July 2, 1991

ENVIRONMENTAL ASSESSMENT
HAUULA ALII PROJECT

PART I

TMK: 5-4-01:44
R.P. 1320 L.C.A.W. 8341 AP2 to Kahunahana and portion of
R.P. 1357 L.C.A.W. 8411 AP1 to Keanele, Hauula, Koolauloa, Oahu,
Hawaii
Lot area 54,113 sq. ft.

APPLICANT

INTERPAC DEVELOPMENT, INC.
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Honolulu, Hawaii 96815
808 957-0118

RECORDED FEE OWNER

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AGENT

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CONSULTED AGENCIES

Department of Land and Natural Resources
Board of Water Supply
Department of Land Utilization
State Department of Health
Honolulu Board of Realtors
Wastewater Management
PART II  GENERAL DESCRIPTION

The proposed Project consists of nine (9) single family detached residences on lots of a minimum 5,000 sq.ft. (R-5) serviced by a 24 foot wide private roadway. The lots will receive water, electricity and telephone form existing utilities in Kukuna Road, adjacent to the property. Each residence will have its own septic system (tank and leach bed) as public sewer is not available. The residences have three bedrooms, den/guest bedroom, 2.5 baths, kitchen, dining, family and living rooms, utility room, and attached two car garage. (See Drawings attached). The residences are intended for purchase by local families. The Project will be surrounded by a wall, and will include an entry pavilion for use as a bus shelter for area corridor and residences. The Project will feature landscaped roadways and front yards. Each homeowner will landscape their own yards. The Project is totally located within the SMA area. Existing zoning is R-5. The Project site is surrounded by residential uses with the exception of a Satellite City Hall facility located directly across Kukuna Road. Other than requested subdivision, no other special land use approvals have been granted or requested and none are intended.

TECHNICAL CHARACTERISTICS

See Drawings attached for layout of property and typical residence plans, elevations and renderings. There are no existing buildings on the Site, so all construction will be new. Part of the Site is below the 8 foot elevation required. Fill will occur in those areas to elevate them both for positive drainage to Kukuna Road and to comply with AE-8 elevation required. To the extent possible, all existing landscape elements will be saved and re-used in the Project landscaping. The residences are two stories, frame construction, with wood and stucco exteriors, and composition shingle roofs. Design of the structures is conservative, with double pitch roofs and is within the L.U.O. height limit requirements. As mentioned earlier, water, electricity, and telephone utilities are existing in Kukuna Road. Each residence will have a private septic system (tank and leach bed). Refuse will be picked up on regular City service. Access to the Site is via Kukuna Road, a 36 foot wide improved and paved publicly maintained street. The Project entrance is approximately 1/2 block along Kukuna mauka of Kamehameha Highway. Access to the beach park makai of the highway would be along Kukuna Road.

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ECONOMIC AND SOCIAL CHARACTERISTICS

It is intended to build one (1) residence and infrastructure initially and to sell and build the balance of the residences as rapidly as the market requires. In an ideal situation, the Project would be totally completed within one (1) calendar year of start of construction. It is estimated that actual costs of construction of each residence and its share of the common elements (i.e., roadway, perimeter wall, landscape) would be approximately $280,000.00 U.S.

ENVIRONMENTAL CHARACTERISTICS

Soils are alluvial and topography gently slopes toward the sea as shown on the attached Drawings. Immediately mauka of the Project Site, the slope upward becomes more dominant, gradually steepening to the mountain face. The Site is basically a grassy field with coco palms and other landscape elements at the lowest elevations, an area that naturally collects runoff and can contribute to flooding in periods of heavy rainfall. The Project Site lies within FIRM Zone AE (el. 8'), L.U.O. Flood Fringe District.

PART III AFFECTED ENVIRONMENT

The surrounding area related to the Project Site is residential in transition. Some of the adjoining residences are in extremely deteriorating condition (particularly mauka side), while others are in conditions that go from older but stable to new or nearly new. Existing zoning is R-5 and the Project would not deviate from the R-5 zoning and is, in fact, in compliance with the General Plan. The most unique feature of the Site is its location relative to public services, utilities, transportation, and recreation.

The Site is directly across Kukuna Road from public services at the Satellite City Hall facility. Hauula Beach Park is approximately 1/2 block mauka of the Project. There exists on the Project Site no apparent rare, threatened or endangered species and/or their habitats. There exist on the Site no wildlife or wildlife preserves, no wetlands, lagoons, tidal lands and submerged lands on any other coastal or natural resources.

The Site is located approximately 1/2 mile south of the center of the Hauula Community and its civic activities. There exist no historic or archaeological resources on the Project site save the history of the Fee itself. Due to the existing community structure and the location of the Project Site in relation to the Highway, there are no public viewpoints of the coast affected by the Project.

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Research has shown that soils are acceptable for on-site sewage system (VIC line) and that subdivision can occur (pass line). Further, the 8" water main that exists in Kukuna Road is adequate for subdivision. Project will generate a small increase in traffic on Kukuna Road. Nine residences will generate approximately 5.55 ADT for dwelling unit, or 84.95 ADT for the Project. Given the area served by Kukuna Road this impact is minimal.

The Project will generate a visible density change, as many of the adjacent properties are on larger than 5,000 sq.ft. lots. However, density is in keeping with existing zoning.

Approximately four (4) upslope residences may have some view blockage from Project. However, in no case will any property have total view blockage caused by Project.

No other impacts are anticipated as residences are intended as additional (and/or replacement) to the existing supply, to be purchased by the existing community. As such, impact on schools, health care, etc. is non existent to minimal.
elevation type a