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
Director of Land Utilization

DAC: lg
ENVIRONMENTAL ASSESSMENT DOCUMENT

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 excep-
   tion 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 en-
   tirely 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 apart-
   ments. Four residential single-family houses are proposed with 2 al-
   ready 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 sys-
   tems (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 6 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 ¼ 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
LOT 102
MOKULEIA BEACH SUBDIVISION
(FILE PLAN 863)
Kamananui, Waialua, Oahu, Hawaii

NOTES:
Elevations are referred to R.M. 51, as shown on
Flood Insurance Rate Map C & C of Honolulu
Tax Map Key: 6 - B - 11 - G1

SEP 16 1988

AKIRA ISHIDA
Registered Land Surveyor
2088 Maili Road
HONOLULU, HAWAII 96751

REGISTRATION LAND SURVEYOR
No. 1939
STATE OF HAWAI'I
DEPARTMENT OF HEALTH

In the Matter of the Application
for Variance for:

KOBUYASHI, 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: 

Address: 68-116 Au St
City: Wahiawa
State: Hawaii
Tax Map Key: 6-8-A-61

Section I - Flood Insurance Rate Map Information

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<th>COMMUNITY NO.</th>
<th>PANEL NO.</th>
<th>SUFRER</th>
<th>DATE OF FIRM</th>
<th>FIRM ZONE</th>
<th>REGULATORY FLOOD ELEV</th>
<th>COMMUNITY ESTIMATED REG. FLOOD ELEVATION ESTABLISHED FOR ZONE A IF AVAILABLE</th>
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<td>9/4/87</td>
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Section II - Elevation Information

1. Bottom of the Lowest Horizontal Structural Member
2. Regulatory Flood Elevation
3. Elevation of Highest Adjacent Grade
4. Elevation of Lowest Adjacent Grade
5. Elevation of Bottom of Piling or Foundation

14.0 ft
9.0 ft
6.5 ft
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 usable 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  RIBERT K. K. PANG
(print or type)

Title  STRUCTURAL ENGR

Company Name  FONG & K. K. THING - STRUCT ENGR

Street Address  1512 KAPIOLANI BLVD # 207

City  HONOLULU  State  HAWAII  Zip  96814

Signature  K. K. PANG  Date  2/11/91