

DEPARTMENT OF LAND UTILIZATION
91/SMA-007(AC)
February 11, 1991

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 33, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Peter and Barbara Maggs
Applicant : Peter and Barbara Maggs
Agent : Walter P. Thompson
Location : Waialua, Oahu
Tax Map Key : 6-7-01: 6, 48, 49, 50
Request : Consolidate and Resubdivide Land into
Ten Residential Lots
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

DAC:lg

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1991-02-23-0A-FEA - Maggs consolidation and
re subdivision of lands at Waialua

FILE COPY

ENVIRONMENTAL ASSESSMENT

EXCLUSION 1-C-1 (TMK 6-7-1-49), PORTION OF
EXCLUSION 1-A (TMK 6-7-1-6)

LOTS A-4-A-1 (TMK 6-7-1-48) AND A-4-A-3 (TMK 6-7-1-50)

LAND COURT APPLICATION 1089

AT WAIALUA, OAHU, HAWAII

GENERAL INFORMATION

Applicant: Peter and Barbara Maggs
2011 Silver Ct. E.
Urbana, IL 61801
Phone: (217) 333-6711 (work)
(217) 367-6410 (home)

Recorded Fee Owner: SAME AS ABOVE

Agent: Walter P. Thompson, Inc.
P. O. Box 3351
Honolulu, HI 96801
Phone: (808) 536-2705

Tax Map Key: 6-7-01: 6, 48, 49, 50

Land Area: 6-7-01: 48 0.921 ac. (Lot A-4-A-1)
6-7-01: 50 1.637 acs. (Lot A-4-A-3)
6-7-01: 49 0.532 ac. (Exclusion 1-C-1)
6-7-01: 6 2.671 acs. (Exclusion 1-A)

Agencies Consulted: State Department of Health
Board of Water Supply
Department of Transportation Services
Hawaiian Electric Co., Inc.
All contact has been verbal
communication at this point.

GENERAL DESCRIPTION:

The owners wish to consolidate Lot A-4-A-1 [TMK 6-7-01-48] (which is 56 feet wide) and Exclusion 1-A [TMK 6-7-01-6] (which is 40 feet wide), as well as Lot A-4-A-3 [TMK 6-7-01-50] (which is 56 feet wide) and Exclusion 1-C-1 [TMK 6-7-01-49] (which is 40 feet wide), creating a 96-foot-wide consolidation. They wish to resubdivide said consolidation into 10 residential lots (R-5), each 52 feet wide, a 44-foot-wide road easement area for the privately-owned easements known as "Kiapoko St." and "Kiapoko Place", fronting the 10 newly subdivided lots, and an approximately 1,900-foot-long, 40-foot-wide remnant lot on the west of subdivision lot #1, part of which is paved and now occupied by Waialua Beach Road. The easterly balance of Lot A-4-A-3 (TMK 6-7-01-50) not fronting the new lots will remain its present width (56 feet), subject to the existing easement and street improvements.

The present SMA Line is located along the southerly boundary of Exclusions 1-A [TMK 6-7-01-6] and 1-C-1 [TMK 6-7-01-49].

The State Land Use is Urban and County zoning is Residential (R-5). No land use approvals are required.

TECHNICAL CHARACTERISTICS:

Exclusions 1-A and 1-C-1 were once subject to an easement to the Oahu Railway and Land Company for railroad use. This easement has been abandoned for over forty years. Since the abandonment of the easement, all railroad equipment has been removed, and these two parcels have remained vacant, with the exception of the portion of Exclusion 1-A west of the existing stream. A portion of Exclusion 1-A west of the existing stream (which is west of the new subdivision) is paved and occupied by Waialua Beach Road. A public right of way to the beach crosses the portion of Exclusion 1-A immediately west of the existing stream.

Lots A-4-A-1 and A-4-A-3 are owned by the applicants, subject to an easement for right-of-way purposes in favor of lots along their northerly boundaries. This easement is designated by street signs as "Kiapoko Place" and "Kiapoko Street". Tax maps incorrectly show these streets as occupying all of Lots A-4-A-1 and A-4-A-3. In fact, the streets occupy only the northerly (makai) portions of these lots, with only approximately 22 feet consisting of paved roadway. Presently, these easements (Kiapoko Place and Kiapoko Street) have most of the improvements needed for a public roadway. Kiapoko Place and Kiapoko Street are used for access by residents of the makai subdivision, and are proposed to be used for similar access by the ten new subdivision lots.

The proposed improvements would include the completion of right-of-way improvements along Kiapoko Place and Kiapoko Street to meet the requirements of a 44-foot right of way. (The present 56-foot-wide strip far exceeds the needs of the present or future traffic loads.) The new residential lots would be cleared and grubbed and minimal grading would be performed to insure positive drainage onto Kiapoko Place and Kiapoko Street, which was originally designed to empty into the existing stream at the westerly end of Kiapoko Place.

The applicant does not presently propose to construct any structures on the premises, but only to prepare the site for future property owners of the ten new residential lots to be created.

Due to the existence of electricity, water, telephone, cable TV, paved street and street infrastructure on this property, there is no need for the construction of major improvements.

1. Water is provided by an 8-inch line which extends along the whole length of Lots A-4-A-1 and A-4-A-3. Fire protection is also available.
2. Electricity, telephone, and cable TV are provided along the whole length of the northerly side of Lots A-4-A-1 and A-4-A-3.
3. Gas is supplied in the form of individual propane tanks.
4. Liquid waste disposal will be by means of individual septic systems which are approved for this area.
5. Solid waste is accommodated by the public refuse system.
6. Access to the site is from Waialua Beach Road. Access to the individual lots will be from Kiapoko Place and Kiapoko Street. The owner plans to initiate a restriction of vehicle access along the Waialua Beach Road affecting the residential lots.
7. Presently, the southerly boundary of Exclusions 1-A and 1-C-2 are encumbered by a ten-foot-wide power line easement. Hawaiian Electric Co., Inc. has agreed, verbally, to move the power line to Kiapoko Place and Kiapoko Street.

ECONOMIC AND SOCIAL CHARACTERISTICS:

Once all necessary permissions are granted, this project is estimated to cost approximately \$350,000 for roadway and lot preparation improvements. Construction will require a period of 6 (six) months.

This land is presently underutilized residential-zoned property. Improvements will alleviate the severe housing shortage in the area. Lot size and shape are substantially similar to, and will blend in with, that of the lots in the two adjacent subdivisions, makai and mauka of this project.

ENVIRONMENTAL CHARACTERISTICS:

Soils - According to the United States Department of Agriculture Soil Conservation Service Soil Survey of the State of Hawaii, the predominant soil type is (JaE) Jaucas Sand. This material is single grained, pale to very light brown, sandy and more than 60 inches deep. Permeability is rapid and runoff is very slow. The hazard of water erosion is very slight. This soil is used for pasture, sugarcane, truck crops and urban development.

Topography - The topography is relatively flat, with elevations ranging from 4 feet to 9 feet above sea level. The portion of the site on which the abandoned railroad easement was once located is overgrown with weeds, with coconut trees scattered throughout the site. At the westerly end of Kiapoko Place, there is an existing stream which serves as the area's drainage outlet to the ocean.

The areas adjacent to the property have similar topographic features with no noticeable variations to be considered.

Drainage - Due to the soil structure, there is little runoff to be considered. Once improvements have been completed, the additional runoff will be directed towards Kiapoko Place and Kiapoko Street to underground facilities, then to the existing drainage outlet.

Federal Firm Zone - The project area is encumbered by two flood zone classifications. VE (El. 16) and VE (El. 14). Neither of these zones presents a construction problem.

AFFECTED ENVIRONMENT:

- A. The subject site is located between two residential subdivisions. Luana Acres is a beach front community of approximately 80 single family residences comprised of both one- and two-story homes. Because of its age, the subdivision contains an abundance of fully grown coconut and canopy trees. To the south of the site and across Waialua Beach Road is the Kamananui Subdivision. Again, a relatively established neighborhood of approximately 275 homes containing both one- and two-story dwellings and well-established vegetation. To the immediate southeast is a 2.8-acre parcel of old run-down dwellings. To the west is another well-established residential subdivision of approximately 20 lots.

Both the General and Development Plan indicate urban use, the zoning is R-5 and there are no unique features.

- B. The project site is relatively close to the ocean. Three existing beach right of ways are within walking distance of the proposed improvements. There are no public or privately owned recreation areas in the vicinity. There are no wildlife preserves, wetlands, lagoons, tidal lands or submerged lands in the area. Fishing grounds would be along the ocean frontage and are open to the public.
- C. There is no indication of historic, cultural or archaeological resources. It should be noted that all evidence--rails, ties and spikes--of the previous railroad was removed many years ago.
- D. The project site has no impact on the coastal views. As noted earlier, the property is itself blocked from any ocean or coastal views by the subdivision directly to the north. The existing vegetation and homes do not allow for views of the coastline by traffic on Waialua Beach Road.
- E. Due to the proximity of the project site to the shoreline, there will occur no rechargeable groundwater cycle. Any water entering the ground will mix with the brackish fresh/salt water system and flow towards the ocean.

The existing stream at the west end of Kiapoko Place will carry the storm drainage water to the

ocean. The existing system has been in place since the 50's, with no reported contamination. Proper erosion control during construction will eliminate any silt flowing seaward.

The use of septic systems instead of cesspools will further protect any coastal contamination.

PROJECT IMPACTS:

The project site sits at the very extreme mauka edge of the SMA Boundary. A portion of the site is presently being used for roadway purposes, the other portion is unutilized residential land. The improvement of this site can only enhance the visual impact of the area and will complement the established residential communities which it abuts.

MITIGATION MEASURES:

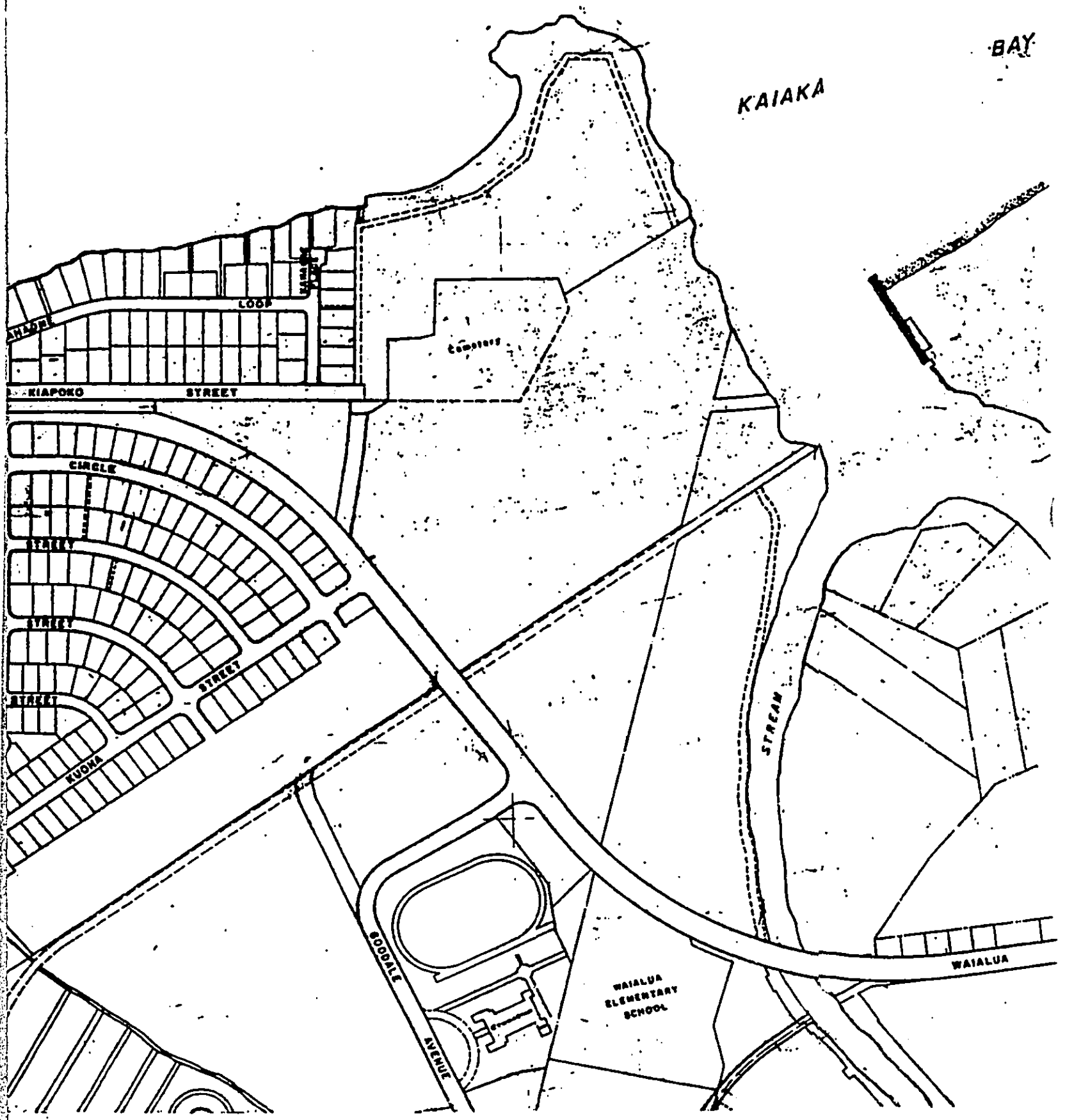
None required.

SCHEDULE OF EXHIBITS

EXHIBIT A	PROJECT AREA (PRESENT)
EXHIBIT B	PICTURES
EXHIBIT C	PROJECT AREA (PROPOSED)
EXHIBIT D	SMA BOUNDARY
EXHIBIT E	FIRM (FLOOD) BOUNDARY
EXHIBIT F	EXISTING ZONING
EXHIBIT G	EXISTING TOPOGRAPHY
EXHIBIT H	PROPOSED IMPROVEMENTS

BAY

KAIKA



KIAPONO STREET

CIRCLE

STREAM

WAIALUA
ELEMENTARY
SCHOOL

WAIALUA

ROAD

STREET

STREET

STREET

STREET

STREET

STREET

STREET

LOOP

STREET

COMPLEX

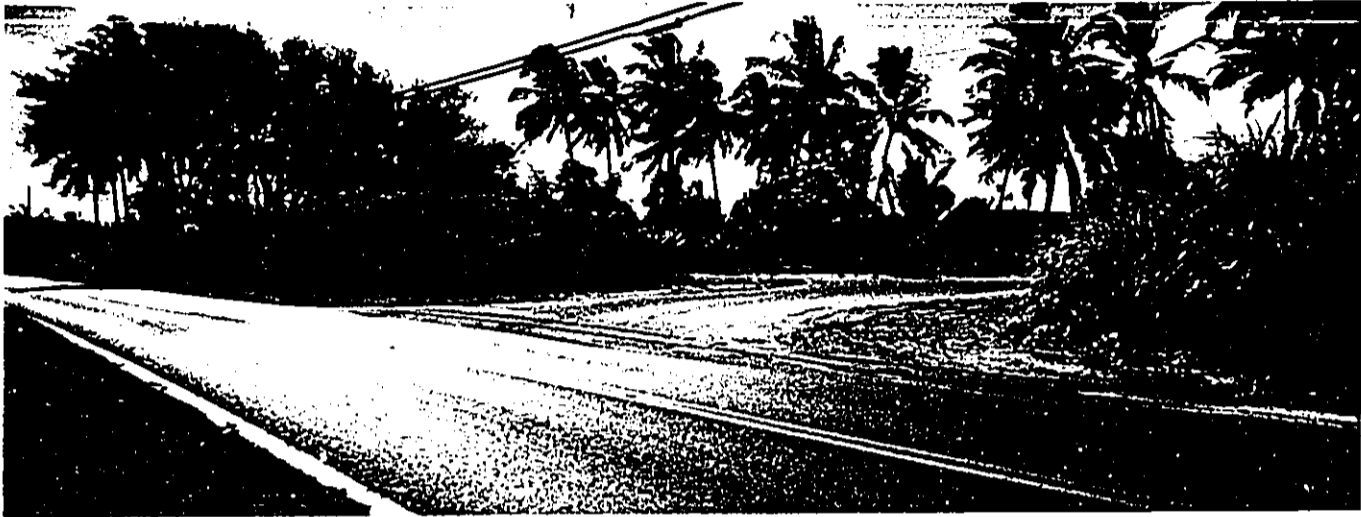
EXHIBIT B
PICTURES



View from makai side of Kiapoko Street across Kahaone Loop along Kiapoko Place, with Waialua Beach Road seen through the intersection.



Same, but taken near the corner of Kiapoko Street and Kahaone Loop. [Shows 65' combined width of the Magg's land between Waialua Beach Road and Kiapoko Street and Place.]



View from Waialua Beach Road, traveling toward Waialua into Kahaone Loop and Kiapoko Place.



View from Waialua Beach Road, traveling toward Haleiwa into Kahaone Loop, and Kiapoko Street.

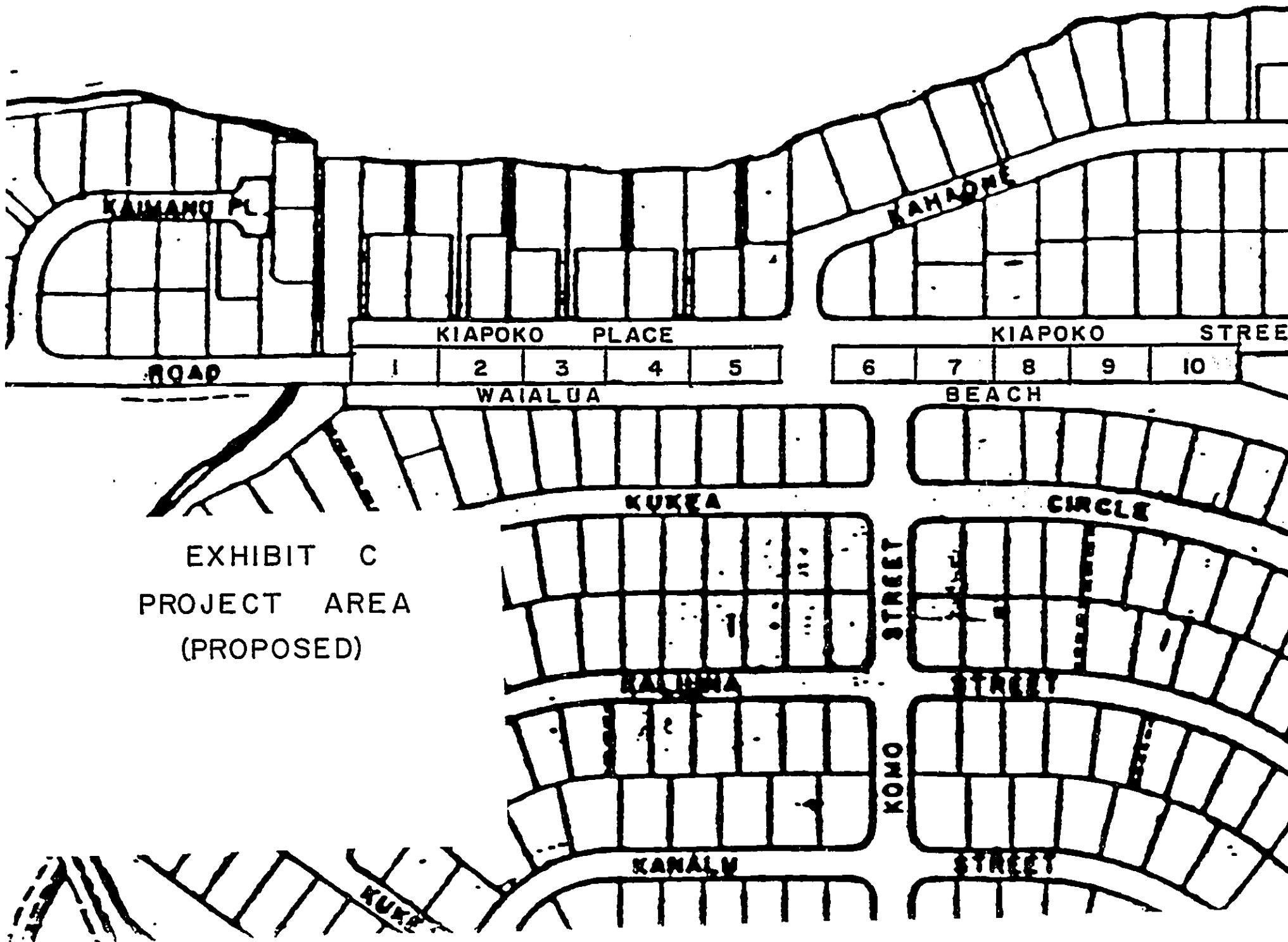
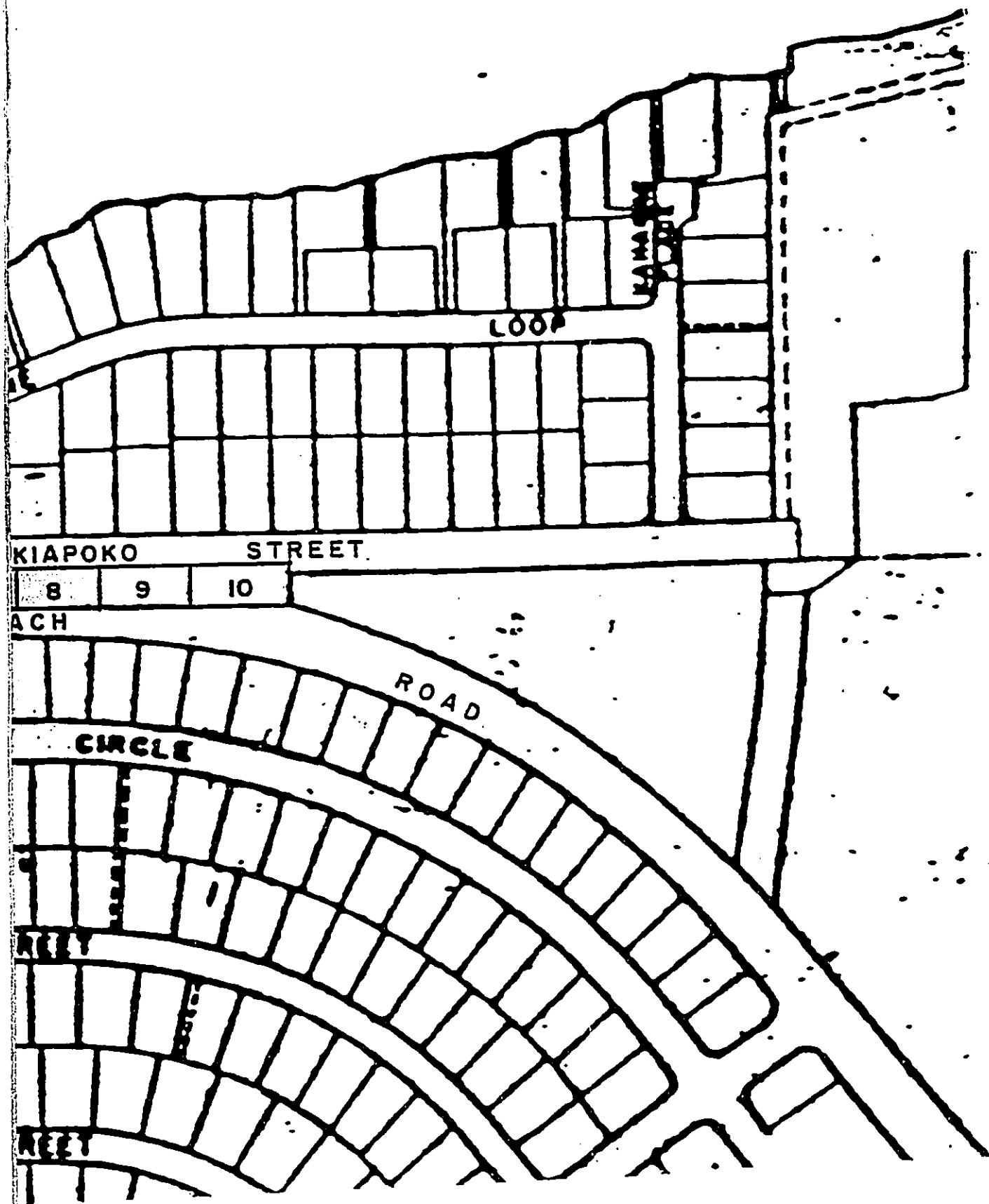


EXHIBIT C
PROJECT AREA
(PROPOSED)



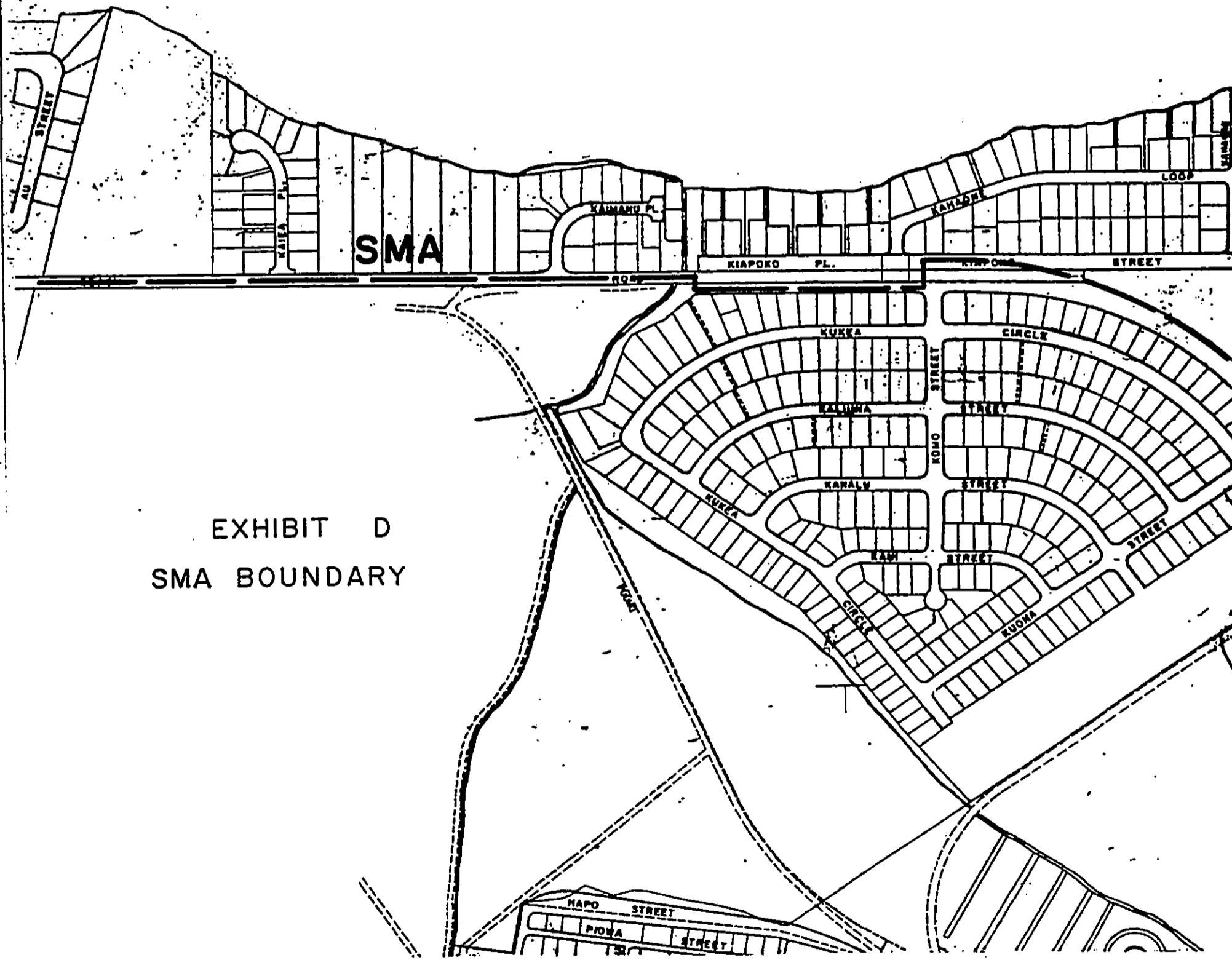
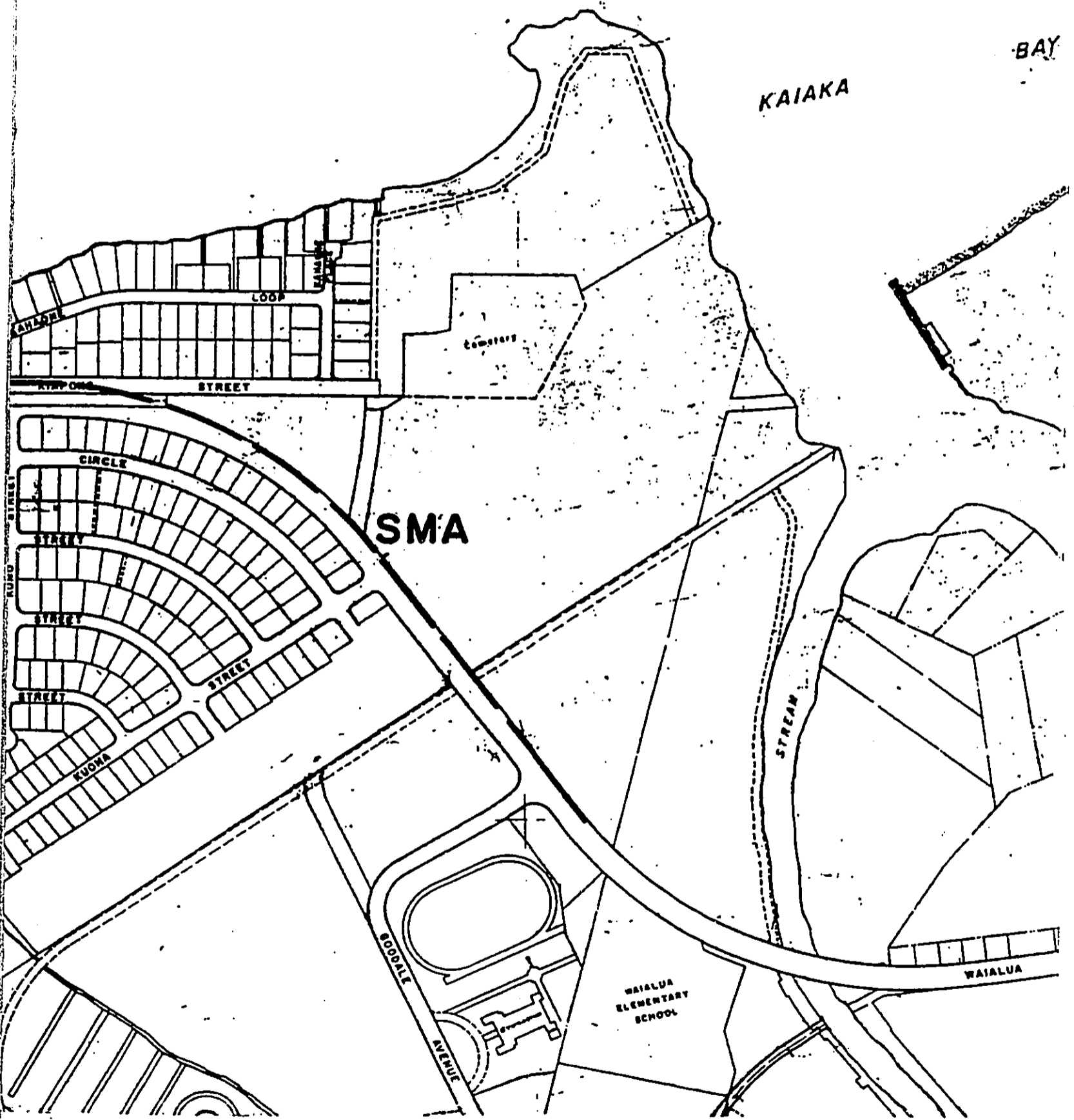


EXHIBIT D
SMA BOUNDARY

KAIAKA

BAY



SMA

STREAM

WAIALUA
ELEMENTARY
SCHOOL

WAIALUA

SODDLE
AVENUE

KUMU
STREET

KAHALOPE
STREET

STREET

CIRCLE

STREET

STREET

STREET

STREET

WAIALUA

STREET

LOOP

COMPTON

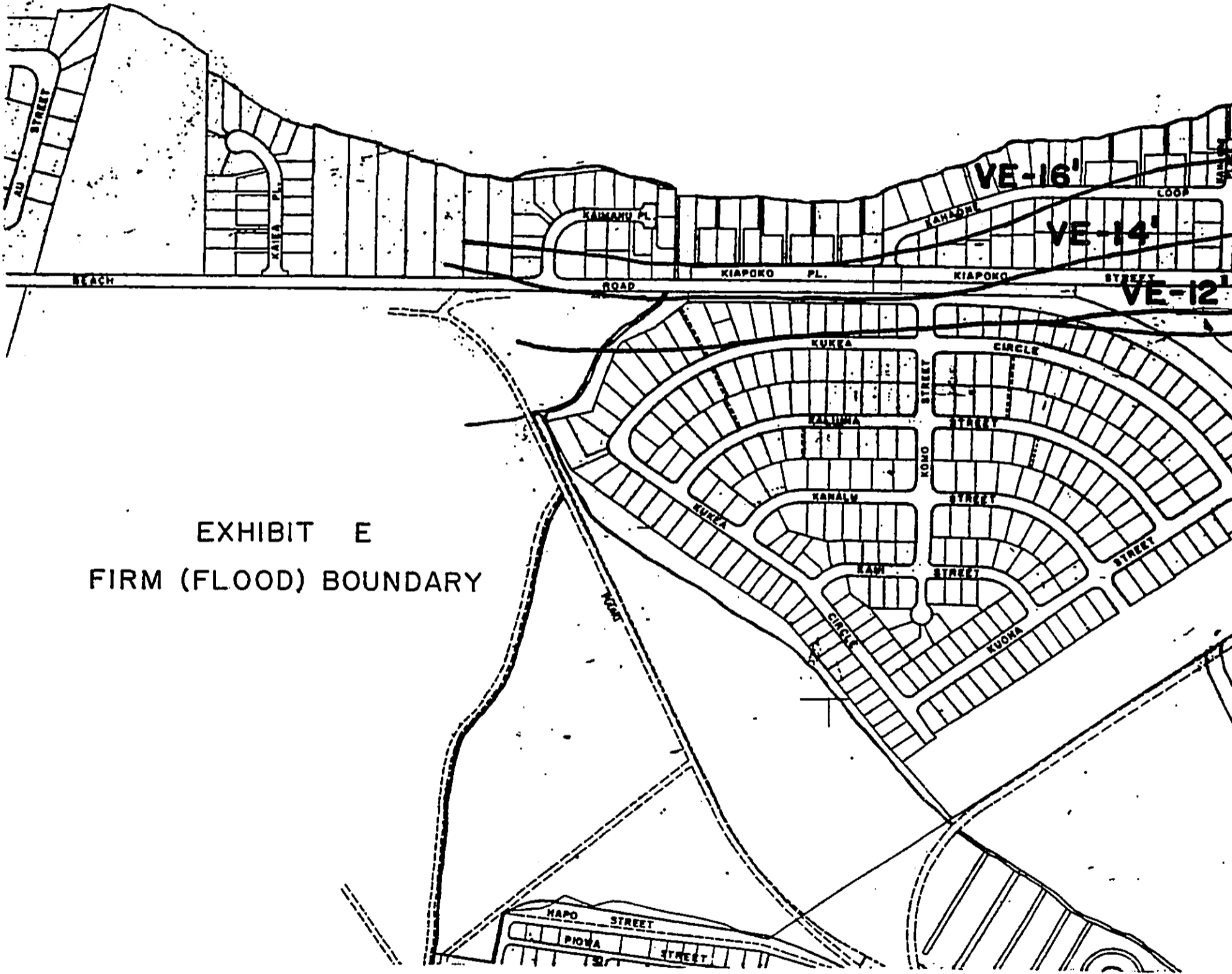
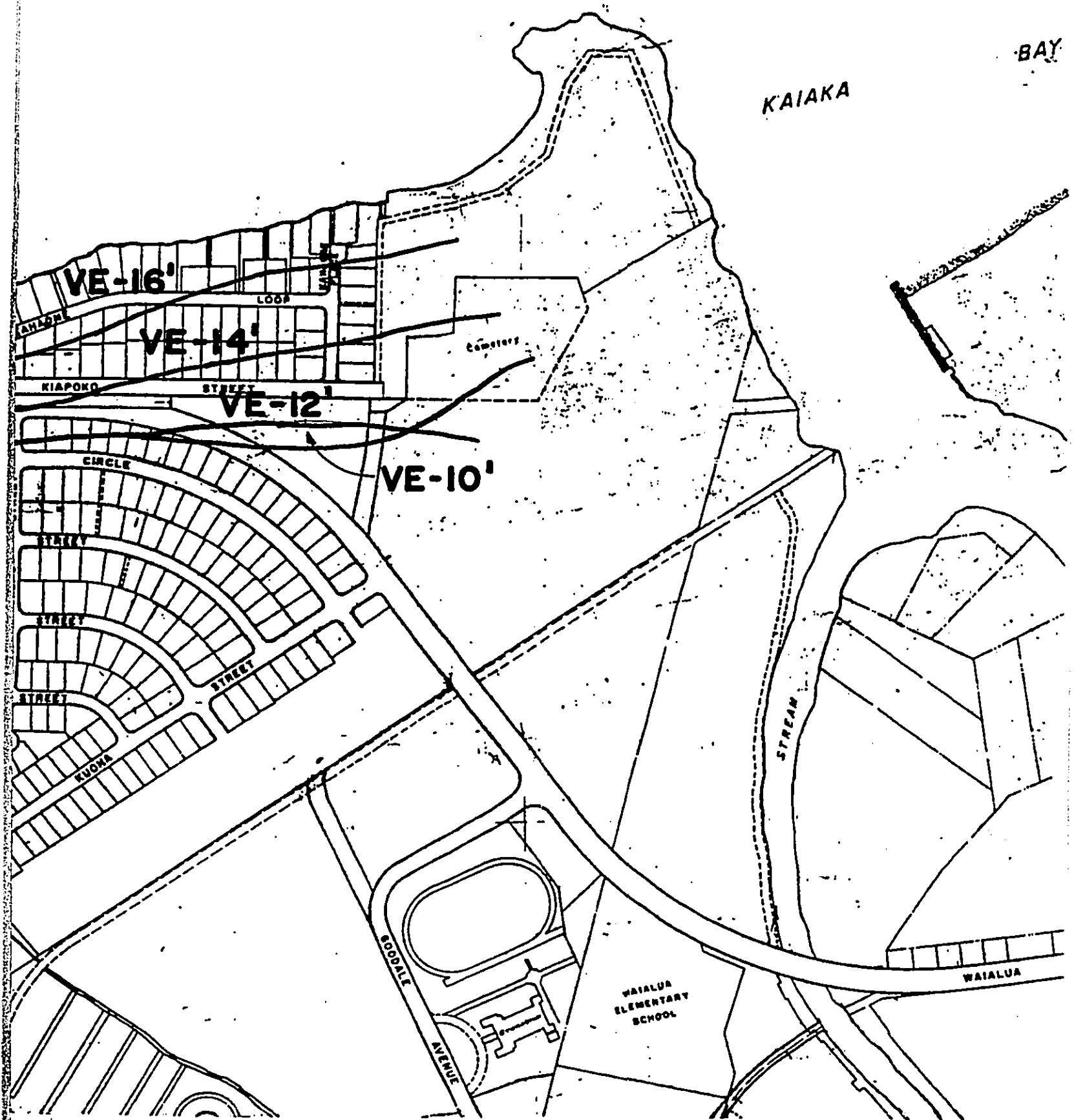
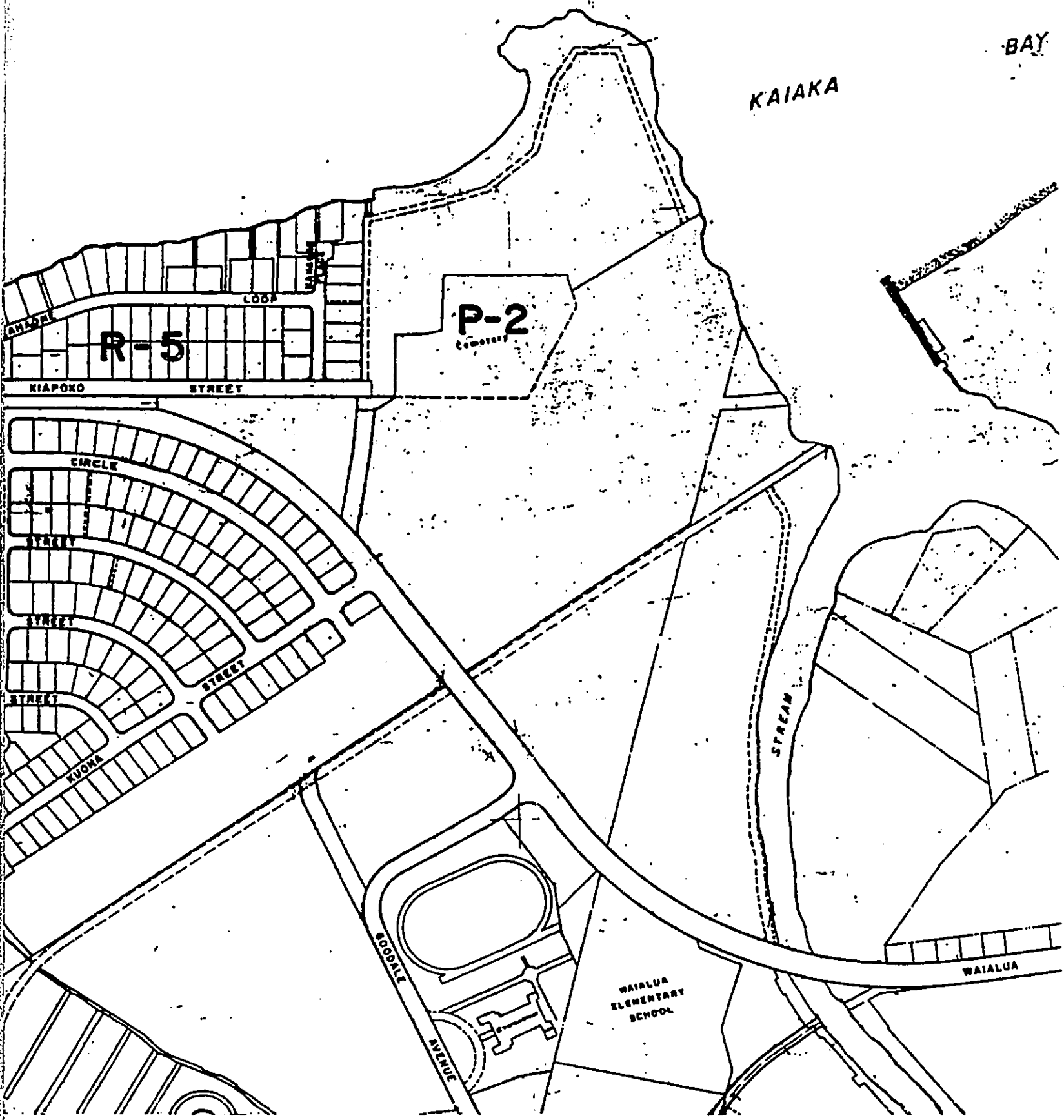


EXHIBIT E
FIRM (FLOOD) BOUNDARY





BAY

KAIAKA

P-2
COMBINATION

R-5

KIAPONO STREET

CIRCLE

STREET

STREET

STREET

STREET

KUONA

SODALE AVENUE

WAIALUA
ELEMENTARY
SCHOOL

WAIALUA

STREAM

0088 S

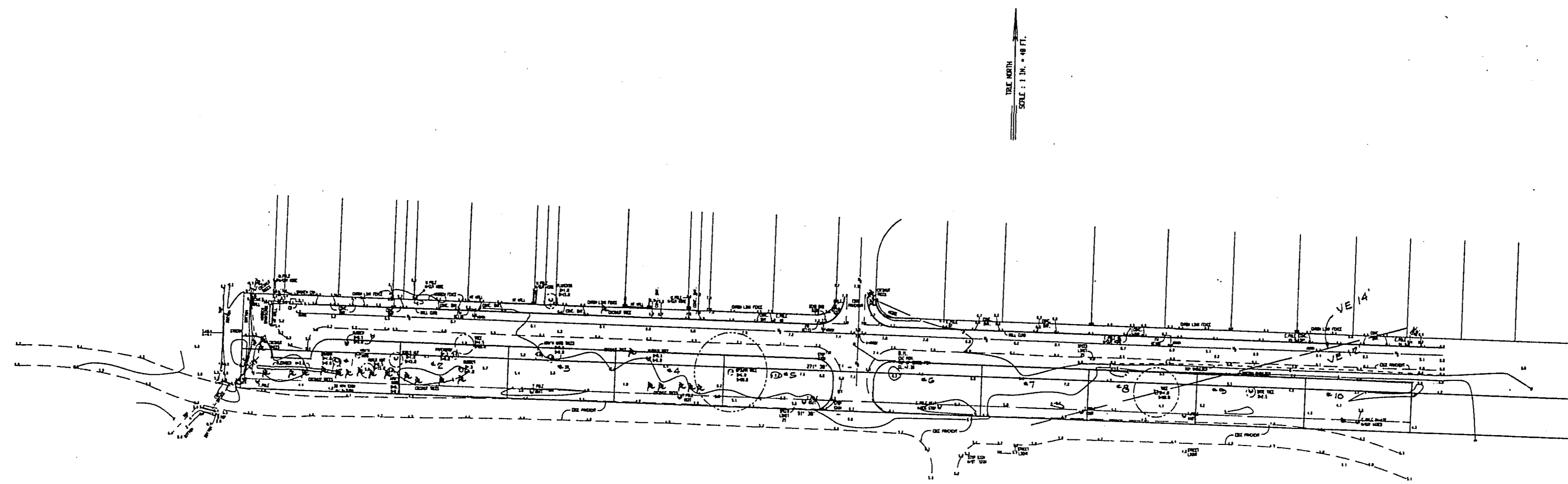


EXHIBIT G

See Map Key 1-1-A, 1-B, and 1-C-1
12/16/38

TOPOGRAPHIC SURVEY

POR. EXCLUSIONS 1-A, 1-B, AND 1-C-1
LAND COURT APPLICATION 1889
AND KIAPONO STREET AND PLACE
AT KAPAAHUA, MAUI, HAWAII
SCALE: 1 IN. = 40 FT.
MARCH 14, 1938 WALTER P. THOMPSON INC.

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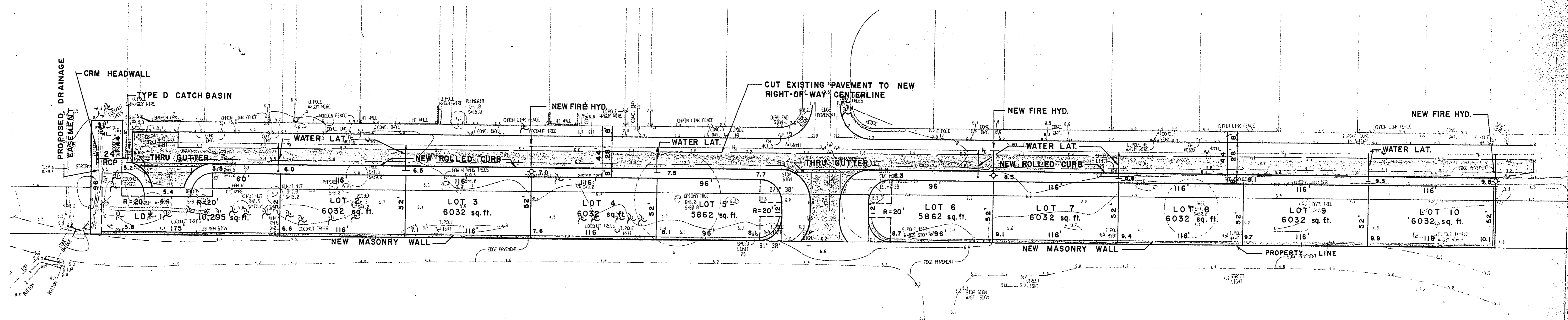


EXHIBIT H
PROPOSED IMPROVEMENTS

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