becomes a progressively darker mixture of calcareous and terrigenous material.

The upper plateau of the parcel is a terrigenous clay soil representing either fill or alluvium. The soil type of the inland portion of the Hau'ula coastal plain is classified in Foote, et al. (1972) as Kawaihapai clay loam on 0 to 2 percent slopes, a type which fits generally the characteristics of the soil on the upper portion of the property. Kawaihapai clay loam on slopes of 2 % or less is described as having moderate permeability, slow runoff, and no more than slight erosion hazard.

The grading proposed for the parcel (map submitted separately; described briefly in the "Introduction" section) would create the following changes in water flow: (1) a berm approximately one foot higher than the elevation of the parcel at the highway property line would peak about 30 feet in from the property line. This berm would tend to reduce flooding of the parcel by runoff from the highway. It is not known, but presumed, that a flooding problem does not presently exist along the highway in this area and therefore the proposed alteration would not hinder drainage of rainwater from the highway.

(2) The grading proposed for the middle portion of the parcel will establish an even slope across an area where presently the land drops more steeply. However, existing drainage patterns with respect to this and adjacent parcels will not be changed.

(3) The modest fill proposed for the land seaward of the midpoint will maintain the existing slope steepness and direction. Fill will not be placed within the shoreline set-back area. However, the placement of a topsoil with a greater clay content than the existing sandy-soil in this area may retard infiltration to some extent. Overall, drainage will be towards the middle of the northwest property boundary, as is presently the case. This is an area that will be used for shoreline access (foot path) and infiltration potential will not be lost if the pathway is not paved and no or minimal topsoil is placed in the access right-of-way.

Shoreline

The shoreline in this area is a narrow beach of sand and rubble known as Kokololio Beach. The property is southeast of the Kakela Beach section of Kokololio and northwest of Kaipapa'u (Kakaihala) Point; the latter a low point of land north of the mouth of Kaipapa'u Stream. The beach along the property frontage is narrow, only about 20 feet across, with sand on the upper part and loose calcareous and basalt rubble on the lower part. A partially exposed beachrock formation extends 40 to 60 feet seaward from the base of the beach. A shallow fringing reef extends offshore about 1000 feet. The reef is mixture of limestone outcrops with extensive sand and rubble bottom areas. The wide, shallow reef and beachrock near shore protect the property from erosion by waves. Kokololio Beach (from Pali Kilo Ia to Kaipapau Point) remained relatively stable during a period of study from 1959 to 1975 (Hwang, 1981). The certified shoreline (surveyed on December 27, 1989) is indicated in Figure 3.

Water Quality

The proposed subdivision of the property will not have any impacts on water quality of aquatic environments or ground water. Specific information concerning the existing water quality of the nearshore environment and/or ground water resources is not available. However, the proximity of the land to the coast suggests that potable water would not be present in this area. The property is not in a groundwater recharge area. No ground water wells presently exist on or are proposed for the property. Sewage disposal would be by septic tanks.

Given the fact that the ground elevation is everywhere greater than 7 feet above mean sea level in areas where septic-tanks could be located and approximately between one and two feet of topsoil would be added in these areas, septic tanks can be placed above the water table for all lots.

Vegetation

A field survey was conducted on January 24, 1990. Sometime before, a dense cover of (mostly) California grass (Brachiaria mutica) had been cleared from the land. Regrowth of a variety of weedy herbaceous species was underway at the time. Clearly, many of these would eventually be pushed out by the grasses.

A few trees are present on the property: a small amapa or pink tecoma (Tabebuia pentaphylla) near the proposed entrance road, Christmas berry (Schinus terebinthifolius) near the middle of the lot on the east side, and sea grape (Coccoloba uvifera) near the east corner a short distance back from the shore. These are not unusual species and may be removed as required. However, the sea grape provides valuable shelter near the beach and would very likely not be removed because of this value.

The vegetation line at the top of the beach is defined by a narrow band of beach naupaka (Scaevola taccada). Extending back from the beach on the sandy soil are several strand species, including young tree heliotrope (Messerschmidia argentea), alena (Boerhavia diffusa), nanea (Vigna marina), beach morning-glory (Ipomea brasiliensis), and young hala (Pandanus odoratissimus). These are mostly indigenous species which, at this location, occur within 40 feet of the beach (that is, within the 40-foot setback. Also growing in this area are small koa-haole (Leucaena leucocephala), wedelia (Wedelia trilobata), nut grass (Cyperus sp.), and beggar's tick (Bidens pilosa var. minor).

Fauna

The property is without habitat which might support unique or unusual fauna. The surrounding area is a residential neighborhood.

Archaeological Sites

No archaeological sites are known from the property or on adjacent parcels. The dense growth of grasses over the land surface had been recently cleared at the time of the field survey, and no surface indication of sites was evident. Subsurface material of archaeological interest may or may not be present, particularly in the lower section which extends back from the beach. Subsurface coring, concentrated in this lower area, may be undertaken to confirm the absence of prehistoric material to a depth of proposed construction excavations.

ZONING CONSIDERATIONS

General and Special Zoning

As a coastal parcel, the property is potentially subject to a variety of land use and land zoning policies of both the State and County governments. Zoning boundaries in relation to the proposed subdivision are shown in Figure 3. The State Conservation District extends seaward of the certified shoreline (which is, in fact, the vegetation line, and thus all of the beach fronting this property is State Conservation land. Extending landward from the certified shoreline for a distance of 40 feet is the City and County of Honolulu 40-foot set-back. Because of the sandy nature of the soil in this area, native strand plants occur here. A portion of the property is within the City and County Special Management Area (essentially the seaward half covering proposed lots 5, 6, and 7).

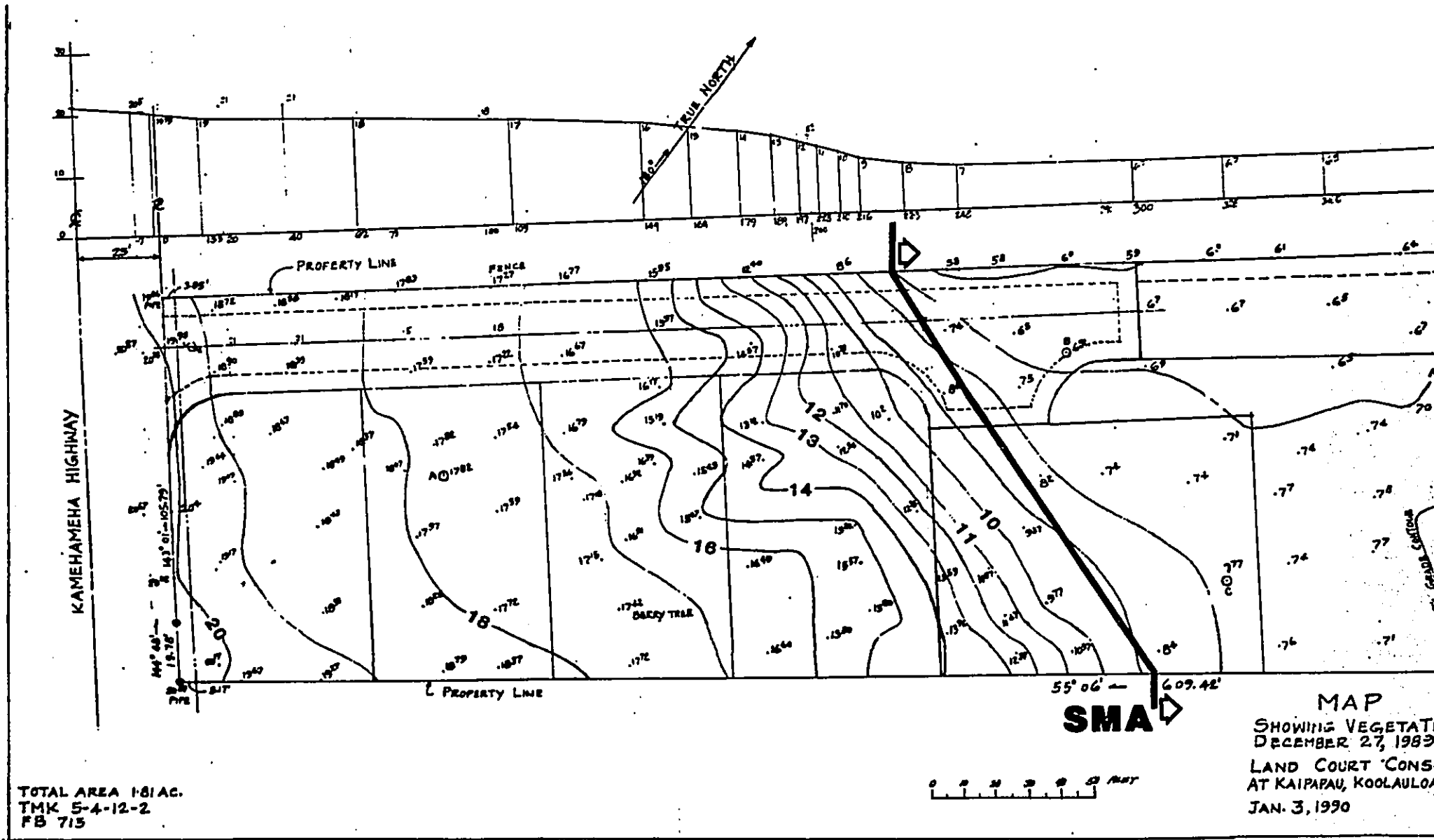
Flood Hazard

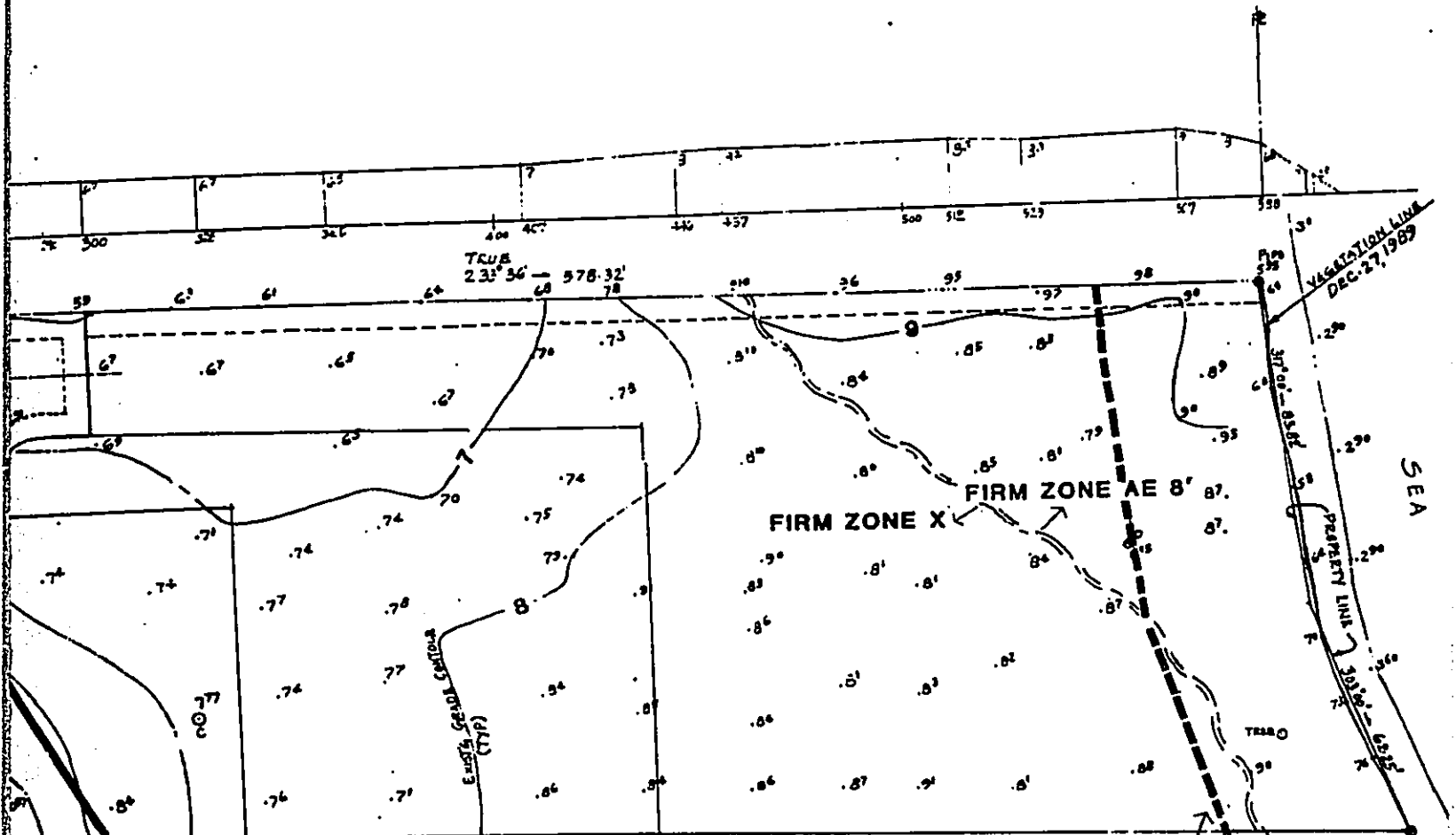
Nearly all of the parcel is classified on Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (1987) as Zone X defined as "areas determined to be outside the 500-year flood" zone, with the exception of the seaward one-third of proposed lot 7, which is within FIRM Zone AE (8 feet). Elevations indicated in Figure 2 are from a survey based on City and County datum (MSL = 0.0 feet). The broad, shallow fringing reef off this part of the Hau'ula shore provides significant protection from high surf events.

Development Zoning

The City and County of Honolulu, Development Plan land use designation is Residential. The Land Use zoning is R-5 (residential, minimum lot size 5000 square feet).

Figure 3





06' - 609.42'

MAP

SHOWING VEGETATION LINE AS OF
 DECEMBER 27, 1989 AT LOT 9 OF MAP 2
 LAND COURT CONSOLIDATION 23
 AT KAIPAPAU, KOOLAULOA, OAHU, HAWAII, USA
 JAN. 3, 1990



BY
 A.E. MINVIELLE, JR.
 ENGINEER-LAND SURVEYOR 193

40 FOOT SET-BACK

SMA

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SOCIO-ECONOMIC CONSIDERATIONS

Public Use

Although the property represents a potential point of access to the coast from Kamehameha Highway, traditional access has not been permitted. Public use of the coastal environment is not intensive. Other than shallow reef-fishing activities (such as netting and shore casting), little use is made of the reef environment in the immediate area. The very narrow sand beach and the nearshore beachrock formation discourage recreational uses at the shore. More suitable recreational beach areas are found some 1000 southeast (around Kaipapa'u Stream) and 1500 feet northwest (Kakela Beach) along the shore (or along the highway) from the property (Figure 1). Public beach access in this area is provided at Hau'ula Beach Park which extends to within 0.4 mile of the property south along Kamehameha Highway and La'ie Beach Park (Pounders Beach) located about 0.9 mile north along Kamehameha Highway.

Socio-Economic Impacts

The proposed subdivision will not have any major socio-economic impacts on the Hau'ula area. Although the area is not experiencing rapid developmental growth by comparison with many other areas on O'ahu, a steady demand for housing does exist here. Subdivision of the larger parcel into smaller units will result in a more affordable housing development than would be the case were the parcel to remain as a single residential parcel. The proposal is entirely consistent with the character of the area as presently developed.

IMPACT ASSESSMENT

The 1.81-acre parcel at Hau'ula (TMK 5-4-12:2) is without special or unique biological resources which would be adversely impacted by the proposed subdivision into seven house lots. Water quality of aquatic environments and/or ground water resources would not be impacted.

The proposed subdivision is consistent with existing zoning and character of surrounding parcels. The project will provide house lots for residential development within an area of existing residential development close to the commercial center of Hau'ula on the north windward shore of O'ahu. At one time four separate house structures were located on the seaward portion of the parcel. These have since been removed, and no structures of any kind are presently located on the land. Public access to the shore would not be impaired by the proposed development because of the lack of traditional access to the shore across the parcel, the low value of the shore area for recreational use, and the availability of public access at nearby Hau'ula Beach Park.

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