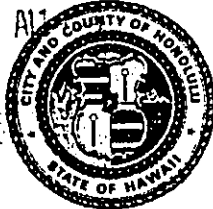


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

RECEIVED 650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

'93 APR 15 AM 11

(OFF. OF ENVIRONMENTAL  
QUALITY CONTROL)



FRANK F. FASI  
MAYOR

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

92/SMA-115 (JT)

April 13, 1993


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

**SPECIAL MANAGEMENT AREA ORDINANCE  
CHAPTER 25, ROH  
ENVIRONMENTAL ASSESSMENT/DETERMINATION  
NEGATIVE DECLARATION**

Owner/Applicant: Blue Mountain, Inc.  
Location : On Au Street, second lot west of Apuhihi  
Street, Waialua  
Tax Map Key : 6-8-11: 30  
Request : Special Management Area Use Permit  
Proposal : To Construct a 5-unit Apartment Complex  
Determination : A Negative Declaration Is Issued

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

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the EA.

Approved   
DONALD A. CLEGG  
Director of Land Utilization

DAC:jt  
enclosures  
g:mcnegdec.jht/2

1993-05-08-0A-FEA-Mokuleia Clusters (SMA)

MAY 8 1993

ENVIRONMENTAL ASSESSMENT DOCUMENT  
(FOR TMK: 6-9-11:30)

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IV. PROJECT IMPACTS

V. MITIGATION MEASURES

ENVIRONMENTAL ASSESSMENT DOCUMENT

I. GENERAL INFORMATION

A. Applicant

Toshio Masuda  
Blue Mountain, Inc.  
1188 Bishop Street, Suite 2212  
Honolulu, Hawaii 96813  
(808) 521-7443

B. Recorded Fee Owner

Toshio Masuda  
Blue Mountain, Inc.  
1188 Bishop Street, Suite 2212  
Honolulu, Hawaii 96813  
(808) 521-7443

C. Agent

PAL International  
1600 Kapiolani Boulevard, Suite 1306  
Honolulu, Hawaii 96814  
(808) 943-0414

D. Tax Map Key 6-8-11:30  
(Please see Attachment #1)

E. Lot Area 13,540 sq. ft.

F. Agencies Consulted in Making Assessment

The State Historic Preservation Division Office was called to verify that there are no historical/cultural/archaeological sites on the subject property.

The City and County Department of Land Utilization was consulted concerning Flood Zone Certification, and SMA application information.

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description

1. Narrative Description of the Proposed Project

This project calls for the development of the subject parcel.

The subject parcel is located within the existing Mokuleia Beach Subdivision and is essentially flat, graded, and vacant. The project consists of five two-story buildings with ground level parking. Perimeter landscaping and a small barbecue area are included as part of the project. No major clearing, grubbing, or grading is required. The site is ready for construction.

2. Relation of the Parcel to the Special Management Area

This parcel is located entirely within the Special Management Area. (Provided in the Exhibits.)

3. Location Map

(Provided in the Exhibits.)

4. Land Use Approvals Granted; Approvals Required

An approval for removal of the subdivision of parcels #29 and #30 is required from the DLU.

A Special Management Area Use Permit and a Flood Hazards Districts Certification are required for this project.

B. Technical Characteristics

1. Use Characteristics

The site consists of an irregularly-shaped parcel which is 13,540 sq. ft. in size. The property is owned by Blue Mountain, Inc. It is bounded by Au Street on the north side, and Aupihini Street to the east. To the west is another parcel, #29, and to the south is parcel #28.

The subject parcel is located within the existing Mokuleia Beach Subdivision, and is zoned A-1 Apartment, Low Density, Low Rise.

2. Physical Characteristics

(Please see Attachment #2, topography map, for layout drawing showing lot size, reference datum, ground elevations.)

3. Construction Characteristics

There are no existing structures on the property. The subject parcel is essentially flat, graded, and vacant. No major clearing, grubbing or grading is required. The site is ready for construction.

The projected structure is in an A-1 zone covering a site area of 13,540 sq. ft. The maximum allowable lot coverage (50%) is 6,770 sq. ft. The coverage will be at 70.9% of the total footage allowable, with an actual lot coverage of 4,799 sq. ft.

The maximum allowable floor area is 8,603 sq. ft. The floor area will be at 7,940 sq. ft., 92% of the allowable footage.

The maximum allowable height of the building is 30 ft.; the structure concurs with the requirement. There will also be two parking stalls available per unit. (Please see Attachment #3 for design.)

4. Utility Requirements

Water service to the site is to be provided by the Municipal Water system from Au Street.

The domestic water demand for the project is expected to be 41 gallons per minute for five structures.

There is overhead service for electricity and telephone.

5. Liquid Waste Disposal

The daily domestic water demand is estimated to be 2,000 gallons per day for the five structures.

The daily wastewater discharge will be 2,000 gallons for the five units.

The wastewater treatment system to be used for the project will be a packaged treatment plant using an extended aeration system. Disposal will be done through a leaching field. The treatment system will be designed in accordance with the State Department of Health Standards.

6. Solid Waste Disposal

The solid waste generated during the construction phase will be hauled away and disposed of at an acceptable landfill.

Solid waste materials generated by the future residents will be taken away by the municipal service.

7. Access to Site

Access to the site is provided by existing roads.

C. Economic and Social Characteristics

1. Estimated Cost and Time Phasing of Construction

The estimated construction cost for the project is \$2,400,000.

Start-up of construction is to be scheduled upon receipt of the Special Management Area Permit and pertinent building permits.

The construction of the project will abide by all regulations concerning noise and emissions standards.

D. Environmental Characteristics

1. Soils

The soil in the project site consists of Jaucas Sand (JaC), as per the USDA Soil Conservation Service Soil Survey of August 1972. The soils in the Jaucas series are characterized as excessively drained soils which occur as narrow strips in coastal plains adjacent to the ocean.

2. Topography

The site is a cleared lot that is undeveloped, and essentially level. The average elevation of the property is 8.2 ft., varying from 9.0 ft. at the southwest side of the property, gradually sloping down to 7.0 ft. at the east side. (Please see topographic survey map, Attachment #2.)

3. Surface Run-off, Drainage and Erosion Hazards

The slope range of the Jaucas sand is 0 to 2 percent, an essentially flat area. The permeability of the soil is rapid, and run-off is very slow to slow. Water erosion of Jaucas sand is slight, but wind erosion is a severe hazard where vegetation has been removed.

Storm water run-off from roof downspouts, parking and landscaped areas will be directed through the driveways into existing concrete gutters within the streets fronting the subject parcel.

4. Federal "Firm" Zone, Luo Flood Hazard District, Other Geological Hazards

The minimum elevation of the habitable floors will be 14.0 ft., and the foundation and structure will be designed to protect against wave action. The property is in the VE district (Coastal High Hazard).

### III. AFFECTED ENVIRONMENT

#### A. Subject Site in Relation to the Surrounding Area

The site is located fronting Au Street, second lot west of Apuhihi Street.

Several nearby lots have been consolidated into larger development parcels. Lots in the immediate vicinity are zoned A-1 apartment. Some of the larger lots in the locale have been zoned A-2 apartment, a medium density, mid-rise classification. A number of lots remain in various residential classifications. The area predominates in low-rise condominium and rental apartments, interspersed with single-family and duplex-type residences.

#### B. Subject Site in Relation to Publicly Owned or Used Beaches, Parks, and Recreation Areas

The proposed project will not adversely effect access to any nearby public beaches or recreation areas. It is located approximately 175' from the shoreline. The nearest public beach is Mokuleia Beach Park, located less than one and one-half miles from the project site. There are no wildlife preserves in the vicinity of the site.

#### C. Site Relation to Historic, Cultural, and Archaeological Resources

According to staff at the Historic Sites Division of the Department of Land and Natural Resources (DLNR), there are no recorded historical/cultural/archaeological sites on the subject property.

#### D. Coastal Views from Surrounding Public Viewpoints and from the Nearest Coastal Highway Across the Site to the Ocean or to Coastal Landforms

The proposed project includes a landscaping design that integrates, softens and screens the site consistent with the adjacent landscaped low-rise residential building sites and the character of the viewshed. An undulating landscape frontage and screened parking lots are characterized by canopy trees and landscape plantings used to soften the edges of the roadway, contributing to the view experience. The barbecue, play area, trash enclosure, flow meter manhole, leaching bed, chlorination pit, and extended aeration package sewage treatment plant are screened by canopy trees and screening hedges and shrub massings.

#### E. Quality of Receiving Waters, and Ground Water

The site will make use of the municipal water system, and will not affect the groundwater recharge cycle.

#### F. Suitable Location and Site Maps

(Please see Attachment #1 and Exhibits.)



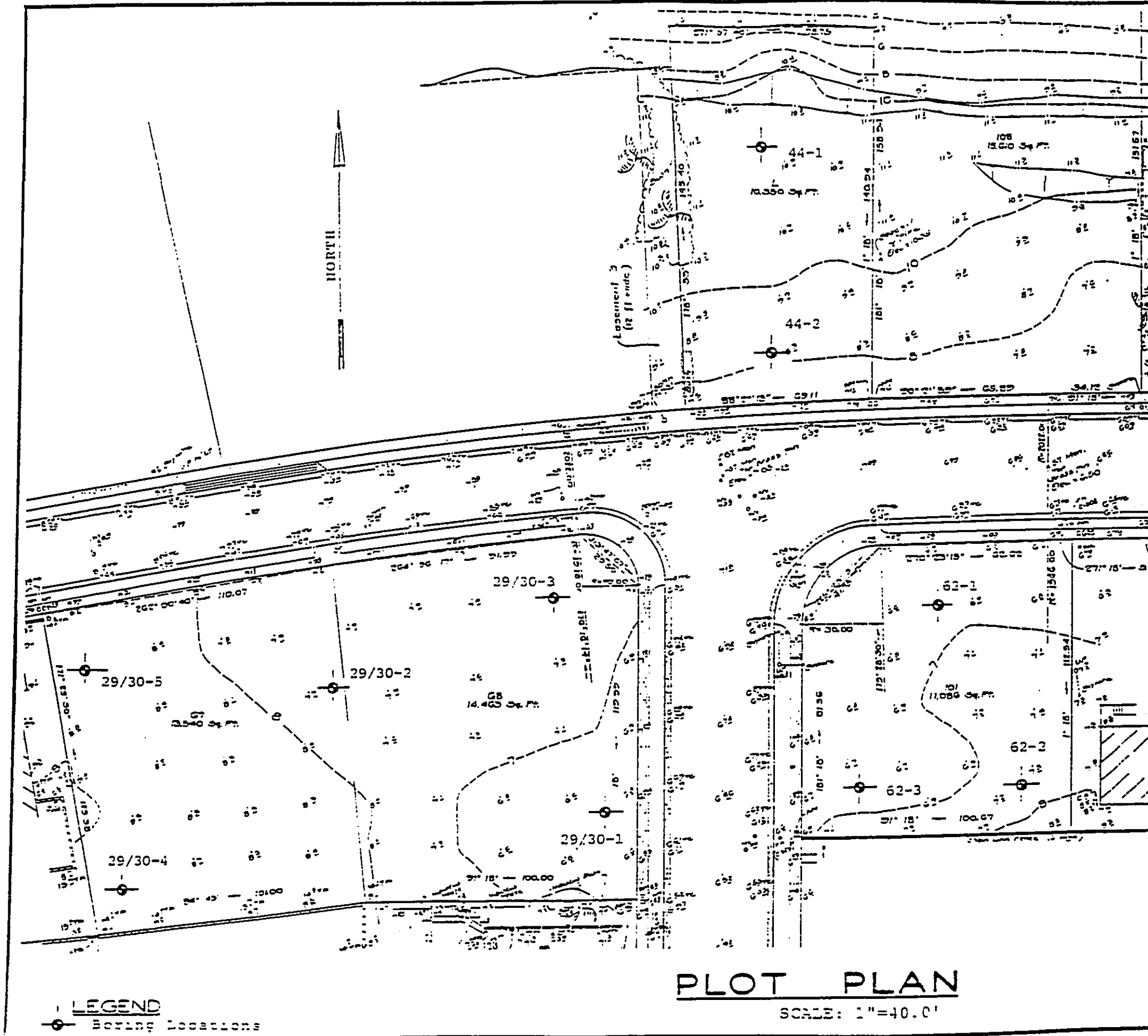
#### IV. PROJECT IMPACTS

This development will not have any substantial adverse environmental or ecological effect. The project will be consistent with the objectives and policies set forth in Section 205A-26 Hawaii Revised Statutes, and will comply with the County General Plan, zoning and subdivision codes.

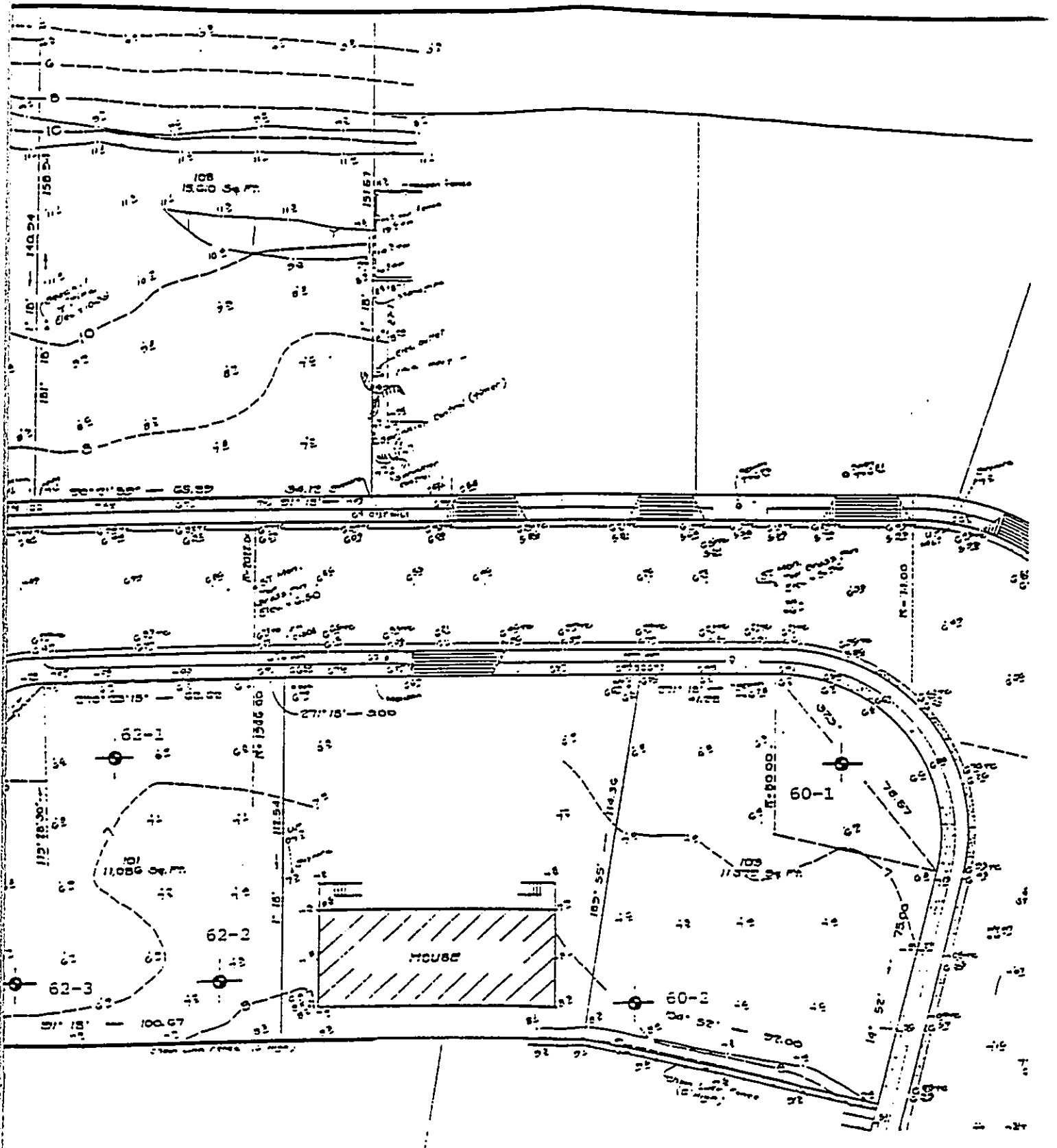
#### V. MITIGATION MEASURES

There are no mitigating measures that are considered necessary for the project at this time.

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DOCUMENT CAPTURED AS RECEIVED

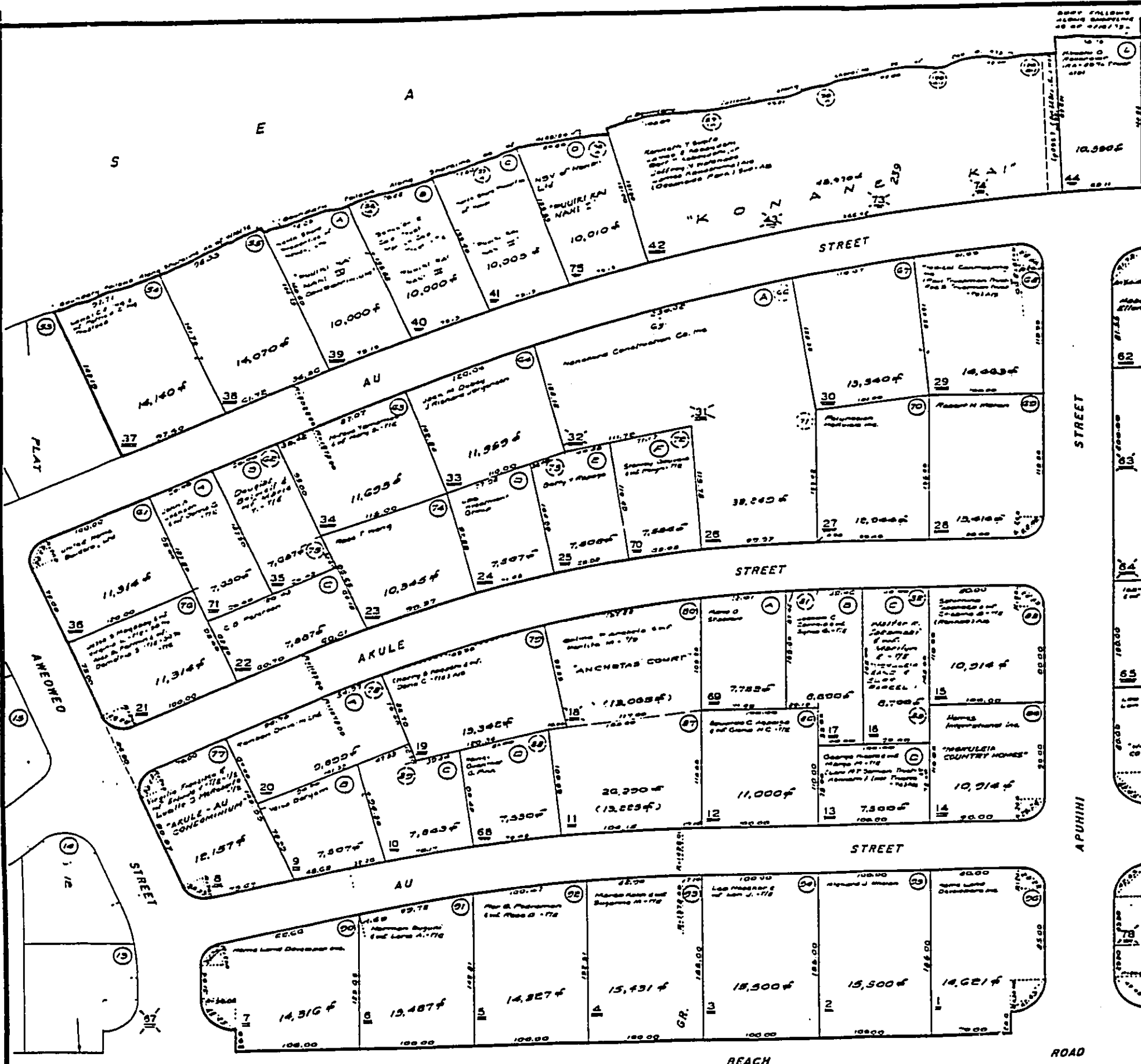


PLAN  
1"=40.0'

MOKULEIA BEACH SUBDIVISION	
SOILS INTERNATIONAL Project No. H-1690-F	PLATE 22

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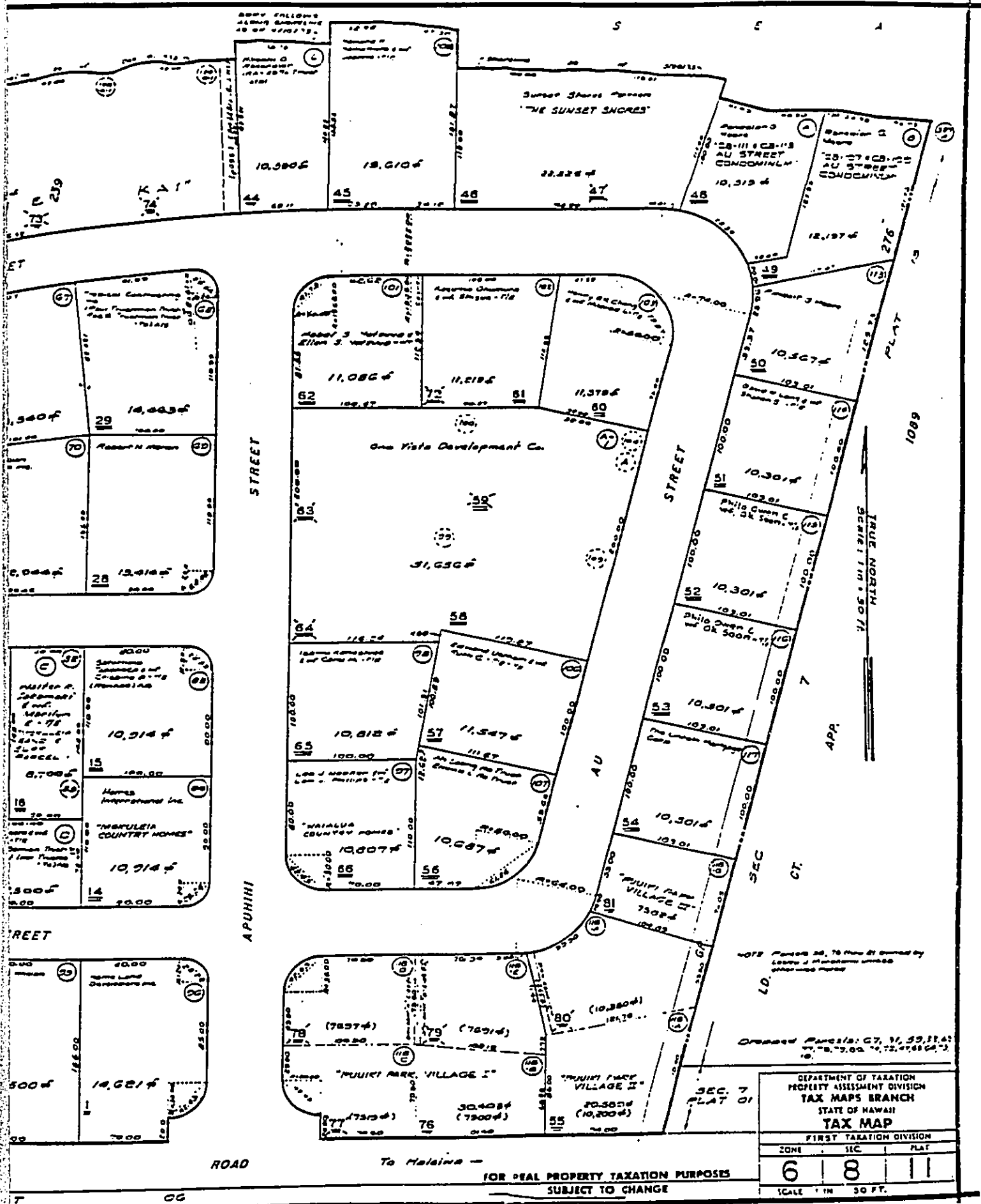
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 SOURCE, F. P. 863  
 BY, H.Y.J.A.S.  
 DATE August 14, 1963



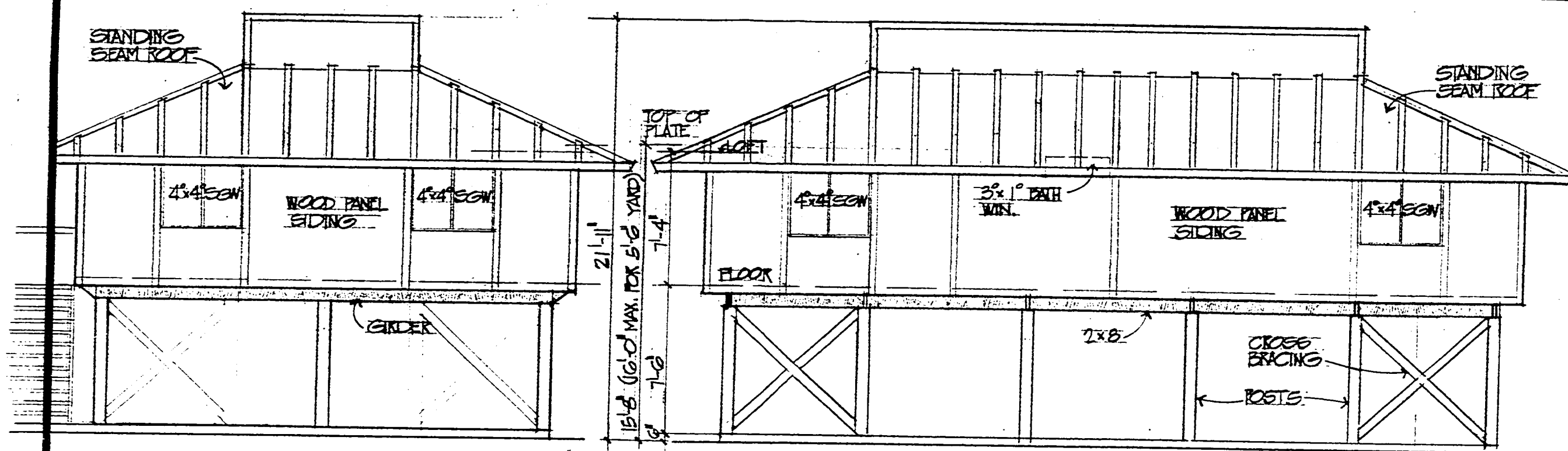
1 1930  
 WAIALUA BEACH ROAD  
 PLAT 00  
 POR. MOKULEIA BEACH SUB'D., F. P. 863, KAMANANUI, WAIALUA, OAHU (Formerly por. 6-8-06-81).

DOCUMENT CAPTURED AS RECEIVED

5-3- ST 21V

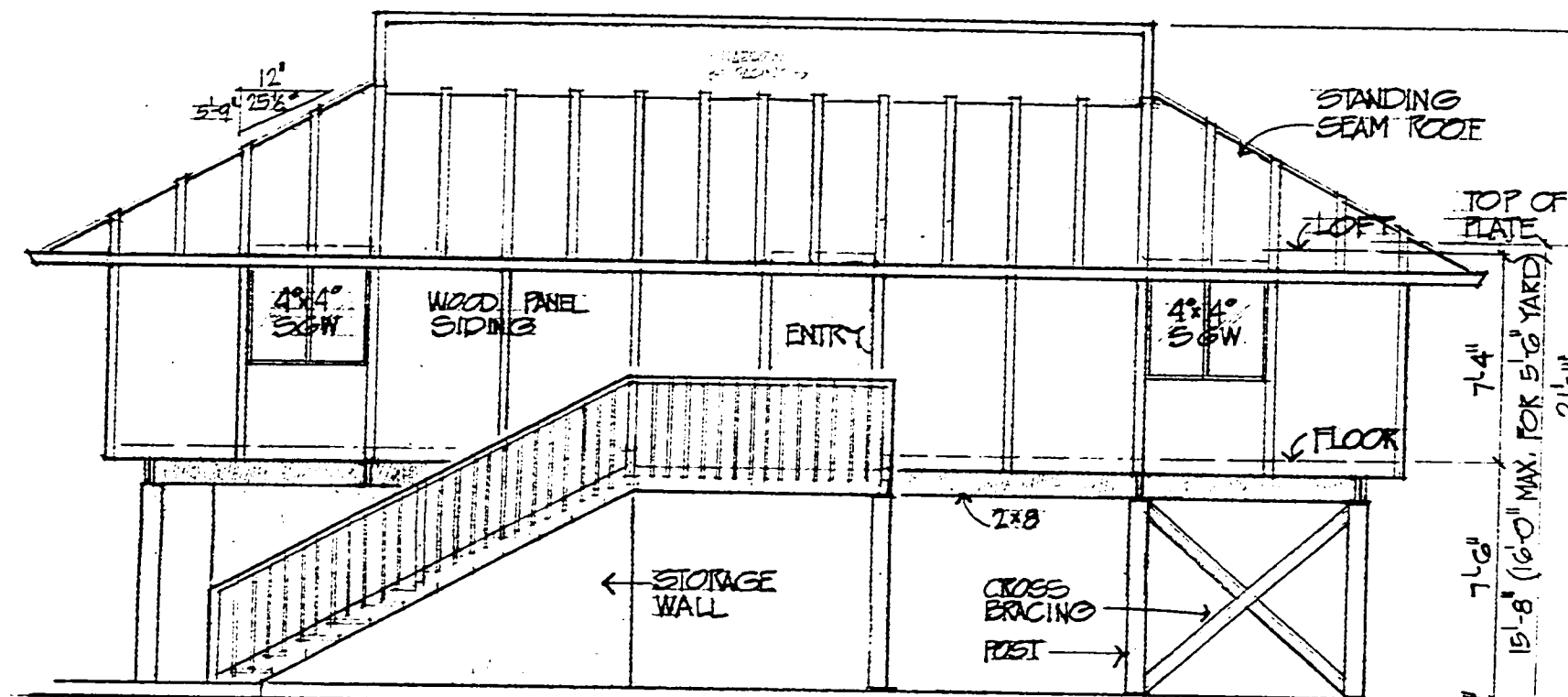


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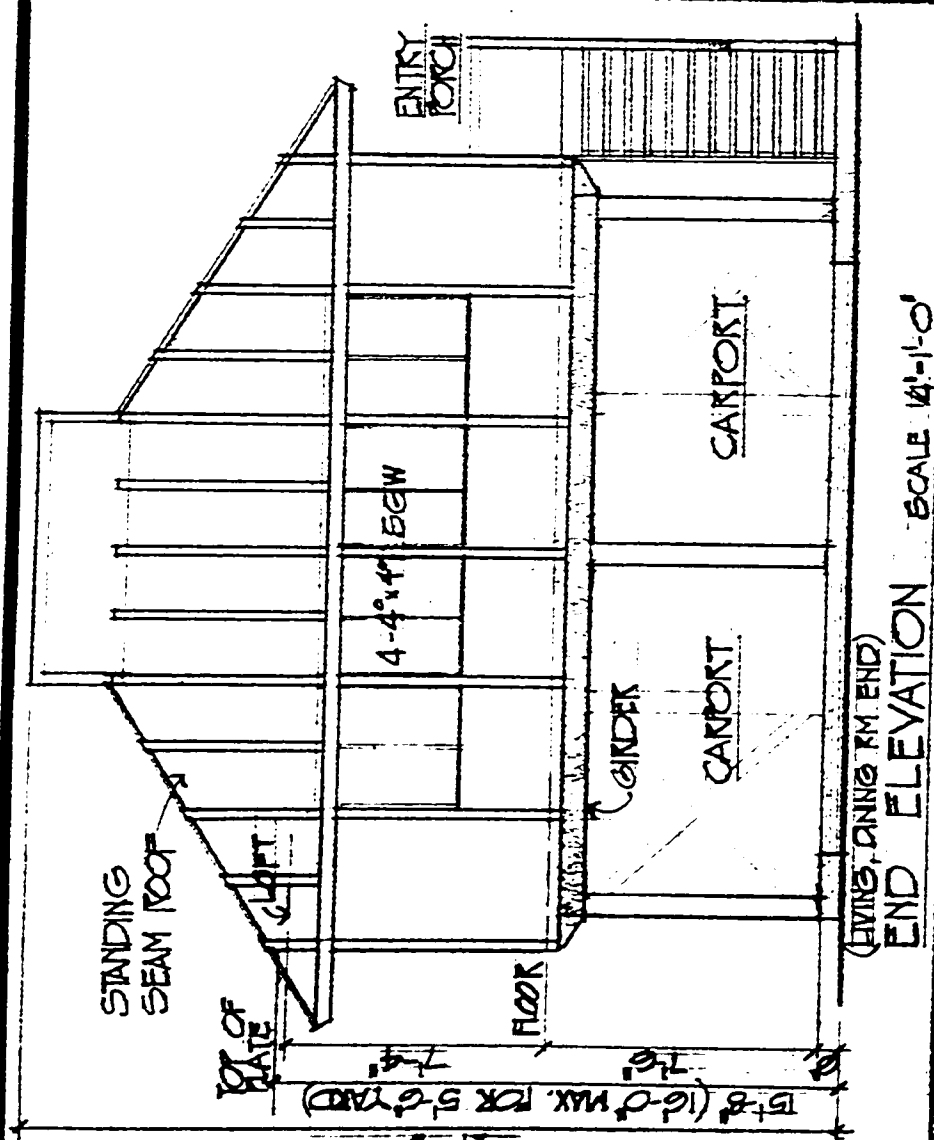


END ELEVATION SCALE 1/8"=1'-0"

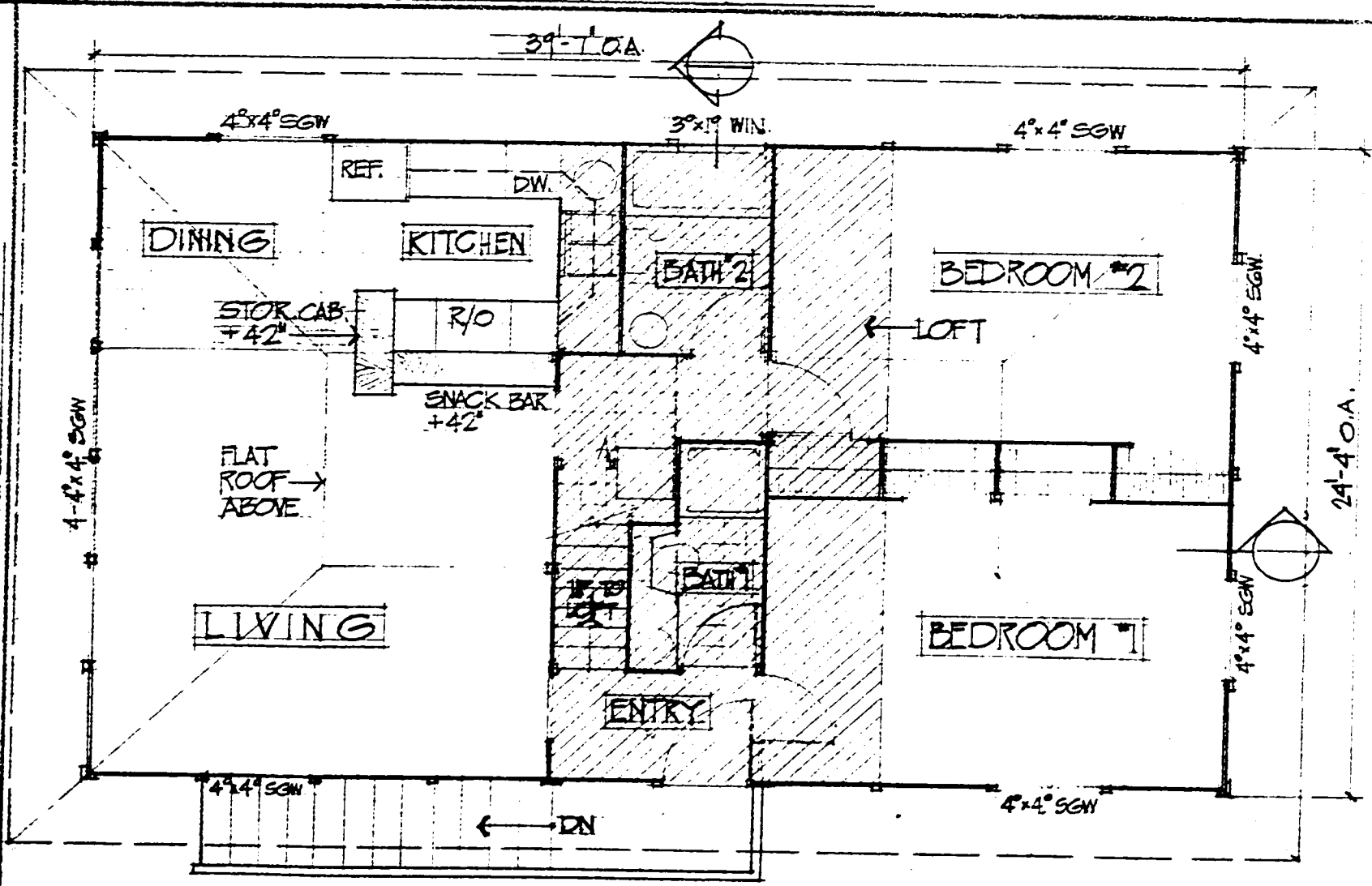
SIDE ELEVATION SCALE 1/8"=1'-0"



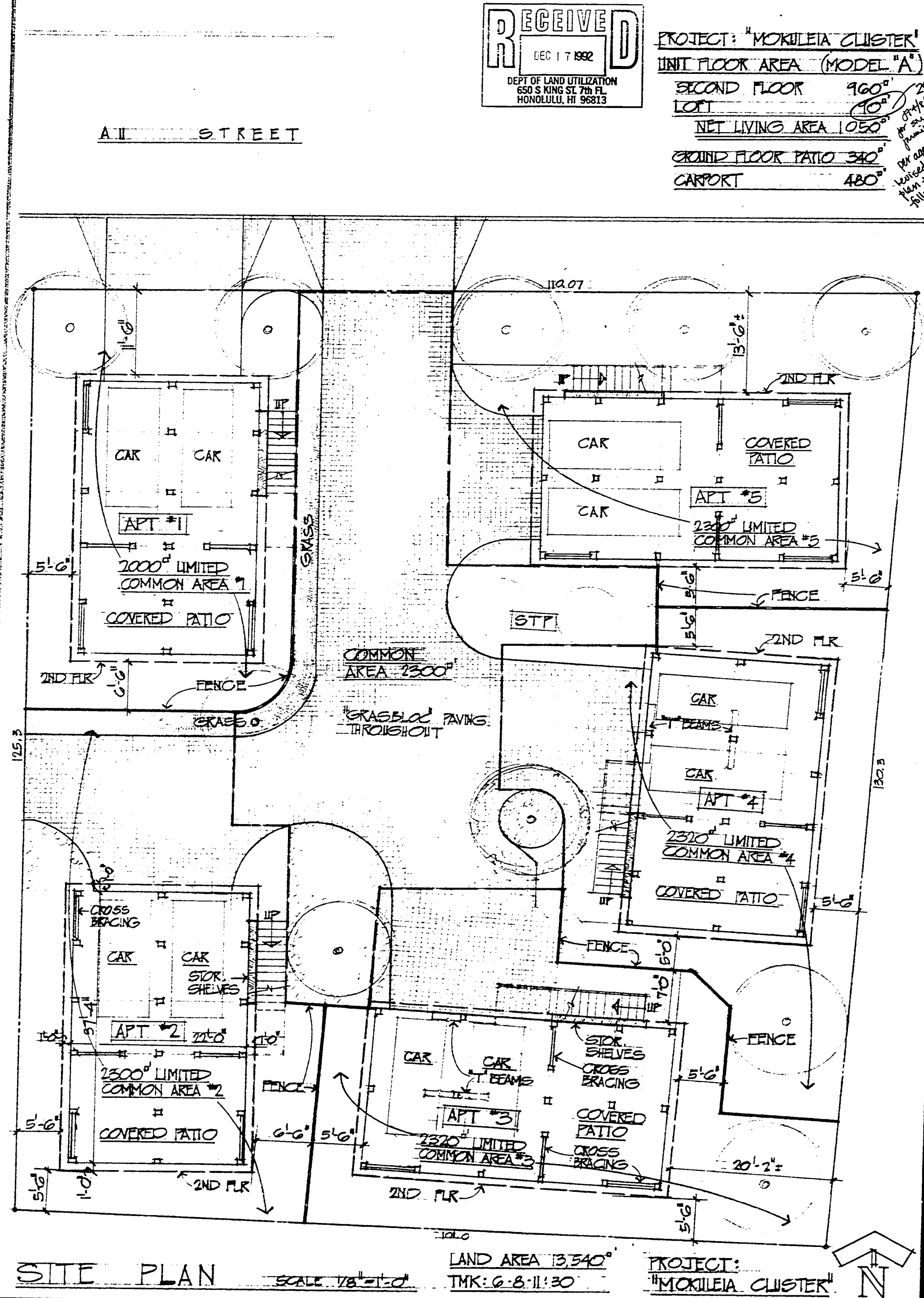
ENTRY ELEVATION SCALE 1/8"=1'-0"



(LIVING, DINING & END)  
END ELEVATION SCALE 1/8"=1'-0"



SECOND FLOOR PLAN SCALE 1/8"=1'-0" MODEL A



SITE PLAN SCALE 1/8"=1'-0"

LAND AREA 13,340'  
THK: 6.8-11.30

PROJECT: 'MOKULEIA CLUSTER'  
UNIT FLOOR AREA (MODEL 'A')  
SECOND FLOOR 960'  
LOFT 100'  
NET LIVING AREA 1,050'  
GROUND FLOOR PATIO 340'  
CARPORT 480'

RECEIVED  
DEC 17 1992  
DEPT OF LAND UTILIZATION  
650 S KING ST 7TH FL  
HONOLULU, HI 96813

DATE: 12/17/92  
BY: JPR  
CHECKED: JPR  
APPROVED: JPR

jo paul rognstad  
Century Center, Fourth Floor, Suite 4000 • 1750 Kalia Avenue • Honolulu, Hawaii 96866 • (808) 955-6677

PROJECT: 'MOKULEIA CLUSTER'  
JOB: 1000  
DATE: 12/17/92  
SHEET NUMBER: 1