

JOHN WAIMEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

REF
'91 NO' 18 A10:13

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
Dan T. Kochi

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FILE NO.: OA-10/25/91-2529
DOC. NO.: 1992E

NOV 15 1991

MEMORANDUM

TO: The Honorable Brian J. J. Choy, Director
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson *OK*
Board of Land and Natural Resources

SUBJECT: Document for Publication in the OEQC Bulletin
Environmental Assessment for Conservation District Use
Application OA-10/25/91-2529 for a Subdivision, and Other
Land Uses at Waialae, Honolulu, Oahu
TMK: 3-5-24: 01

The above mentioned Chapter 343 document was reviewed and a negative declaration was declared based upon the environmental assessment provided with the CDUA.

Please feel free to call me or Roy Schaefer of our Office of Conservation and Environmental Affairs, at 587-0377, if you have any questions.

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1991-11-23-OA-FA

FILE COPY

V. ENVIRONMENTAL ASSESSMENT
AND
NOTICE OF NEGATIVE DECLARATION
FOR
*HENRY AND LOXLEY ROBIN ENG
RESIDENTIAL DRIVEWAY, LANDSCAPING AND PERIMETER FENCING *

1461 LUINAKOA STREET
OAHU, HAWAII

PREPARED BY
HENRY ENG, AICP
JULY, 1991

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7. Tax Map

1. SUMMARY

CHAPTER 343, HAWAII REVISED STATUTES (HRS)
ENVIRONMENTAL ASSESSMENT

Applicant: Henry Eng, AICP

Approving Agency: Department of Land and Natural Resources

Agencies consulted in Making Assessment: Department of Land and Natural Resources
Department of Land Utilization
Department of Public Works
Department of Transportation Services

Project Name: Luinakoa Street Driveway

Project Description: The proposed project involves the construction of a residential driveway, landscaping and perimeter fencing.

Project Location: End of Luinakoa Street

Tax map Key: 3-5-24:por. of 1

Area: 5,603 square feet±

State Land Use Designation: Conservation

Development Plan Designation: Preservation

Zoning: P-1

Landowner: Kamehameha Schools/Bernice Pauahi Bishop Estate

Agent: Henry Eng, AICP
1537 Akake Place
Kailua, HI 96734
Phone: (808)544-3119

2. GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS

A. Technical Characteristics

Henry and Loxley Robin Eng, owners of an adjoining residential zoned parcel (TMK 3-5-40:1) are seeking to consolidate 5,603 square feet of land from TMK 3-5-24:por. of 1, which is owned by Kamehameha Schools/Bernice Pauahi Bishop Estate (KS/BPBE) for the purpose of constructing a driveway access to TMK 3-5-40:1. The property will be fenced and landscaped as an accessory amenity to a new dwelling being planned for the adjoining residentially zoned parcel.

B. Economic Characteristics

The Ainakoa Subdivision within which the subject site is located, is an area of fee simple homes developed in the late 1950's. Some homes have aged and are being renovated or redeveloped. The proposed minor construction would help to maintain property values in the area.

C. Social Characteristics

The proposed action will have no social impact on the surrounding community.

D. Environmental Characteristics

The proposed project will not result in any significant environmental impacts, with the actual construction being limited to a driveway, perimeter fencing and landscaping.

3. AFFECTED ENVIRONMENT

A. Geographical Characteristics

1. Topography

Existing topography of the proposed parcel is relatively flat with elevations from 177' at the street or front of the property to about 165' at the rear of the property. This represents a site slope of approximately 10%. A few boulders exist on the site, which is generally overgrown with haole Koa and other scrub vegetation.

2. Geology/Soils

According to the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii published by the United States Department of Agriculture Soil Conservation Service in 1972, the site contains LPE soils (Lualualei extremely stony clay, 3 to 35 percent slopes). This soil type is uniform in the developed portion of Ainakoa Valley and appears suitable for the proposed construction.

B. Hydrological Characteristics

1. Drainage

The proposed improvements will need to respond to existing drainage patterns in the proposed site area, and appropriate drainage improvements, if any, will be required for review and approval by the City & county Department of Public Works. The site abuts the City's Kapakahi Drainage Canal, a concrete lined drainage facility.

2. Flood Plain Management

According to the National Flood Insurance Program Flood Insurance Rate Map by the Federal Emergency Management Agency, the site is designated Zone X, an area which is determined to be outside the 500-year flood plain. The proposed project will not exacerbate the flooding potential.

3. Coastal Zone Management Program

Implementation of the proposed project will not cause violation of any of the provisions or objectives of the State of Hawaii Coastal Zone Management Act.

4. SUMMARY OF MAJOR IMPACTS AND MITIGATIVE MEASURES

Short-term impacts, both beneficial and adverse, generally result from construction related activities. Consequently, these impacts are of short duration and should not last longer than the duration of the actual construction. Long-term impacts, beneficial and adverse, generally result from implementation of the proposed action.

Construction of the improvements will have beneficial long-term impacts in terms of significant improvement in the ability of the applicant to better utilize the adjoining residential property. The short-term impacts will be mitigated by the construction methods employed, and for the size of project involved, the impacts are not considered major in scope.

5. ALTERNATIVES CONSIDERED

The "Do-Nothing Alternative" would result in keeping an aging residential structure on the adjoining residential parcel and continued minimal maintenance of the subject property by KS/BPBE.

The "Rezoning Alternative" for the subject property could result in the development of an additional single family residence. This would involve a State Land Use boundary change, Development Plan change and Zoning change. This alternative would likely require several years of processing time and is not needed to achieve the applicant's objectives.

The "Preferred Alternative", a consolidation of the 5,603 square feet with the adjoining residential property to allow the construction of a residential driveway, landscaping and perimeter fencing is recommended as an efficient means of maintaining property values and maintaining the subject area in a manner appropriate for a residential subdivision.

6. PROPOSED MITIGATIVE MEASURES

1. Construction activity will be confined to daylight hours.
2. Prudent construction practices will be observed to minimize any fugitive dust or other inconvenience to neighbors.

7. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

Determination

Based on this assessment of the potential environmental effects of the proposed project, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Findings and Reasons

Reasons supporting the Negative Declaration determination are as follows using as the criteria, the policy, guideline and provisions of Chapters 342, 343, and 344, HRS.

1. The proposed action primarily consists of the design and construction of a residential driveway, perimeter fencing and landscaping.
2. There will be no permanent degradation of the existing ambient air and noise levels resulting from this project. During construction operations, air quality, noise levels, and traffic disruptions are expected to be affected, but these will be temporary and minor.
3. No residences or businesses will be displaced by this project.
4. There are no known endangered species of animal or plants within the project limits.
5. There are no known natural, historic, or archaeological sites within the project limits.
6. Limited grading will be required to achieve the final finish grade, and fugitive dust may result from the minor quantities of earthwork. Standard mitigation measures as required by both the State and City, will be employed by the contractor.
7. There are no adverse effects on future development, population and public facilities resulting from this project.

8. SUMMARY OF PROPOSED USE

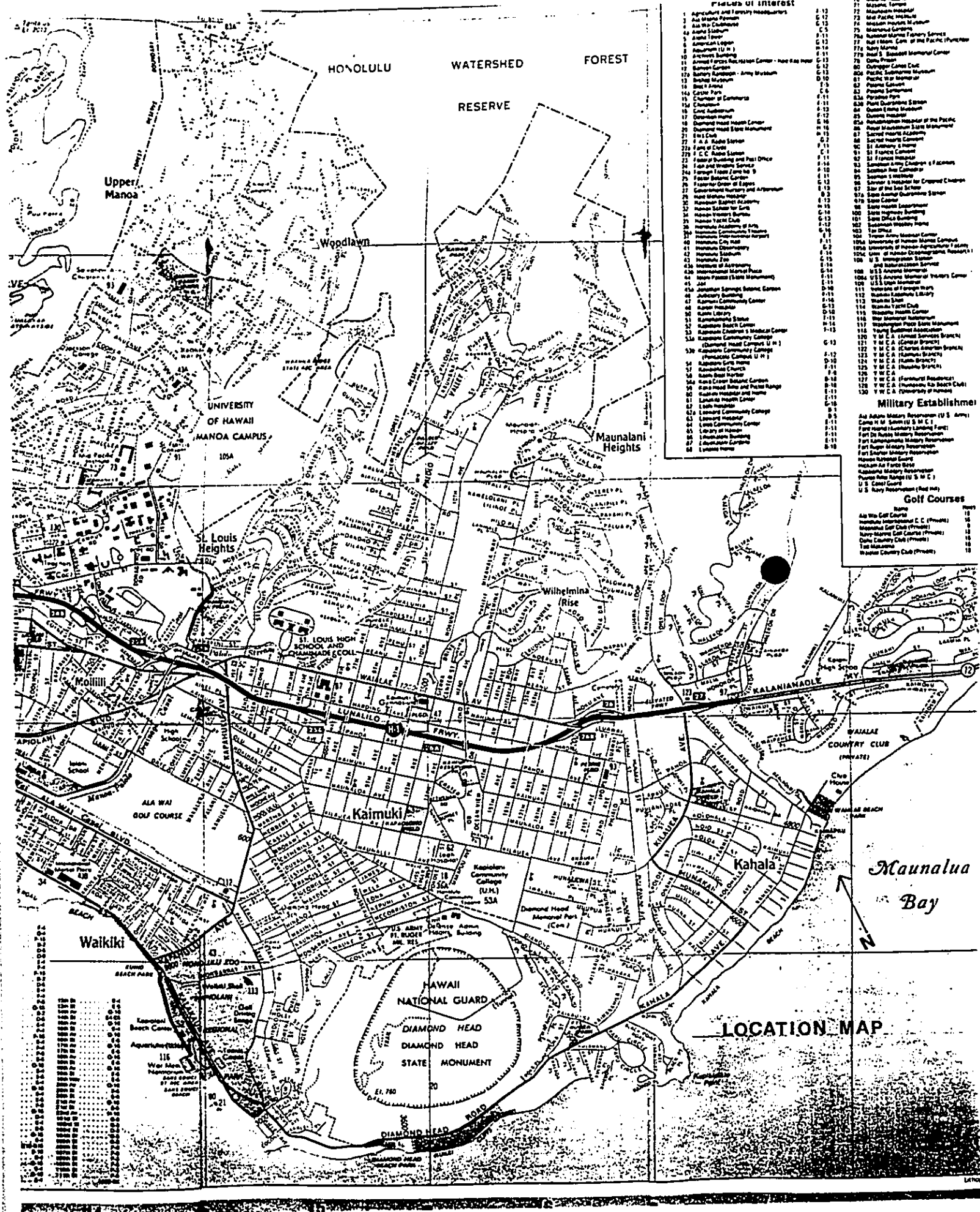
The proposed use involves minor grubbing, grading and clearing necessary to permit subsequent construction of a reinforced concrete driveway, perimeter fencing and installation of landscaping with appropriate irrigation devices.

9. LIST OF PREPARERS

Henry Eng, AICP
Environmental Assessment

10. AGENCIES TO BE CONSULTED IN THE PREPARATION OF THE EIS

Not Applicable.



POINTS OF INTEREST

1	Agriculture and Forestry Headquarters	F-12
2	Ala Moana Palace	G-13
3	Ala Moana Center	F-11
4	Ala Moana Station	C-5
5	Ala Moana Theater	F-11
6	Ala Moana Legion	G-13
7	Ala Moana (U. H.)	F-11
8	Ala Moana (U. H.)	F-11
9	Ala Moana (U. H.)	F-11
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Military Establishments

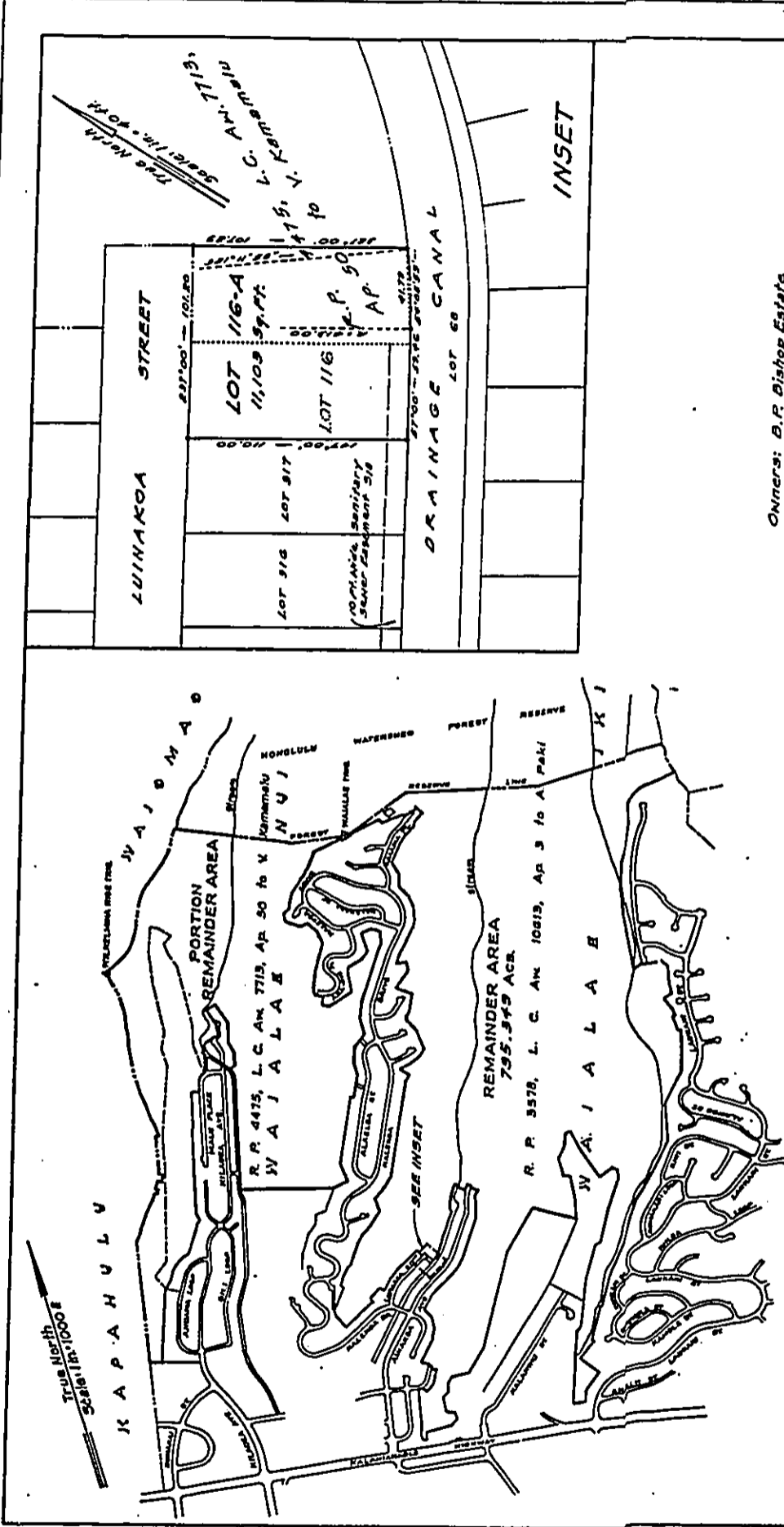
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Golf Courses

131	Ala Moana (U. H.)	F-11
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140	Ala Moana (U. H.)	F-11

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING



Owners: B.P. Bishop Estate
 Henry and Loxley Eng

CONSOLIDATION OF LOT 116, FILE PLAN 540
AINAKOA SUBDIVISION
FOR R.P. 4475, L.C. AM. 7713, A.R. 50 TO V, KAMAMALU
AND FOR R.P. 3578, L.C. AM. 10613, A.R. 3 TO A, PAKI
AND RESUBDIVISION OF SAID CONSOLIDATION
INTO LOT 116-A AND REMAINDER AREA
AT WAIALAE NUI AND WAIALAE IKI
HONOLULU, OAHU, HAWAII
August 9, 1991
 WALTER P. THOMPSON, INC.



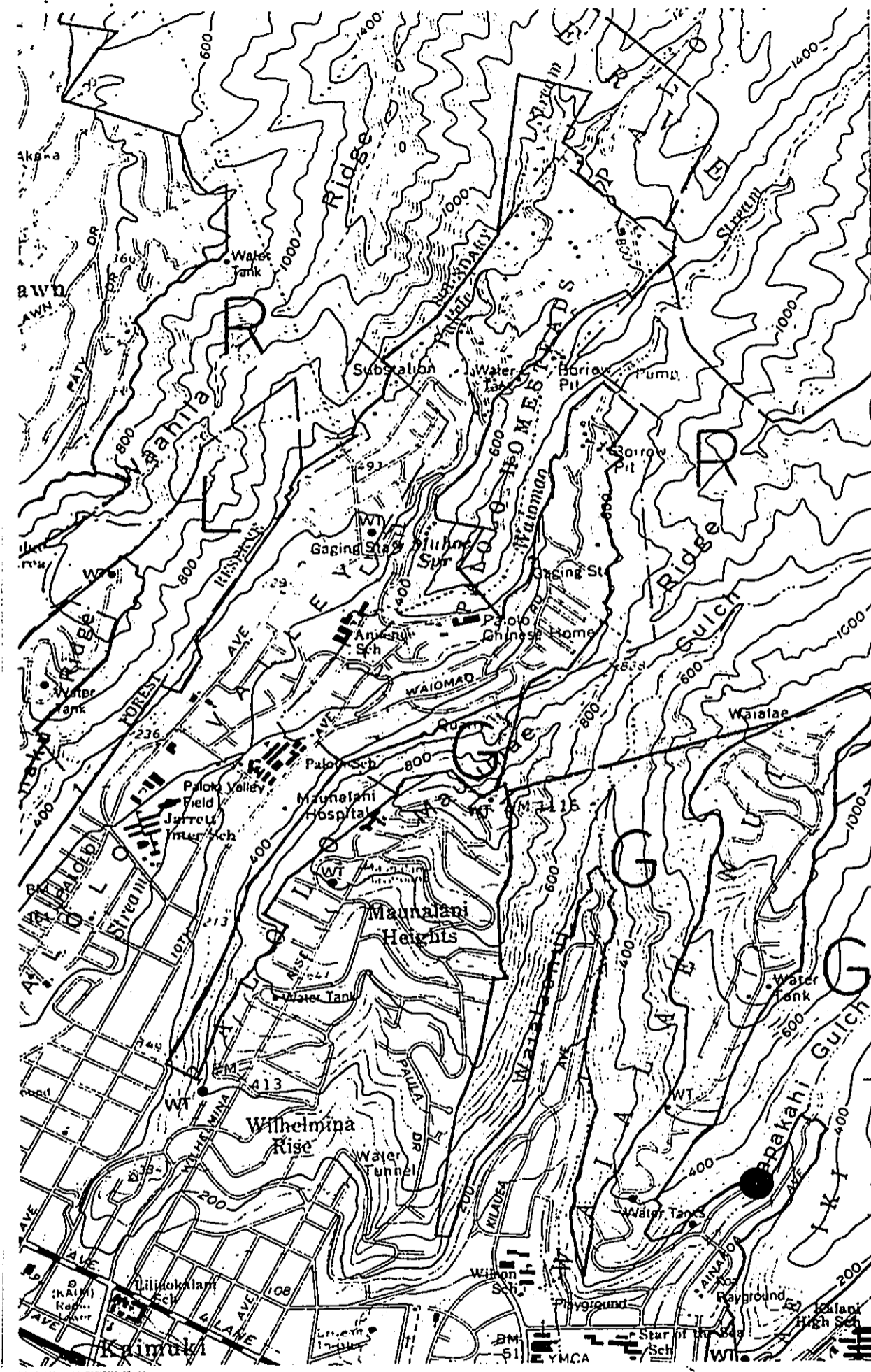
THIS WORK WAS PREPARED BY
 ME OR UNDER MY SUPERVISION
 J. Thompson

CONSOLIDATION MAP

Note:
 Coordinates referred to 'WAIALAE-A'

Tax Map Key: S-9-241, 3-5-40-1

18" x 21" x 22 3/4"



(KOKO HEAD)

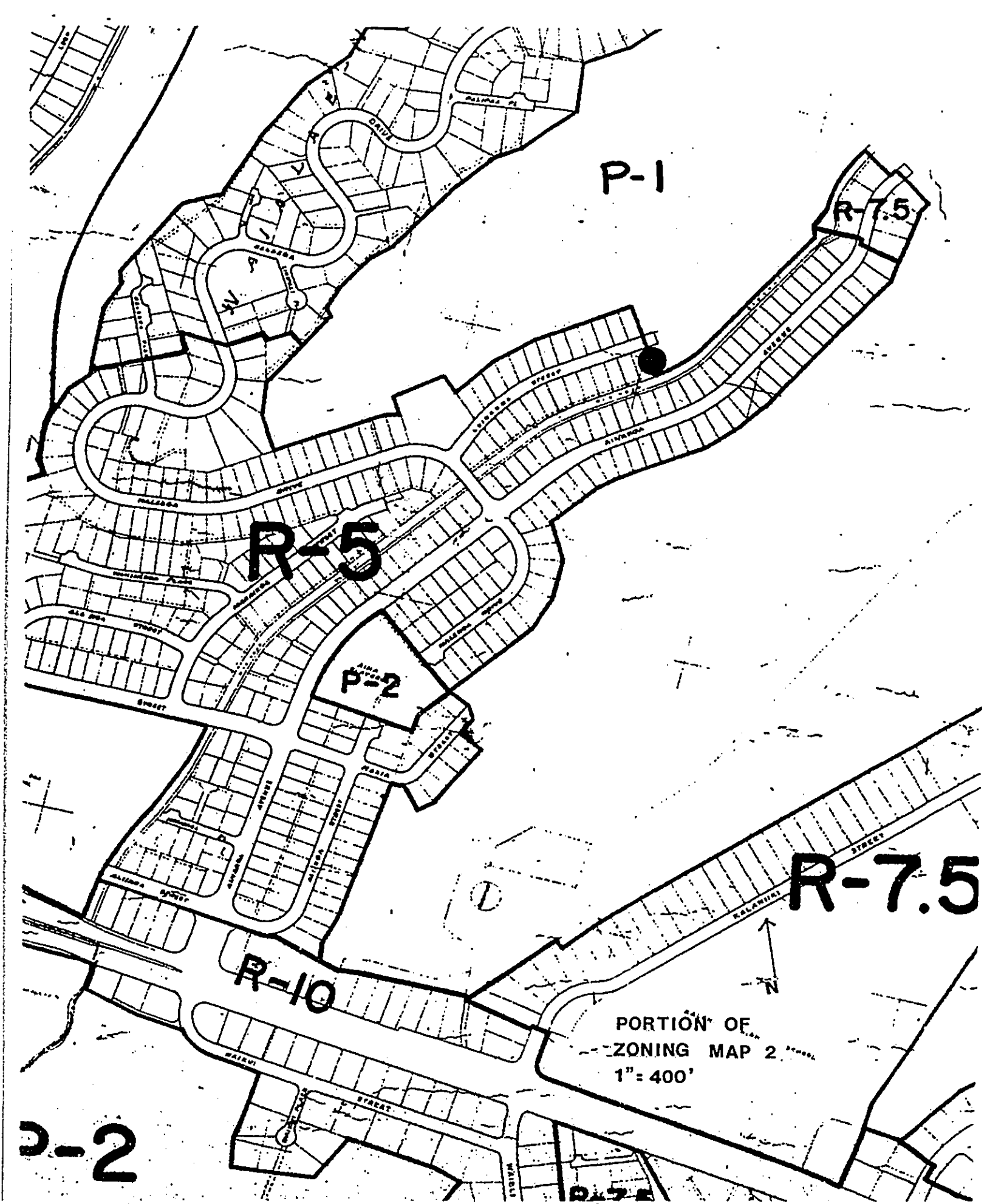
17'30"

STATE
CONSERVATION
SUBZONE
MAP O-13

1" = 2000'

1.3 MI.
1.3 MI.





P-1

R-7.5

R-5

P-2

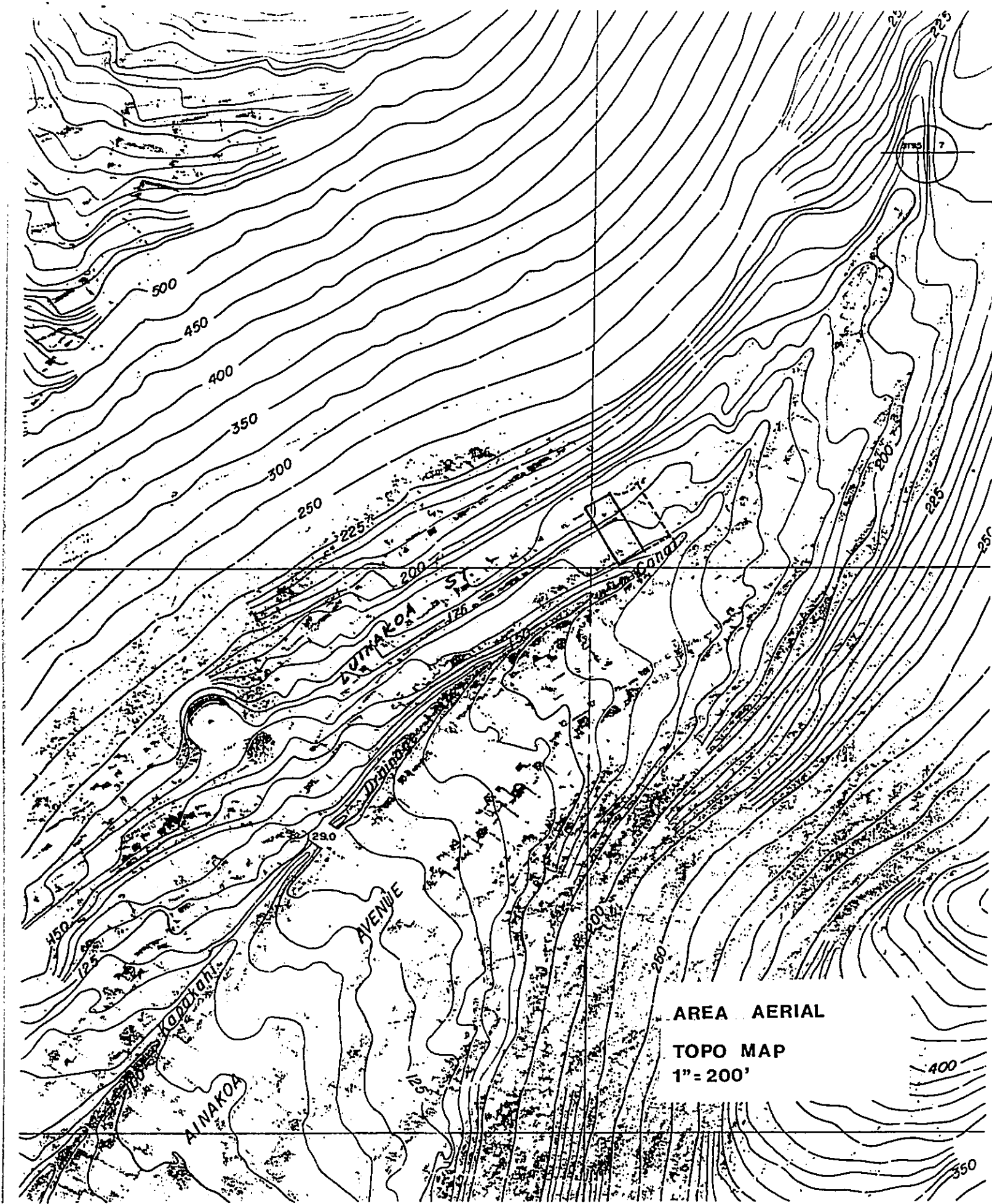
R-7.5

R-10

PORTION OF
ZONING MAP 2
1" = 400'

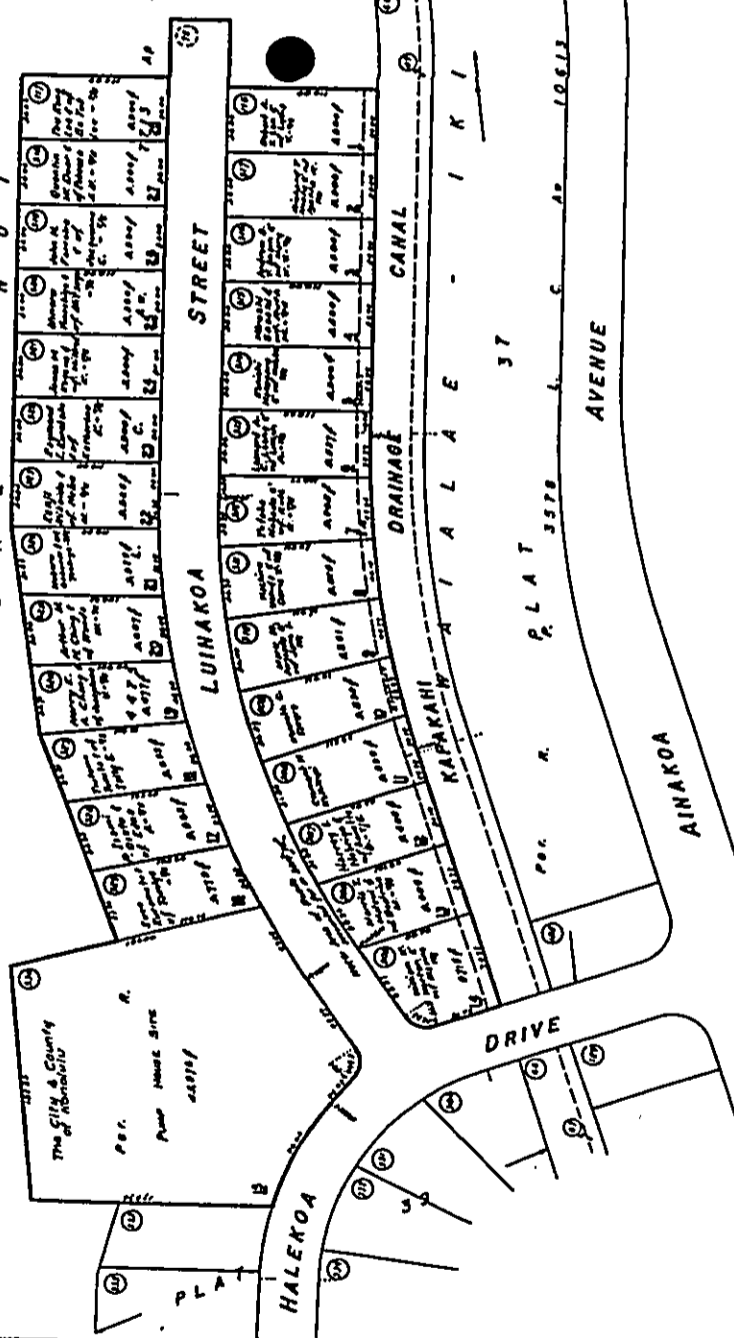
D-2

R-7.5



THE SOUTH SIDE OF

PLAT 24 W A I A L A E - N U I



DEPARTMENT OF THE LAND COMMISSION			
TAXATION MAPS BUREAU			
TERRITORY OF HAWAII			
TAX MAP			
Block	Lot	Section	Sheet
3	5	40	
SCALE: 1" = 100'			

NOTE: All lots owned by
E. P. Bishop Estate
unless otherwise noted.

SUBJECT TO CHANGE

FOR WAIALAE, POR. AINAKOA SUBD., F. P. 540, HONOLULU, OAHU (County Per. 359 & 24)