

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

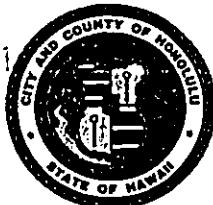
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED

'93 OCT 18 P12:51

FRANK F. FASI
MAYOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL



DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

93/SV-009 (JT)

October 14, 1993

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


Dear Mr. Choy:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/
Applicant : Daren Truitt
Agent : KT DESIGN GROUP
Location : 68-139 Au Street - Waialua
Tax Map Key : 6-8-11: 44
Request : Shoreline Setback Variance
Proposal : To construct a 4.5-foot high vinyl
safety fence within the shoreline
setback
Determination : A Negative Declaration is issued.

Attached and incorporated by reference is the Environmental Assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Approved


DONALD A. CLEGG

Director of Land Utilization

DAC:ak

G:ndtruoeq.jht

1993-11-08-DA-FAA-Truitt Safety Fence

NOV 8 1993

SHORELINE AREA VARIANCE FOR THE TRUITT RESIDENCE

1. GENERAL INFORMATION:

A. APPLICANT:

Name: Mr. Daren Truitt
Address: 4366 Royal Place
Honolulu, Hi 96816
Phone #: (808) 732-8194

B. RECORDED FEE OWNER:

Same

C. AGENT:

Name: Keith M. Tanaka
KT DESIGN GROUP
Address: 2971 N. Nimitz Highway
Honolulu, Hi 96819
Phone #: (808) 834-1330

D. ADDRESS & TAX MAP KEY:

68-139 Au Street
Waialua, Hi 98791
TMK: 6-8-11:44

E. LOT AREA:

10,350 s.f.

F. AGENCIES CONSULTED IN MAKING ASSESSMENT:

Department of Land Utilization

2. DESCRIPTION OF PROPOSED ACTION:

A. GENERAL DESCRIPTION

The purpose for this shoreline variance application is to construct a non-solid security and safety fence, 4'-6" high, within the Shoreline Area.

The section that we wish to obtain a variance of the Shoreline Setback Rules and Regulations is under Sec. ___-___.8 "Criteria for granting a variance." (3) Hardship Standard (A) (i).

B. BRIEF DESCRIPTION OF SITE

The subject site is located on the beach front in Mokuleia (see Exhibit 'A'). Adjacent to the subject site are two existing 5-story condominiums.

The area immediately surrounding the subject site consists of residential dwellings. In the area surrounding the residential dwellings, there are agricultural lands where sugar cane is grown.

The soil on the subject site is made up of dense sand and silt.

Currently a private residence is being constructed on this site (see Exhibit 'E' #1). All necessary Building Permits, and land use approvals concerning the construction of the residence have been granted and approved.

C. CODE INFORMATION

The subject site is located in A-1 (Low Density Apartment) District.

The subject site is located in Zone VE (EL 16) and Zone VE (EL 14) according to the Federal FIRM (Flood Insurance Rate Map). Existing grade at area that the proposed work is to be done is at EL 10.9' to 10.6'. All habitable spaces in the existing house currently under construction start at EL 17.83'.

DOCUMENT CAPTURED AS RECEIVED

D. BRIEF DESCRIPTION OF WORK

The proposed work for this shoreline variance application concerns the construction of a fence within the 40'-0" shoreline setback area. It will be a non-solid fence and will be 4'-6" high (see Exhibit 'D'). It will be located on both sides of the lot within the setback area and will enclose the property 1'-0" in back of the vegetation line (see Exhibit 'B').

This fence will provide security for the occupants of the property. It will also be utilized as a security and safety fence for the pool that will be constructed on the site. In addition, it will also provide privacy for the occupants of the residence.

Located to the west of the property is an existing 5-story condominium. To the east of the site is a vacant lot. Adjacent to the east of the vacant lot is another existing 5-story condominium. These 2 condominiums have security fences that encroach within the 40'-0" setback area (see Exhibit E #1 and #2).

The proposed fence is needed for the security of the property and safety of the inhabitants of the property, similar to the functions the fences serve for the adjacent condominiums.

3. AFFECTED ENVIRONMENT:

A. ENVIRONMENTAL IMPACT

The proposed fence will have no adverse effects on the surrounding shoreline and environment.

B. HISTORICAL, CULTURAL, AND ARCHAEOLOGICAL RESOURCES:

The parcel has no known archaeological or historical resources. In the event that the construction process reveals artifacts of possible archaeological significance, construction will be suspended and the appropriate agencies will be contacted.

C. COASTAL VIEWS

Due to the residence and the fence enclosing the property along Au Street, the proposed fence will not interfere with any existing views to the ocean.

4. IMPACTS AND ALTERNATIVES:

A. IMPACT

This proposed fence is justifiably needed for the security of the pool as well as to protect against any intruders from using it. It will not, however, impact the public usage and access of the beach and shoreline.

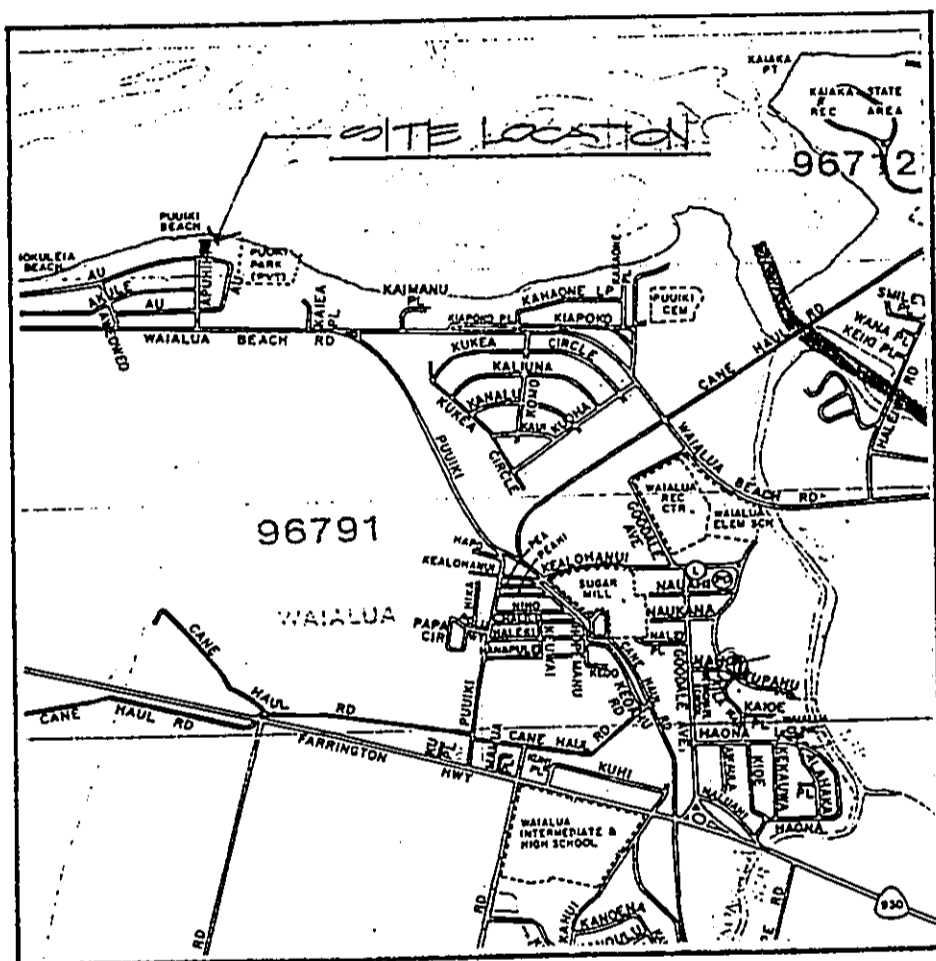
B. ALTERNATIVES

The alternate solution of placing the security and safety fence behind the shoreline setback line greatly reduces the usable area of the property.

C. SUMMARY

If the variance is not granted, it will impact the security of the property and the available land area that can be utilized by the residents of the property. It would deprive the applicant of the full potential and use of their property.

DOCUMENT CAPTURED AS RECEIVED



LOCATION MAP
H.T.S.

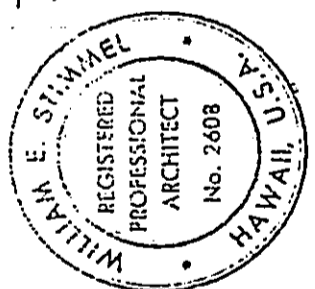
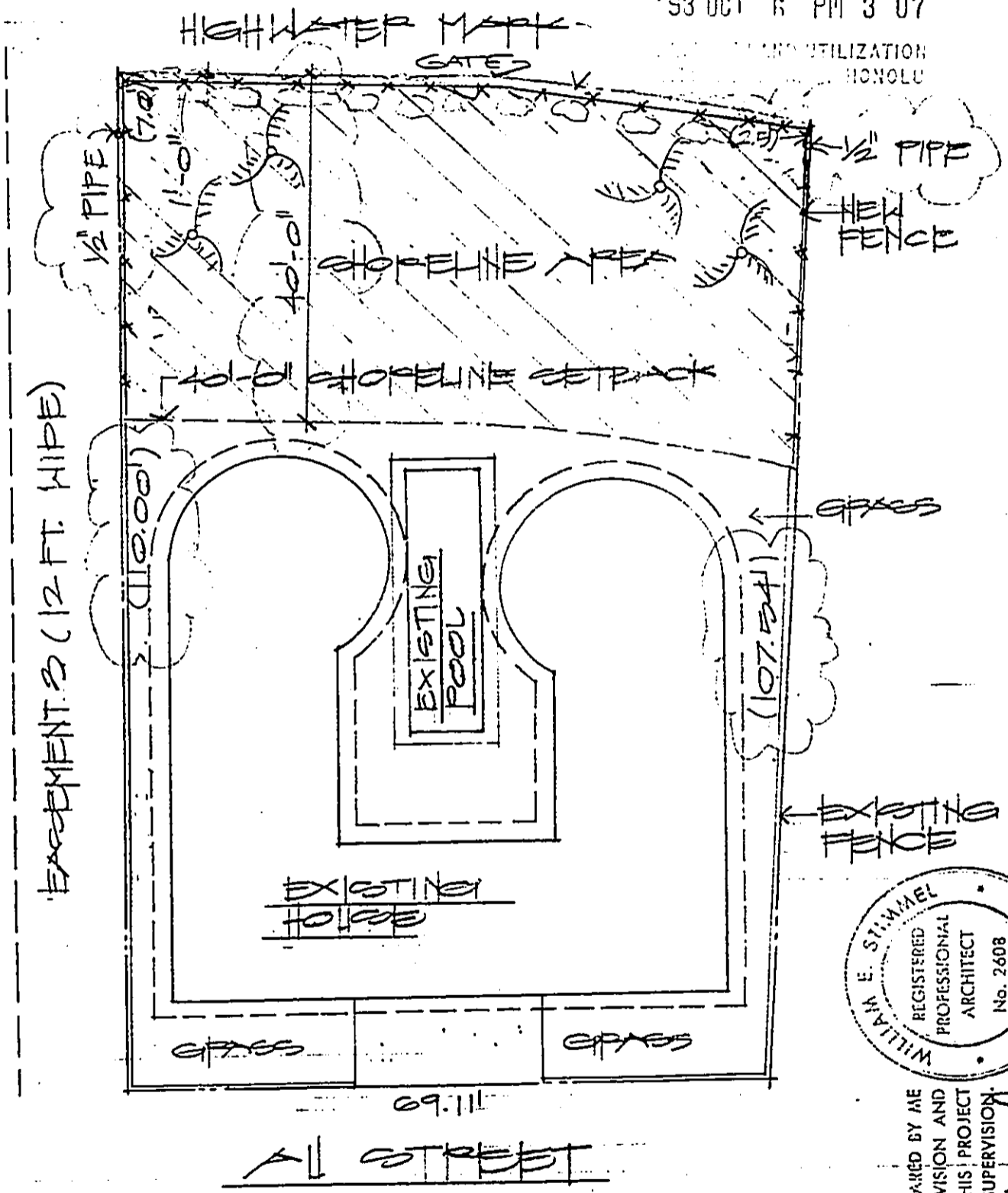


EXHIBIT A

DOCUMENT CAPTURED AS RECEIVED

'93 OCT 6 PM 3 07

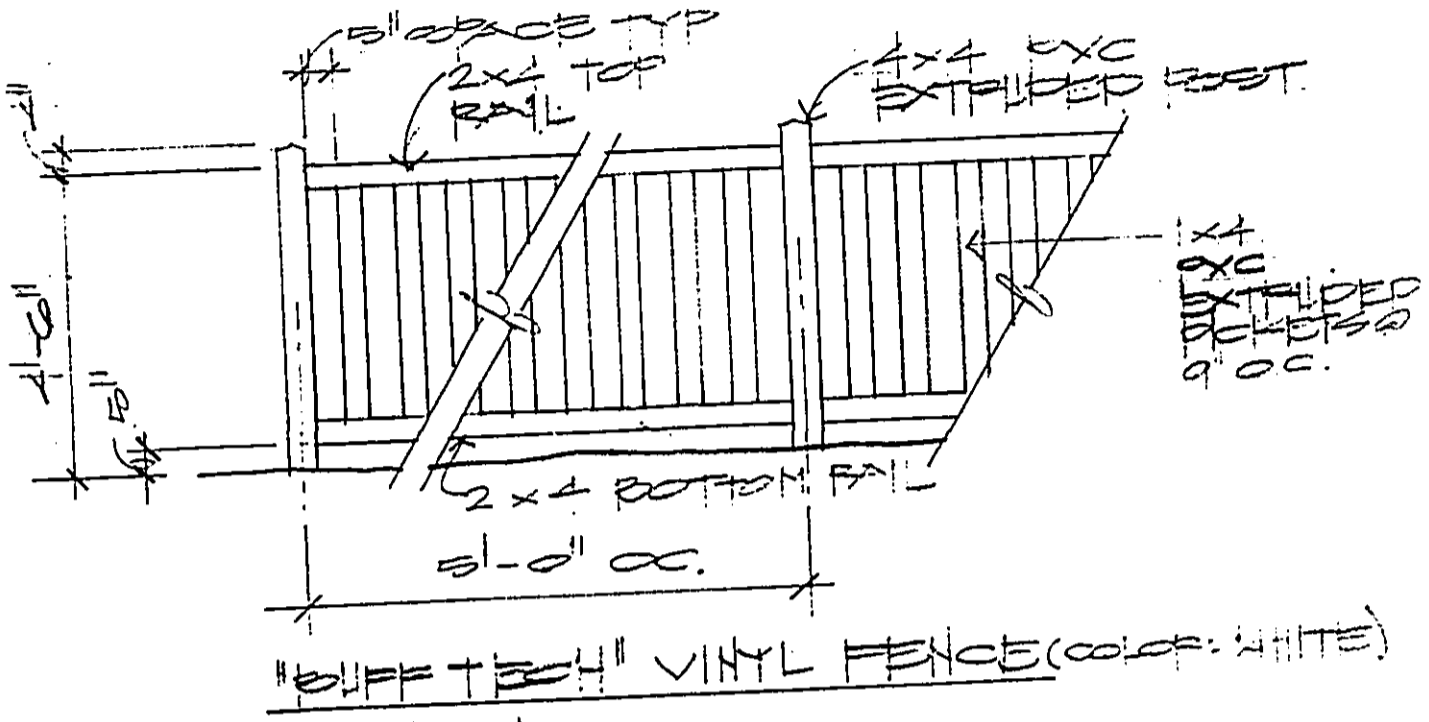
LAND UTILIZATION
HONOLULU



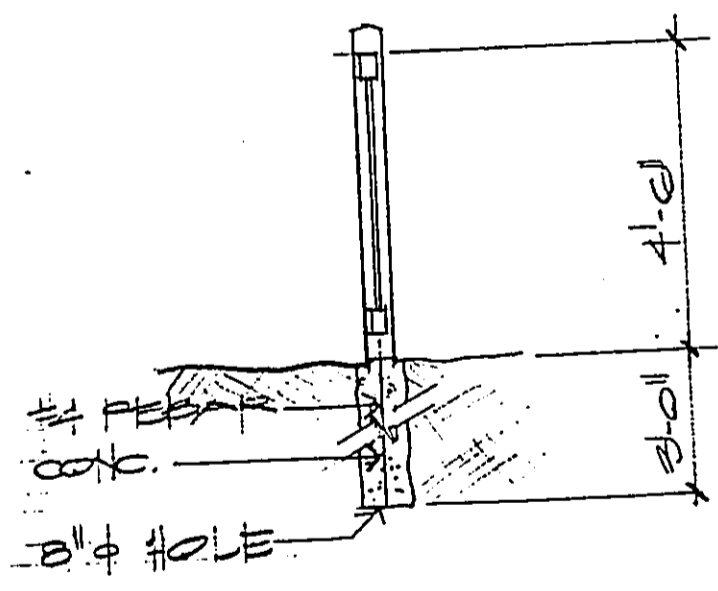
THIS WORK WAS PREPARED BY ME
 UNDER MY SUPERVISION AND
 CONSTRUCTION OF THIS PROJECT
 WILL BE UNDER MY SUPERVISION.

Wm E. Stimmel

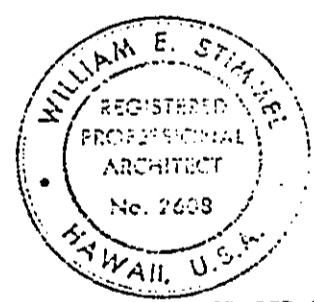
SITE PLAN - PROPOSED FENCE
 (REVISED OCT. 6, 1993)
 EXHIBIT B



"BUFF TECH" VINYL FENCE (COLOR: WHITE)
ELEVATION



SECTION



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

Wm E Stimmel

ELEVATIONS & SECTIONS

1/8" = 1'-0"

EXHIBIT D

DOCUMENT CAPTURED AS RECEIVED

The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of 4/19/92.

[Signature]
Chairman, Board of Land and Natural Resources

S E A

Shoreline as located on April 10, 1992.

(A = 2161 sq. ft.)

Shoreline as located on June 25, 1992
(Edge Vegetation)

LOT L

Area = 10,350 Sq. Ft.

Less Erosion = 2161

Net Area = 8189 Sq. Ft.

1° 16'

140.94

Height on Slope

74.51

1/2 Pipe

178° 39'

(110.00)

145.40

88° 27' 19"

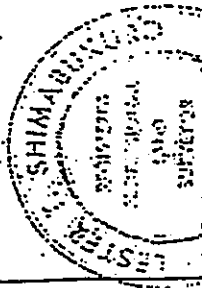
1/2 Pipe

STREET

AU

RAI

KONANS

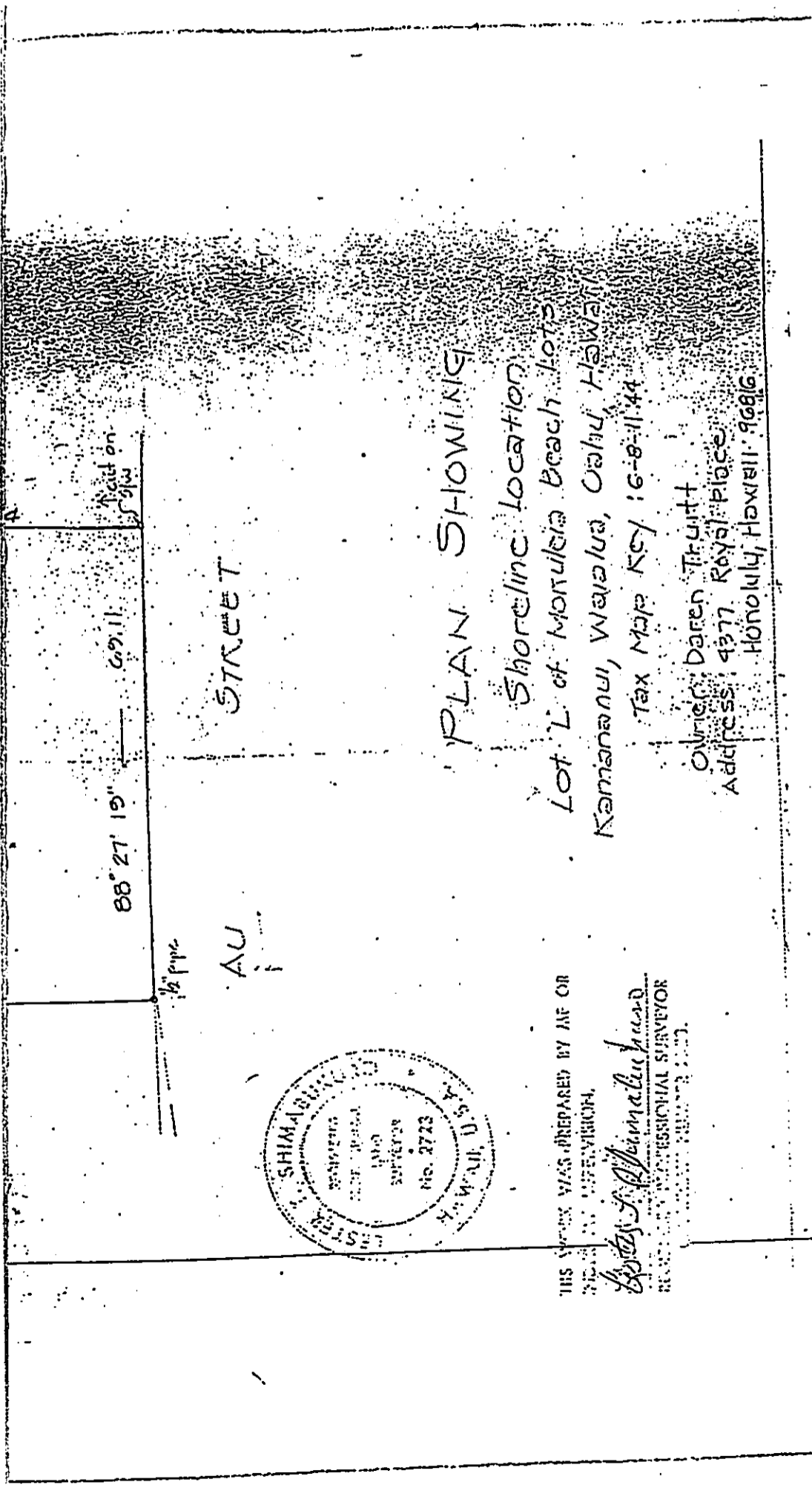


CERTIFIED SHORELINE MAP

1" = 20.0'

EXHIBIT D

DOCUMENT CAPTURED AS RECEIVED



STREET

AU

PLAN SHOWING

Shoreline location

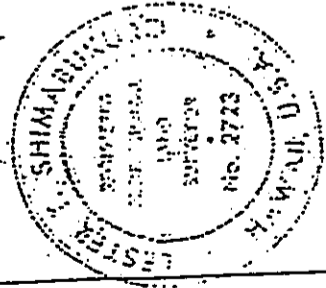
Lot L of Moakua Beach Lots

Kamahanui, Waialua, Oahu, Hawaii

Tax Map No. 16-8-11.44

Owner: Darren Truitt

Address: 4377 Royal Place
Honolulu, Hawaii 96816

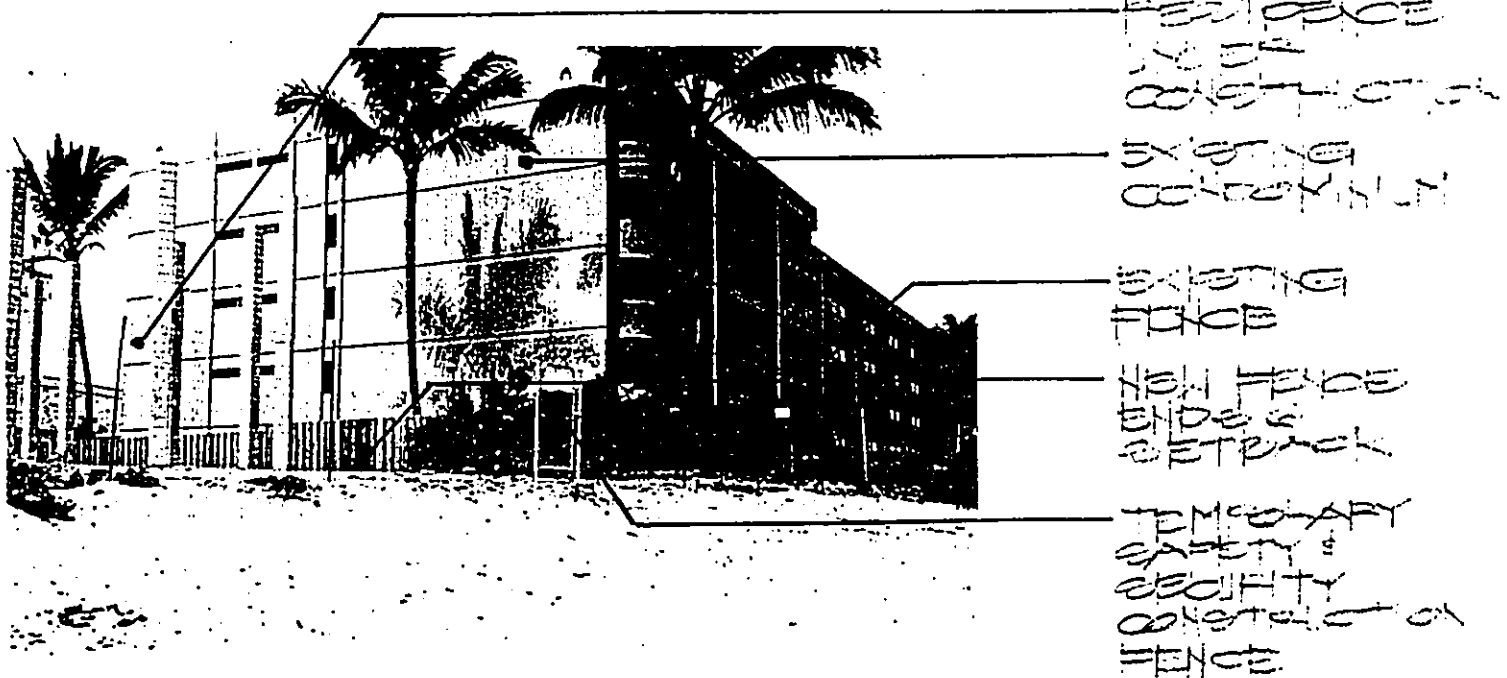


THIS WORK WAS PREPARED BY ME OR
UNDER MY SUPERVISION.

Spencer S. Shimada
PROFESSIONAL SURVEYOR

SHORELINE CERTIFIED SEPT. 4, 1992

DOCUMENT CAPTURED AS RECEIVED



#1.
VIEW OF LOT & EXISTING CONDOMINIUM (WEST)



#2.
VIEW OF EXISTING VACANT LOT & CONDOMINIUM (EAST)

PHOTO EXHIBITS
NO SCALE

EXHIBIT E

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

REF:OCEA:SKK

93-06913
KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
DONNA L. HANA'IKE

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

File No.: 94-059
DOC. ID.: 3378

1993

The Honorable Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Draft Environmental Assessment (DEA) for a Shoreline
Setback Variance (93/SV-9): Truitt Safety Fence,
Wailua, Oahu, TMK: 6-8-11: 44

We have reviewed the application information for the proposed project transmitted by your letter dated July 28, 1993, and have the following comments:

Division of State Parks

The Division of State Parks comments that there is a discrepancy in the depth of the property, 117.01' in the proposed site plan versus 110.00' in the certified shoreline map.

Office of Conservation and Environmental Affairs

The Office of Conservation and Environmental Affairs comments that if the 110.00' and 107.54' distances on the Certified Shoreline Map (Exhibit D) reflect the depth of the lot to the 1/2" pipe markers, and not the distances to the Certified Shoreline, they have no objections to the proposed project.

However, if these distances reflect the depth of the parcel to the shoreline, then the proposed fence, as indicated in the Site Plan (Exhibit B), would be located within Conservation District and subject to Conservation District regulations.

1993 AUG 31 AM 7 58
DEPARTMENT OF LAND UTILIZATION

Mr. D. Clegg

File No.: 94-059

Historic Preservation Division

The Historic Preservation Division (HPD) comments that a review of their records shows that there are no known historic sites at this parcel. State site 50-80-04-201, Keauau ko'a, located at the adjoining parcel, was destroyed prior to 1930. The beach at Kamananui is classified as a hazard area because it is subject to inundation by large storm waves. Large storm waves move sufficient sand to make it unlikely that historic sites will be found during excavation for the fence posts. Therefore, HPD believes that this proposed project will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case, all work in the vicinity must stop and HPD must be contacted at 587-0047.

Division of Aquatic Resources

The Division of Aquatic Resources comments that the proposed construction of a security and safety fence is not expected to have significant adverse impact on aquatic resource values in this area. However, precautions should be taken to prevent construction materials, petroleum products, debris and landscaping products from falling, blowing or leaching into the aquatic environment.

Finally, the proposed fence would not interfere with nor inhibit public use and access to and along the shoreline.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,


KEITH W. AHUE

93-08087

**KT
DESIGN GROUP
2971 N. Nimitz Hwy
Honolulu, Hi 96819**

TELEPHONE (808) 834-1330
FAX (808) 834-4608

1993 OCT 6 PM 3 05

October 6, 1993

The Honorable Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Draft Environmental Assessment for a Shoreline
Setback Variance (93/SV-9): Truitt Safety Fence,
Waialua, Oahu, TMK: 6-8-11: 44

These are the following responses to the comments--dated August 30, 1993--made by the various agencies of the Department of Land and Natural Resources, State of Hawaii.

In regard to the comment made by the Division of State Parks concerning the discrepancy in the depth of the property, the dimension of 117.01' is to the Certified Shoreline. The 110.00' dimension is measured from the S.W. corner of the property to the 1/2" pipe located in the N.W. area of the site. The extra 7.01' is from that pipe to the Certified Shoreline.

The answer to the Office of Conservation and Environmental Affairs concern is that the distances of 110.00' and 107.54' are measured to the 1/2" pipe markers, and not to the Certified Shoreline.

In response to the Historic Preservation Division, if any historic sites are uncovered during routine construction activities, all work will stop and the Historic Preservation Division will be contacted.

In regard to the comments made by the Division of Aquatic Resources, every precaution will be taken to prevent petroleum products, debris and landscaping products from falling, blowing, or leaching into the aquatic environment. In addition, all steps will be taken to insure that the proposed safety fence will not interfere with public use and access to and along the shoreline.

OK.

We are confident that these responses answer all the concerns expressed by the various Divisions of the Department of Land and Natural Resources.

If you have any other questions concerning this project, please feel free to give me a call at 834-1330.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith M. Tanaka". The signature is fluid and cursive, with the first name "Keith" being the most prominent.

Keith M. Tanaka
KT DESIGN GROUP