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DEPARTMENT OF LAND UTILIZATION  
91/SMA-027(ASK)  
April 19, 1991

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

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

Recorded Owner : Craig and Gale Kobayashi  
Applicant : Craig Kobayashi  
Location : 68-126 Au Street, Waialua  
Tax Map Key : 6-8-11: 61  
Request : Construction of Two Additional  
Dwelling Units  
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

59

1991-05-08-0A FEA - Waialua Apt in Waialua SMA

FILE COPY

NOV 11 25

ENVIRONMENTAL ASSESSMENT DOCUMENT

NOV 11 1991

I. GENERAL INFORMATION

- A. APPLICANT: Craig Kobayashi      246-B Jack Lane  
  Ph. 595-7684                      Honolulu, Hawaii
- B. RECORDED FEE OWNER: same as above
- C. AGENT: none
- D. TAX MAP KEY: 6/8/11/61
- E. LOT AREA: 11,218 square feet
- F. AGENCIES CONSULTED:  
    Bd. of Water Supply - Approved subject to payment of fees  
    Dept. of Health      - Variance approved for 4 aerobic units  
    Div. of Engineering - Approved

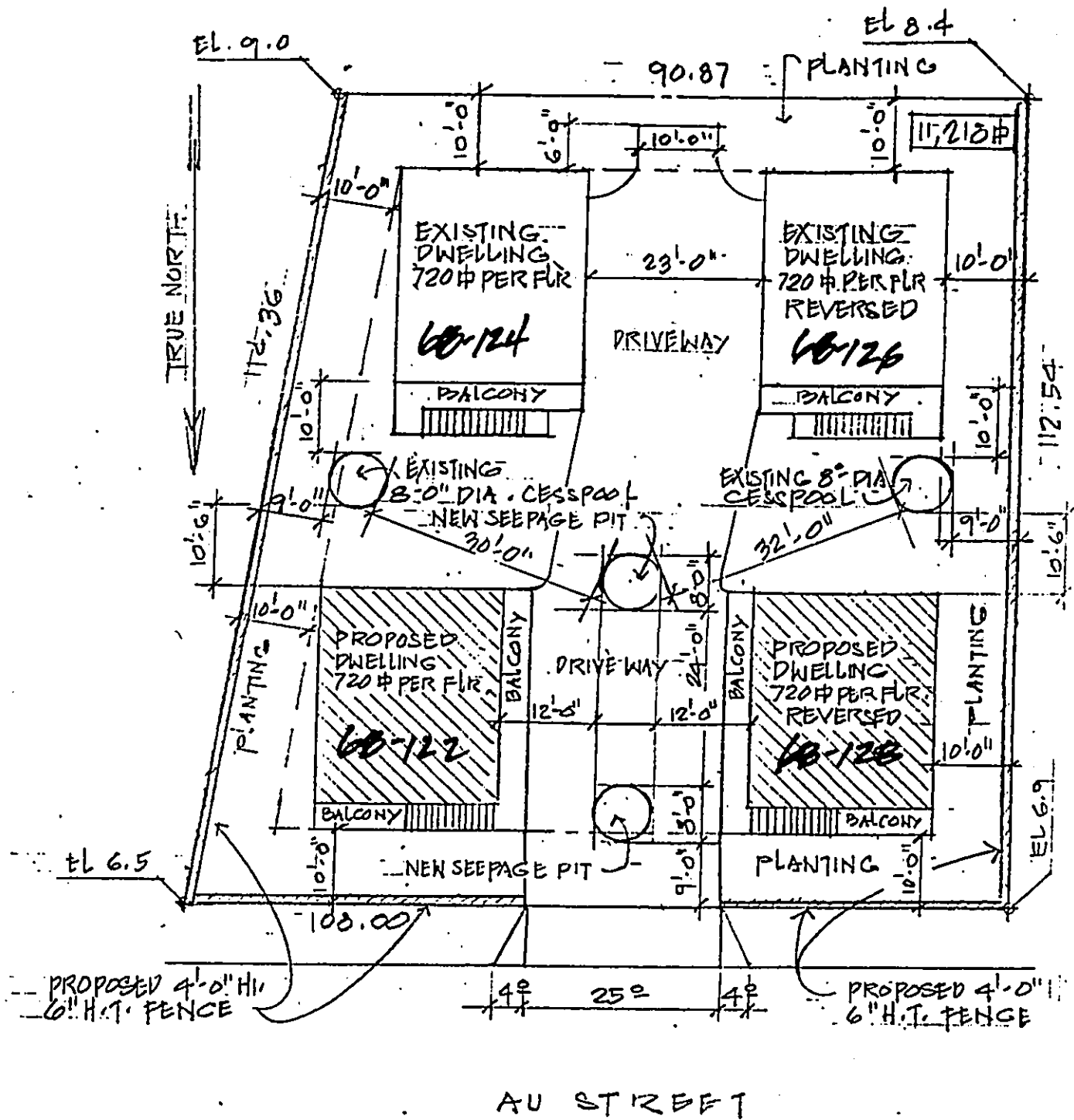
II. DESCRIPTION OF PROPOSED ACTION

- A. GENERAL DESCRIPTION: Two 3-bedroom, 2-bath homes with 2 cesspools exist on this A-1 zoned parcel out in Waialua, Hawaii. Two additional 3-bedroom, 2-bath homes identical to the existing ones with the exception of adding side balconies are proposed for the site. Two aerobic units will be installed for the new homes, and the existing cesspools will be upgraded to aerobic units, all of which have been approved by the Dept. of Health-variance approval enclosed. The parcel falls entirely within the SMA. The Building Dept. has already approved the almost identical houses previously built. No problem is anticipated from the Building Dept.
- B. TECHNICAL CHARACTERISTICS: The area is zoned A-1, low density apartments. Four residential single-family houses are proposed with 2 already existing. The front of the lot toward Au St. is vacant requiring no demolition, clearing or grubbing. Two seepage pits will be dug and soil removed for the new houses serviced by aerobic units. Solid wastes will be pumped out of the existing cesspools and aerobic units added to upgrade the system. Water-saving devices will be used to conserve water and reduce discharge. Access to the site from Au St. is serviced by a short Apuhihi St. to Waialua Beach Rd. all of which are public roads. Drawings are attached to show the entire layout.
- C. ECONOMIC AND SOCIAL CHARACTERISTICS: Cost of construction is estimated at \$170,000 not including cost of any permits. The waste disposal systems (aerobic units) will be installed first followed by pouring of the driveway. The two new homes will then be built simultaneously followed last by a boundary wall and landscaping.

- D. ENVIRONMENTAL CHARACTERISTICS: The lot is covered with 3 feet of soil with sand below it and coral at 10 feet. The lot is basically level with a very gentle slope, enough for drainage, toward Au St. as shown by the survey map and plot plan. The lot is approximately 300 feet from the seashore across Au St. and a beachfront lot. The entire area is zoned A-1 where many large condominium buildings and apartments exist. The subject proposal incorporates a low-density design of only 4 residential units. The closest mountain, the Waianae Range, stands miles away and is of no environmental consequence. The Federal FIRM zone is VE. The LUO Flood District is the Coastal High Hazard District.

### III. AFFECTED ENVIRONMENT

- A. The subject parcel is in an A-1 zoned area in Waialua bordered by Waialua Beach Rd. and the sea as shown by the tax map. Mauka or south of Waialua Beach Rd. is a cane field. East of the area is a private park owned by Waialua Sugar Co. West of the area is a residential subdivision. The entire area on the attached tax map is A-1 zoned which is comprised of condominiums, apartment buildings and single-family dwellings. Many vacant lots still remain. The General Plan and Development Plan is low-density apartment, the same as its current useage.
- B. The closest public park is a baseball field about a mile away next to the Waialua Sugar Mill. A wetland area exists about 1½ miles away which the City is studying as a possible site for treated sewage discharge from a proposed sewage treatment plant.
- C. There are no known historic, cultural, or archaeological resources in the area.
- D. There are no public viewpoints in the area. The main artery into the area is Waialua Beach Rd. and is basically on level ground.
- E. The lot receives public water from the Board of Water Supply.
- F. Location and site maps are attached.
- IV. PROJECT IMPACTS: The proposed project is in harmony with the Coastal Zone Management objectives and policies and the Special Management Area guidelines. The area is zoned A-1 and has many large condominiums and apartment buildings. A 10-unit apartment building can be built on the subject lot according to present guidelines. Instead, a smaller project of only 4 units is envisioned which would create less of an impact on the environment, but at the same time ease the housing shortage in its own little way.
- V. MITIGATION MEASURES: none



WORK WAS PREPARED BY ME OR  
 UNDER MY SUPERVISION AND CON-  
 TROL AND THE ACCURACY OF THIS PROJECT WILL BE  
 UNDER MY SUPERVISION, AS DEFINED  
 IN CHAPTER 10, SECTION 1.2(N) OF  
 THE REVISED LAWS OF HAWAII 1955.

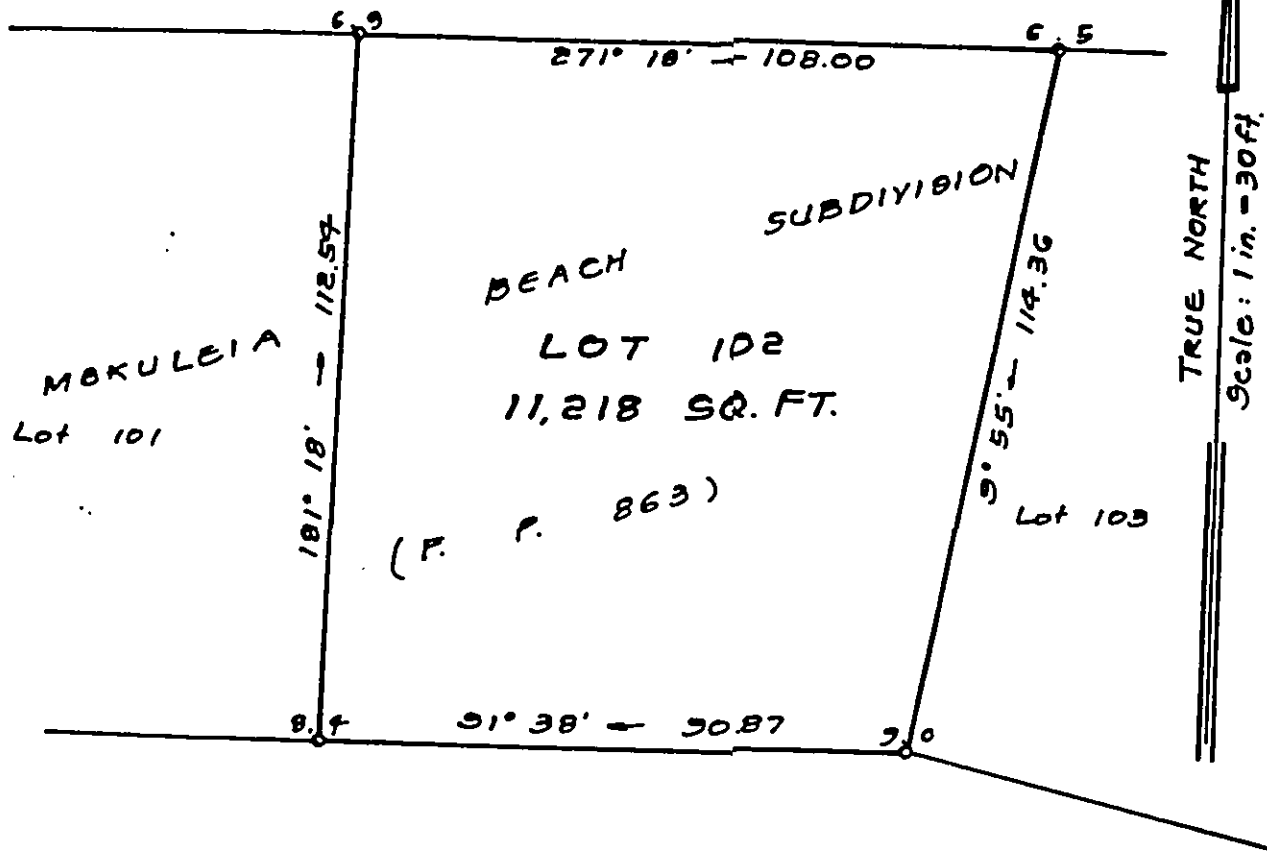


REV. 1/24/91 REV. 2/6/91

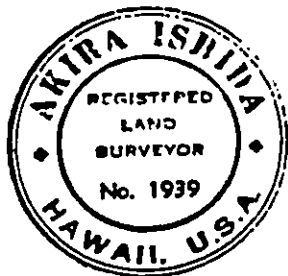
PLOT PLAN 1"=20'-0"	
FOR: MR. CRAIG KOBAYASHI	
68-126 AU STREET, WAIALUA	
TAX KEY:	6-8-11-61 LOT # 102
DATE:	MAY 1989
CONTRACTOR:	H. MONMA GENL. CONTR., INC.
HONSADOR HOME PLANNING DEPT.	
SHEET NO. _____	
OF _____ SHEETS	

B.M.  
Elevation = 6.50  
Top of Brass Pin - C & C of Mon.

A U STREET



LOT 102  
MOKULEIA BEACH SUBDIVISION  
(FILE PLAN 863)  
Kamananui, Weialua, Oahu, Hawaii



THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION.

*Akira Ishida*

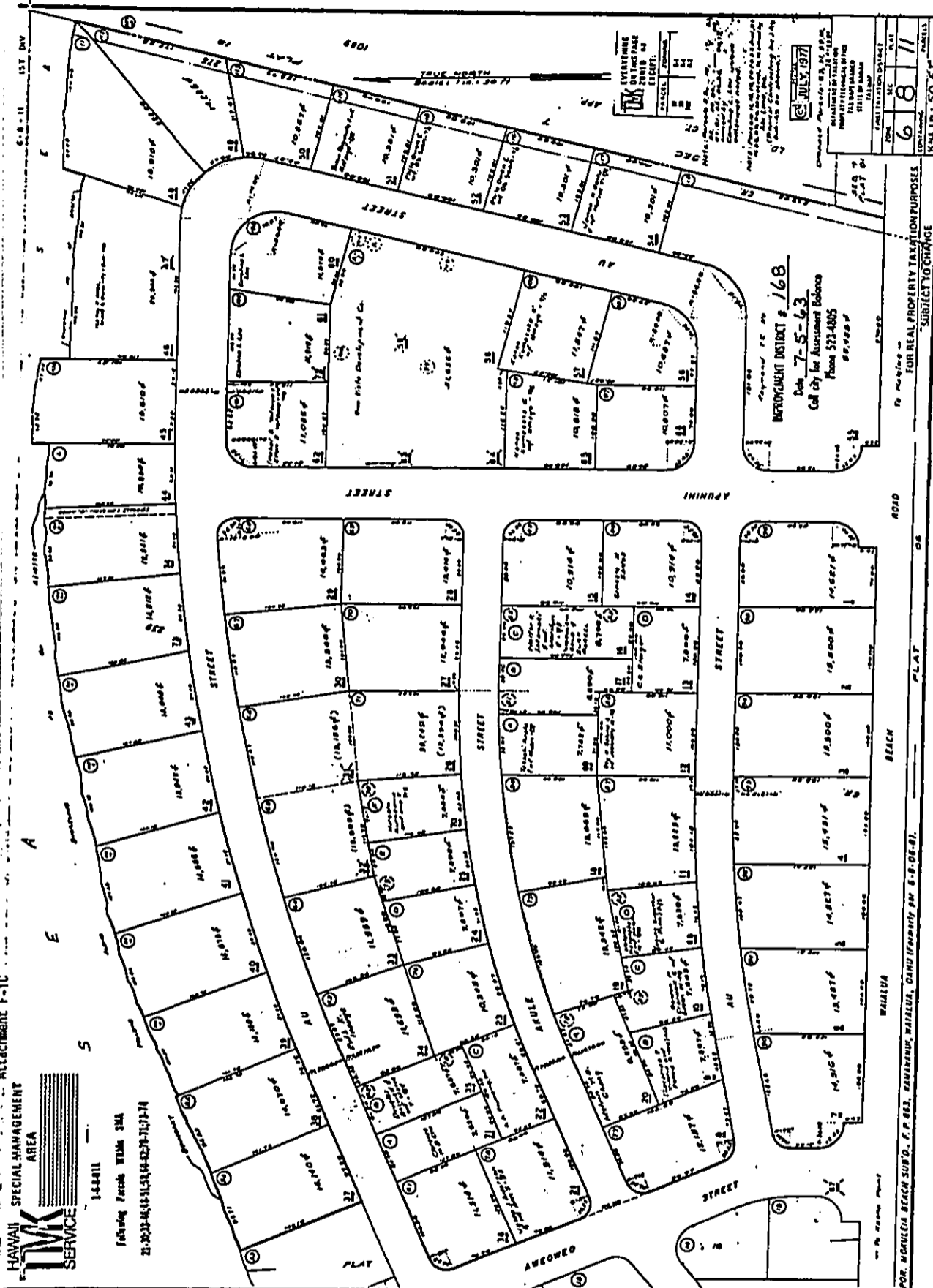
NOTES:

Elevations are referred to R.M. 51, as shown on  
Flood Insurance Rate Map C & C of Honolulu

Tax Map Key: 6 - 8 - 11 : 61

SEP 16 1988

HAWAII SPECIAL MANAGEMENT SERVICE  
1444111  
Following Parks Within S.M.A.  
21-2032-4648-51-54-58-62-65-71-74



INVESTMENTS  
ON THE  
PART OF  
THE  
STATE

© JULY 1977

RECYCLING DISTRICT # 168  
Don 7-5-63  
Call City for Assessment Balance  
Phone 533-4805

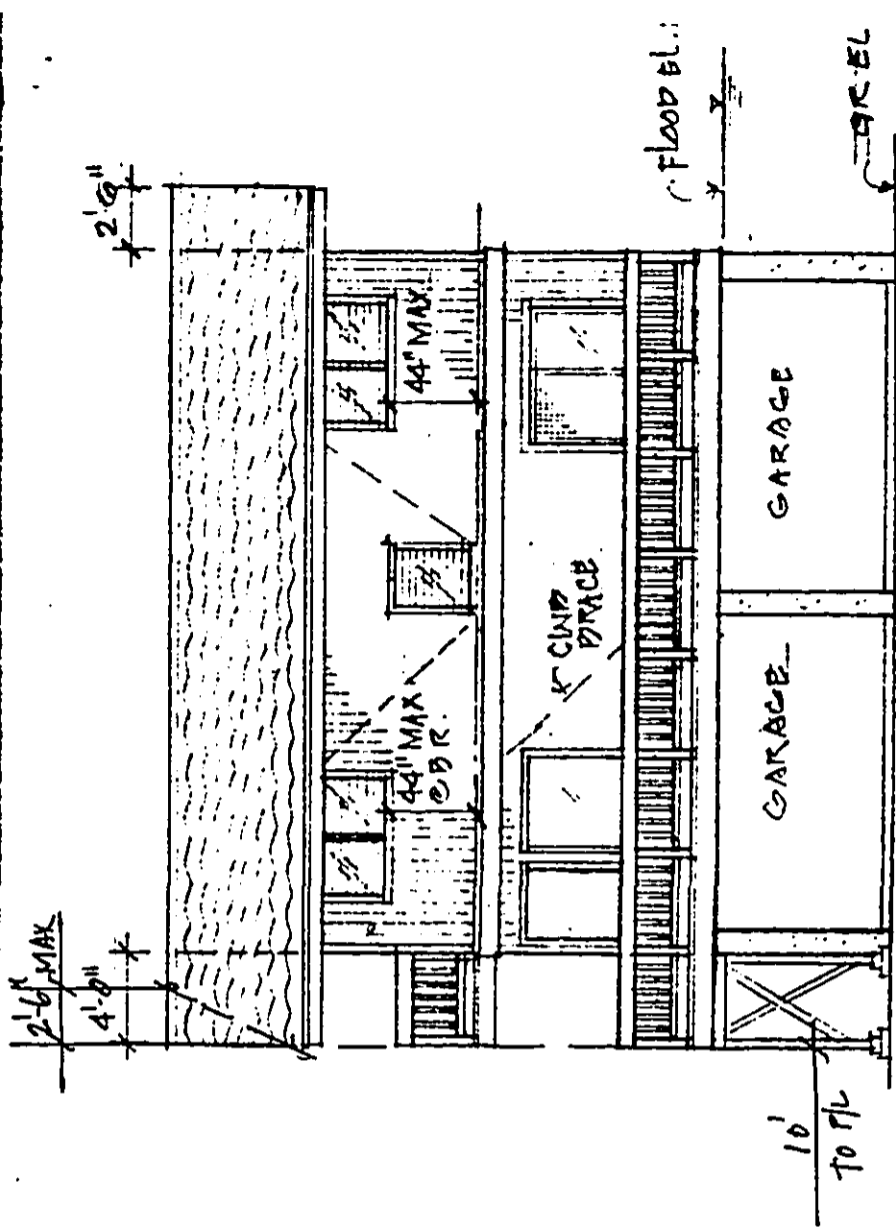
NO.	MC	PLAT
6	8	11

SCALE 1" = 50 FT

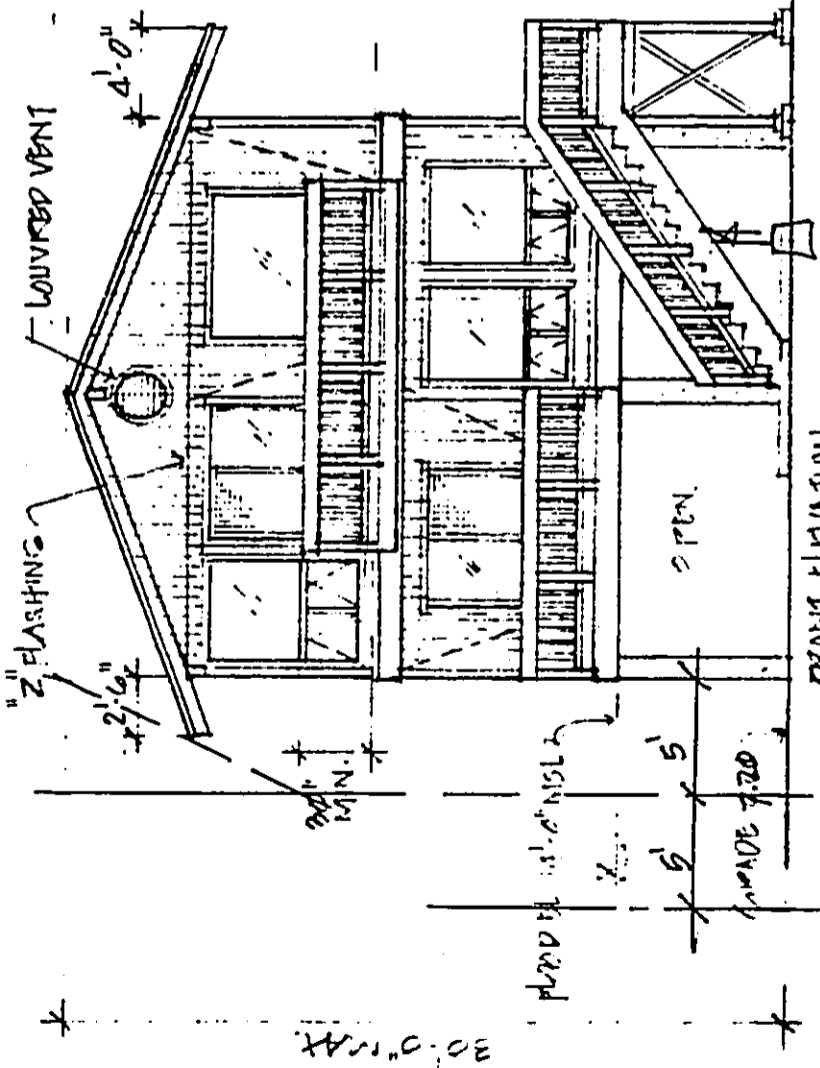
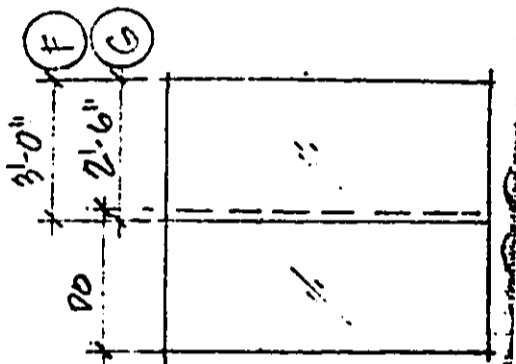
FOR REAL PROPERTY TAXATION PURPOSES  
SUBJECT TO CHANGE

FOR WAIKOLA BEACH SUBD., P. 682, HAWAII, WAIKOLA, AND PORTALS ON S. 8. 0. 8. 0. 1.

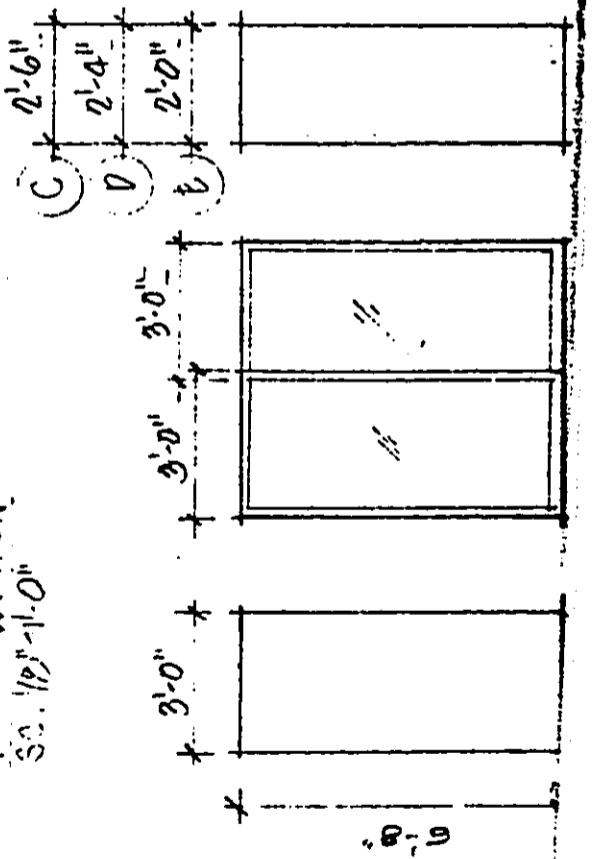
1977



RIGHT ELEVATION  
SC. 1/8" = 1'-0"

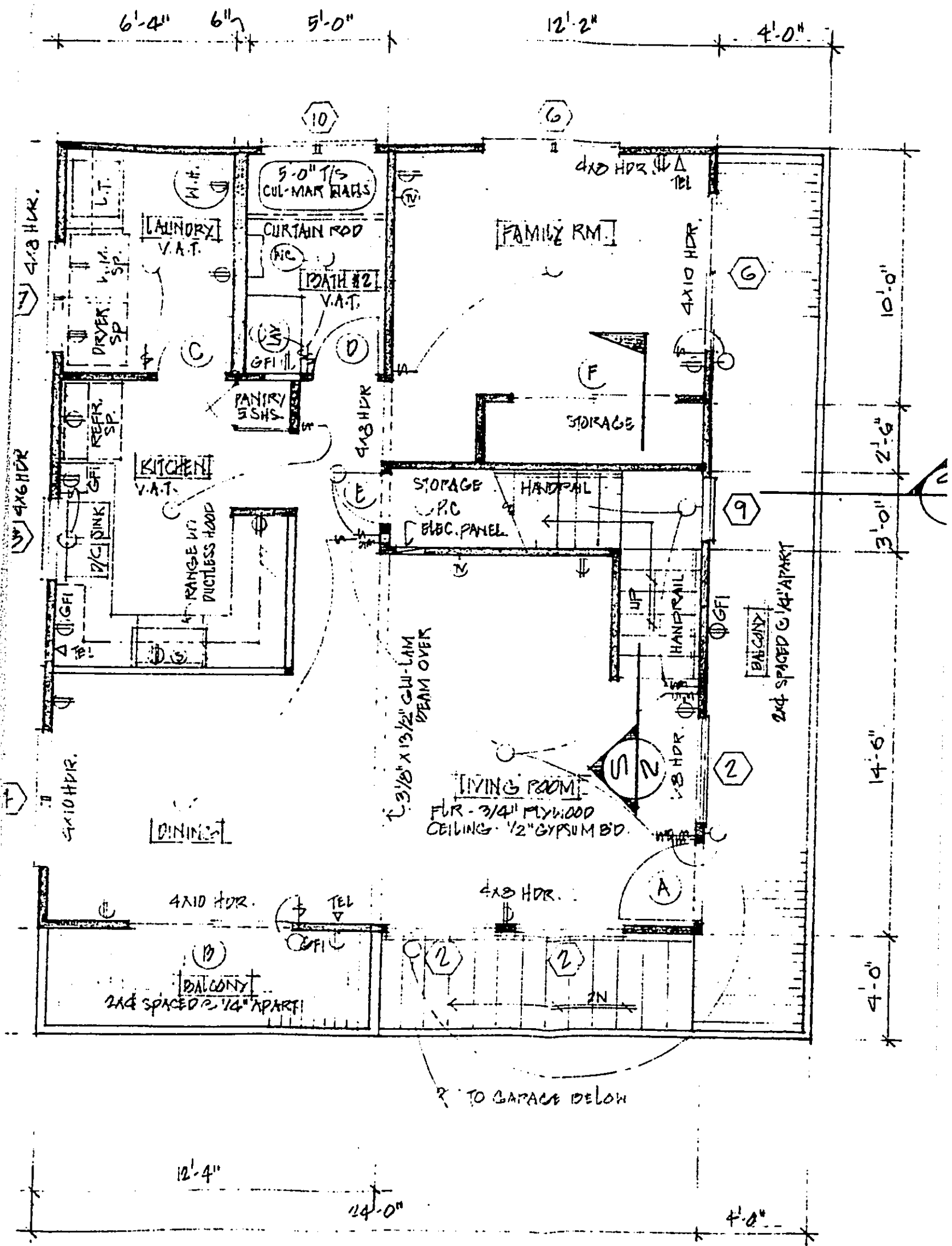


FRONT ELEVATION  
SC. 1/8" = 1'-0"



1 3/4" DECORATIVE SL. TEMP. GLASS DR. 1 3/8" FLUSH SL. MIRROR DRS.  
 S.C. W/ SL. SCREEN F.C.

**DOOR & WINDOW SCHEDULES**  
 SC. 1/4" = 1'-0"

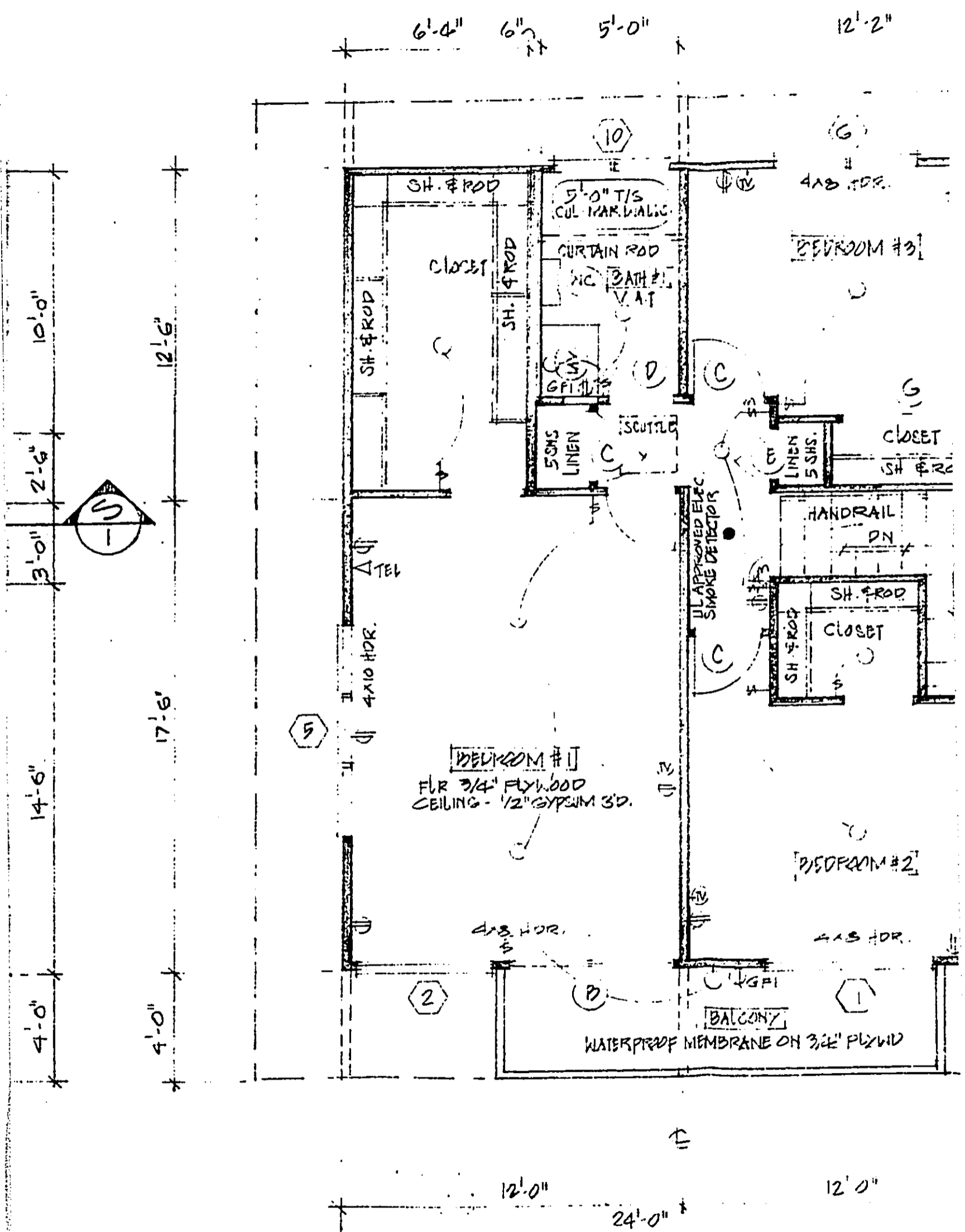


**LOWER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



1  
3/32" CLEAR GLASS W/ PROJECTING WDW. BELOW

2 3 4  
NAIL-ON" OBSCURE JALOUSIES W/ FIBRE



UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

STATE OF HAWAII  
DEPARTMENT OF HEALTH

In the Matter of the Application )  
for Variance for: )

KOBAYASHI, CRAIG )  
(IWS - Septic tanks) )  
\_\_\_\_\_ )

Docket No. 90-EPO-VWW-21

DECISION AND ORDER

Pursuant to Chapter 342D, Hawaii Revised Statutes, and Chapter 62 of Title 11, Administrative Rules and based upon the application, staff review, and other correspondence, the Variance Request from the provisions of Chapter 11-62, Section 11-62-31(a)(1)(A) is hereby GRANTED for a period of five (5) years and under the following conditions:

1. Each of the four units, the two proposed and the two existing, must be served by a separate aerobic unit capable of achieving secondary treatment. The aerobic units can discharge directly into seepage pits.
2. Water restriction devices to reduce water usage must be used. Therefore, water fixture units must be low volume or flush type units.
3. The existing cesspools must be pumped out to remove accumulated material. Pumping records must be presented to the Department at the time of final inspection of the aerobic units.
4. The wastewater plans must conform to the applicable provisions of Chapter 11-62.

DATED: Honolulu, Hawaii, JAN - 2 1991

  
\_\_\_\_\_  
JOHN C. LEWIN, M.D.  
Director of Health

**COASTAL HIGH HAZARD DISTRICT CERTIFICATION**  
(Pursuant to Section 7.10 of the Land Use Ordinance)

New Projects, Developments and Substantial Improvements

Project Description: SPACE KOBAYASHI  
 Address: 68-126 AII ST  
 City WAIALUA State HAWAII Zip \_\_\_\_\_  
 Tax Map Key: 6-8-11-61 LOT # 102

**Section I - Flood Insurance Rate Map Information**

COMMUNITY NO.	PANEL NO	SUFFIX	DATE OF FIRM	FIRM ZONE	REGULATORY FLOOD ELEV	COMMUNITY ESTIMATED REG. FLOOD ELEVATION ESTABLISHED FOR ZONE A IF AVAILABLE
150001	0020	B	9/4/87	VE	14.0'	N/A

**Section II - Elevation Information**

- |   |      |    |
|---|------|----|
| 1. Bottom of the Lowest Horizontal Structural Member..... | 14.0 | ft |
| 2. Regulatory Flood Elevation.....                        | 14.0 | ft |
| 3. Elevation of Highest Adjacent Grade.....               | 9.0  | ft |
| 4. Elevation of Lowest Adjacent Grade.....                | 6.5  | ft |
| 5. Elevation of Bottom of Pilings or Foundation.....      | 3.6  | ft |

**Section III - VE Zone Certification Statement**

The plans, specifications and methods of construction for the proposed project are in accordance with accepted standards of practice for meeting the provisions of the Flood Hazard Districts, and:

- 1) comply with the standards and requirements of the Flood Hazard District Regulations of the Land Use Ordinance;
- 2) conform to the flood elevations of the Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM); and;
- 3) are adequate to resist the regulatory flood forces; do not increase flood elevations; and do not affect flooding on surrounding properties;

I certify that based upon development and/or review of structural design, specifications, and plans for construction including consideration of the hydrostatic, hydrodynamic and impact loading involved, that the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

- 1.) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the regulatory flood elevation; and
- 2.) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

Section IV - Breakaway Wall Certification Statement

( NOTE: This section must be completed when breakaway walls are used which exceed a design safe loading resistance of 20 pounds per square foot. )

I certify that based upon development and/or review of structural design, specifications, and plans for construction that the design and methods of construction of the breakaway walls are in accordance with accepted standards of practice for meeting the following provisions:

- 1.) Breakaway collapse shall result from a water load less than that which would occur during the regulatory flood;
- 2.) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components; and
- 3.) The space below the lowest floor is useable solely for parking of vehicles, building access and storage.

Section V - Certification

Project plans and specifications include:

- 1) the location of flood hazard boundaries;
- 2) existing and proposed elevations of the property in relation to the elevation reference marks on the Federal Flood Maps;
- 3) the flood elevations, velocity and other data from the Federal Flood Maps and study;
- 4) existing and proposed structures, utilities and improvements; and
- 5) proposed flood proofing measures and improvements.

This certification is conditioned upon the actual construction of the project being in strict accordance with the plans and specifications as stamped and signed by me.

Certifier's Name ROBERT K.K. PANG  
(print or type)

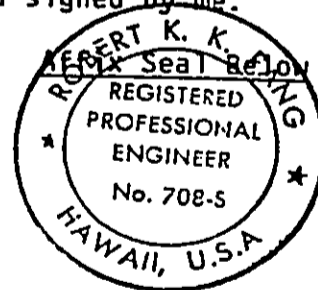
Title STRUCTURAL ENGR

Company Name ROBERT K.K. PANG - STRUCT ENGR

Street Address 1517 KAPICLANI BLVD #200

City HONOLULU State HAWAII Zip 96814

Signature Robert K.K. Pang Date 2/11/91



Engineer or Architect