DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
550 SOUTH KING STREET
HONOLULU, HAWAII 96813 • PHONE: 923-4432

November 27, 1992

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
(ŒQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owner :  Mr. & Mrs. Hal Schatz
Applicant : Timothy R. Haley/TRH Network
Agent : Milah Heger
Location : 717 Khapai Street, Kailua, Oahu
Tax Map Key : 4-3-58: 42
Request : To construct an 8-unit addition to an existing 10-unit apartment building
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

Approved
DONALD A. CLEGG
Director of Land Utilization

DAC: ct
Schatz Apartments
Application Index No. A92-4-1519

ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

A. Applicant: Mr. Timothy R. Haley AIA
   The TRH Network, Architects
   1123 11th Ave., Honolulu, HI
   Phone: (808) 735-2992

B. Record Fee Owner: Mr. & Mrs. Hal Schatz
   646 Kaimalino Street
   Kailua, HI
   Phone: (808) 254-2755

C. Agent: Mr. Milan Heger
   The TRH Network
   1123 11th Ave., Honolulu, HI
   Phone: (808) 735-2992

D. Tax Map Key: Zone 4, Section 3, plat 58, parcel 42

E. Lot Area: 12,000 sq. ft.

F. Agencies consulted in Making Assessment: Mr. Joseph Magaldi, Jr. of the Department of Transportation Services was contacted in regards to the proposed dike road and the resulting increased set-back on the north-east corner of our site. Mr. Magaldi stated that there is no longer any plan to build the road at this location and therefore the set-back we have drawn is acceptable.

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description: 8 new apartments will be added to the 10 existing apartments on the site. The site is entirely within the Special Management Area, and no land use approvals have been granted or are required.


C. Economic and Social Characteristics:
   Estimated cost: $600,000.
   Time of Construction: 210 calendar days.

D. Environmental Characteristics:
   Soil Material: Jaucas Sand (JaC)
   Topography: Site is flat with Kawainui Swamp and Regional Park to the south.
   Roof drainage goes from a drainpipe to the pavement or to a horizontal drainpipe to the concrete gutter along Kihapai Place. All paved areas drain to the
north. Limited landscape areas drain to Kawainui Swamp to the south. Project is not in a Federal FIRM Zone nor the LVO Flood Hazard District.

III. AFFECTED ENVIRONMENT

A. There is an existing apartment building on our site, and on the lot to the east. On the lots to the west and across the street to the north, there are clusters of detached rental units. The adjacent property to the south is a swamp.

B. The project site abuts the Kawainui Regional Park and it's Kawainui Swamp. The proposed project would not adversely affect this swamp since an apartment building already exists on this site and therefore site work will be minimal. Also, runoff from paved areas and the new roof will be directed away from the swamp.

C. There are no historical, cultural or archaeological resources on or near this site.

D. The project wouldn't impact any coastal views.

E. The project wouldn't change the quality of receiving waters and ground water resources.

F. See Site Photos.

IV. PROJECT IMPACTS

The project is not in the Coastal Zone Management Area. There should be no adverse impacts to the surrounding areas as identified in the Special Management Area guidelines. The proposed project merely builds additional apartments over the paved area of the site and redirects the runoff towards the street lessening the present impact on the adjacent swamp.

V. MITIGATION MEASURES

No mitigation measures seem necessary since the project would not adversely affect its surroundings and would actually redirect more runoff away from the adjacent park lands.
OVERSIZED DRAWING/MAP

PLEASE SEE 35MM ROLL
OVERSIZED
DRAWING/MAP

PLEASE SEE
35MM ROLL

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