

DRAFT
ENVIRONMENTAL ASSESSMENT AND
COASTAL ENGINEERING EVALUATION FOR
SHORELINE SETBACK VARIANCE APPLICATION

Jack Borsa
67-011 Kaimanu Place
Waialua, Hawaii 96791
(808) 637-7891
(808) 255-5101 (cell)
Tax Map Key: 6-7-014:028
Lot area: 9,263 sq. ft.

RECEIVED

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DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

ENVIRONMENTAL ASSESSMENT

GENERAL INFORMATION

- A. Applicant Name: Jack Borsa, Jr.
67-011 Kaimanu Place
Waialua, HI 96791
(808) 255-5101
- B. Recorded Fee Owner: Jack Borsa, Jr.
67-011 Kaimanu Place
Waialua, HI 96791
(808) 255-5101 (cell)
- C. Agent: Structural Hawaii, Inc
98-1277 Kaahumanu Street, #111
Aiea, HI 96701
(808) 488-5000
- D. Tax Map Key: 6-7-14-28
- E. Lot Area: 9,263 Sq. Ft.
- F. Agencies consulted in Making Assessment:
Department of Planning and Permitting

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SUMMARY OF PROPOSED ACTION

Project	Swimming Pool, Pool Fence, and Cabana
Landowner/Applicant	John Borsa
Accepting Agency	City and County of Honolulu, Department of Planning and Permitting, Pursuant to State EIS Regulations, Title 11, Chapter 200, Hawaii Administrative Rules, and Chapter 343, Hawaii Revised Statutes
Agent	Structural Hawaii, Inc.
Location	Waialua, City and County of Honolulu, Oahu, Hawaii
Tax Map Key	6-7-014:028
Proposed Action	Construct Swimming Pool with Protective Fence and a Cabana at Borsa Residence, Existing Structures to Remain
Land Area	7014 square feet (Property area: 9263 square feet)
Present Use	Residential
State Land Use District	Urban District
Development Plan Land Use Designation	Residential; Located in the area managed by the North Shore Sustainable Communities Plan
Present Zoning	R-5 Residential District
Flood Zone	Firm Zone VE
Special Management Area	Shoreline Setback Located within SMA
Anticipated Determination	Finding of No Significant Impact (FONSI)
Required Permits	Shoreline Setback Variance Building Permit SMA Permit (Minor)

1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

The applicant, Jack Borsa is requesting a shoreline setback variance to acquire an approval to construct a swimming pool, protective pool fence, and cabana within the shoreline setback area, as located on the certified shoreline map, completed by Wesley Tengan, Licensed Professional Land Surveyor and certified on October 18, 2008.

The area of the entire lot is 9,263 sq. ft., of which 2,249 sq. ft. is erosion area, according to the certified shoreline survey (Exhibit 1).

1.2 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

This Environmental Assessment has been prepared pursuant to Hawaii Revised Statutes (HRS) section 343-5(3), which states an environmental assessment shall be required for actions which propose any use within the shoreline area as defined in section 205A-41 and Hawaii Administrative Rules (HAR), Title 11, Chapter 200, Section 11-200-6(b)(1)(c).

1.3 PREVIOUS LAND USE APPROVALS

The dwelling was constructed in 1986 (BP# 229685). On November 29, 1990, a permit for a rock wall along the sides of the property and a pole fence at the rear was issued (BP# 194986), as shown in exhibit 2. Permits involving an addition, electric work, and other work were issued in 1990, 1997, and 2002. On September 26, 2003, Mr. Borsa was issued a Notice of Violation for relocating the pole fence seaward, along the shoreline that was certified on September 10, 2002 (see exhibit 3). Mr. Borsa had applied for a permit for this fence in October 2003, but has been cancelled, and the relocated pole fence was removed in order to address the violation. In place of the removed pole fence, Mr. Borsa plans to install an open work fence in its previous location in the future. In October 2003, an application was submitted for the removal of storage areas on the lower floor to allow more area for future construction of a pool and in December of 2003 the addition of a sundeck was applied for. Both applications are still open. In 2006, permits were issued for electrical work (BP# 601305) and an open walkway and spiral staircase (BP# 607543). (See exhibit 4 for all applications and permits discussed).

1.4 PURPOSE AND NEED FOR THE PROJECT

The pool is needed to provide a safe swimming and recreation environment for the Borsa family, which includes minor children. Frequent discharge of sewage and crop chemical contaminated water from episodes of high runoff from Lake Wilson and the agricultural areas of central Oahu significantly lowers near shore water quality. The problem is persistent and has deprived the Borsa family of recreational use of the near shore marine environment constituting a hardship under Chapter 23, Shoreline Setbacks, Article 1, Section 23-1.8 Criteria for Granting a Variance.

1.5 ALTERNATIVES CONSIDERED:

- a. Construct a swimming pool between the 40 foot and the 20 foot shoreline setback lines in the backyard of the Borsa residence with a new protective glass panel fence three feet back from the location of the removed pole fence/ future open work fence.
- b. Construct the pool as above; but place the pool fence at 20 feet from the shoreline as located on the certified shoreline survey.
- c. Construct the new pool fence 20 feet back from the shoreline and place the pool under the roof line of the house and outside (or inland from) the 40 foot shoreline setback. This is not a desirable alternative because the pool is out of the sun. In addition, it would necessitate major structural renovations to the house including reconstruction of the foundations of the home.
- d. Constructing the pool on the floor level of the existing dwelling. Since the Borsa family makes use of the storage areas and garage on the first floor, building a pool there is not viable.

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 TECHNICAL CHARACTERISTICS:

- A. Use Characteristics: Private residential use
- B. Physical Characteristics: The total area of the applicant's lot is 9263 square feet. According to the certified shoreline survey, the area attributed to erosion is 2249 square feet. A city reference datum is located on the street in front of the southwest corner of the property and is at an elevation of +8.10 mean sea level (MSL). The ground surrounding the existing dwelling is relatively flat, ranging between +7.8 MSL and +8.4 MSL. The ground elevation between the existing dwelling and shoreline slopes down towards the shoreline, dropping to approximately +5.0 MSL. A plot plan is shown on exhibit 5.
- C. Construction Characteristics: The swimming pool will be in ground and below grade and measure approximately 25 feet wide and 50 feet long. A 4 foot 6 inch fence, as required, will be constructed within the boundaries of the existing pole fence. It will consist of 6 foot 8 inch wide glass panels mounted in 2 x 4 foot wood frames.

The pool's water will be treated with saline, a natural sanitization alternative to chemicals such as chlorine. The pool will not need to drain into the ocean by any means and the pool water will be acquired from the house's existing water supply. The use of a pool pump and filter will maintain the pool's salt content and sanitation.

The cabana will be constructed with a concrete slab subfloor and posts anchored to resist movement and floatation. Surrounding the cabana will be latticework that will break away in the event of high surf conditions.

3.0 AFFECTED ENVIRONMENT - IMPACTS AND MITIGATION MEASURES

- A. Brief Description of subject site: This oceanfront property is bounded by residential homes west, to the east and south respectively. Zoning is designated as State Land Use Urban District and Zone R-5. It is located in the Waialua district where planning is guided by The North Shore Sustainable Communities Plan which is intended to help guide public policy, investment, and decision making through the 2020 planning horizon. The region's character is typified by pockets of low-rise, small scale rural centers and residential communities. The population of Waialua is 2,478 according to the 2000 Census. The nearest public right of way for beach access is 140 feet to the east of the applicant's property, between the properties at 67-1 and 67-3 Kaimanu Place. Approximately 1 mile northeast of the applicant's property is Kaiaka Bay Beach Park, situated between Kaiaka Bay and Waialua Bay.
- B. Federal FIRM Zone, LUO Flood High Hazard District, VE 16: The proposed project will not adversely impact any public recreation area on Shoreline.
- C. Coastal Views: The proposed project will not adversely impact any coastal views. The proposed fence around the swimming pool will be of glass and conform to height regulations of 4' 6". The swimming pool is below grade.
- D. Project Site: The proposed project is not expected to affect any publicly owned or used beach access points, beach parks or recreation areas because it is confined to the owner's backyard.
- E. Site Maps: Site maps, location maps, and ground level photographs are included in the application.

Major impacts of the proposed action on the affected environment: The swimming pool will not dredge, fill or otherwise alter any bay estuary, salt marsh river mouth, slough or lagoon. The pool will not contain chlorine as a sanitizing agent. Instead, natural saline will be used for sanitization processes.

3.1 TOPOGRAPHY

The existing lot topography rises 1 to 1.5 feet from the street to the house location and then drops toward the ocean approximately three feet at the shoreline and continues with a gentle slope for an additional 20 to 30 feet. The beach then drops at an approximate 15 percent grade to the water's edge. The general topography of the site is expressed in spot elevations in exhibit 2.

3.1.1 Impacts and Mitigation Measures

Excavation of soil will be required for the construction of the in ground pool, but will not affect or alter the natural topography on the property.

3.2 GEOLOGY and SOILS

The entire project site is composed of carbonate sand with a moderate amount of terrigenous debris that has been deposited offshore during high runoff episodes, re-suspended and deposited on shore during high wave and wind episodes. The US Department of Agriculture Soil Conservation Service classifies these deposits as Jaucas Sand (JaC) 0-15% slope. No test borings or other soil testing have been carried out on the property.

3.2.1 Impacts and Mitigation Measures

The beach sand surrounding the project area will not be impacted by this project.

3.3 HYDROLOGY AND DRAINAGE

Most runoff that occurs during high rain conditions is channeled through local streams and the Anahulu River and is dispersed in the near shore waters and dissipates at sea. There is no runoff from the street or any other property onto the subject property. There is virtually no runoff even during the most severe storms due to the high permeability of the soil. The proposed project will not change the drainage conditions at the site.

3.3.1 Impacts and Mitigation Measures

Since there is no impact on the hydrology or drainage no mitigation measures will be required.

3.4 CLIMATE

The area is exposed to a long shore trade wind regime from about March to October and light trade winds to light and variable winds during the remainder of the year. The area receives between 40 to 50 inches rainfall annually predominantly in the winter and average air temperatures range between 65 and 85. Occasional tropical storm systems have impacted all parts of the Hawaiian Islands. These occur rarely with less than one in 10 years historically. All cyclones that have been recorded in Hawaii are generated in the inter-tropical convergence zone and migrate northward where they may cross the Hawaiian Islands. Though wind may be

damaging to structures and vegetation in the project area, surf from these uncommon storms is rarely at advisory levels on north facing shores and shorelines are therefore minimally impacted.

3.4.1 Impacts and Mitigation Measures

No impact will occur due to the subject fence.

3.5 AIR QUALITY

The project area is exposed to prevailing long shore trade winds for most of the year with little or no point or area source emissions up wind. During Kona or winter weather systems, the air movement is oriented from onshore to offshore and this orientation also has no potential for entrapping pollutants as pollution sources are non-existent upwind of the subject property.

3.5.1 Impacts and Mitigation Measures

As neither point nor area pollution sources exist in the area of the subject property and activities associated with the proposed project do not generate air pollutants or contaminate the air in any way, impacts to air quality are not expected.

3.6 BEACH PROCESSES

The near shore consists of a fringing carbonate coral reef that extends approximately a half-mile offshore. The area adjacent to the beach is a flat carbonate platform, devoid of live coral and colonized primarily by algal turf and sparse macro algal stubble. The platform forms a narrow headland near shore that is emergent at low tide on which small waves break. A narrow moat exists at the shoreline which transitions to a continuous sandy beach. The prevailing current regime is from east to west and can be brisk during high surf conditions.

During the winter months the coastal area is exposed to high surf episodes from open ocean swell generated from North Pacific Storms. Most of the long period wave energy dissipates on the fringing reef along the coastline but in exceptionally large surf reaching 20-35 feet, considerable beach erosion occurs. The sand re-deposits during low surf conditions in the non-winter months.

Lateral sand transport is driven by the east to west littoral current. During high surf episodes this transport is vigorous resulting in significant beach erosion. Formal surveys that establish the location of the certified shoreline were conducted in 1990, 2002, and 2008. These surveys show the vegetation line existing at the time of the survey.

3.6.1 Impacts and Mitigation Measures

The project is not expected to have any impact on the near shore marine environment. Also, the historic erosion and debris line established in two shoreline surveys is located seaward of the subject pool, interruption of lateral transport of sand is not anticipated.

3.7 FLORA AND FAUNA

All parcels along the shoreline fronting the applicant's property have been fully developed as single family dwellings. These include housing, parking garages, swimming pools, fences, sidewalks, and other improvements including landscaping. The vegetation line along the shore is now composed primarily of Sea Grapes, Beach Naupaka, Coconut trees, Plumeria and other ornamental landscaping. Weed species such as sand bur also exist. As the entire area is landscaped, endangered plant species do not exist. The soil around the existing pole fence is entirely of sand above the wash zone and thus fauna are essentially non-existent.

3.7.1 Impacts and Mitigation Measures

Based on the prior disturbance of construction and landscaping on the subject and surrounding properties, it is highly unlikely that any listed, candidate or proposed endangered species are present in the project area. Therefore, it is anticipated that no adverse impacts will occur as a result of the construction of the pool.

3.8 NOISE

Noise levels in the area of the subject property are typical of low density. Primary noise sources are from low intensity traffic on Kaimanu Place and from the more distant Waiialua Beach Road. During high surf episodes, considerable noise is generated from breaking waves.

3.8.1 Impacts and Mitigation Measures

Increased traffic will not result from any of the proposed work and residential activity will remain unchanged. No impact from noise is expected.

3.9 HISTORICAL, ARCHEOLOGICAL, AND CULTURAL RESOURCES

Historic and archaeological resources are not likely to be present since the present structure was built in 1985, and surrounding areas are totally developed as single family residences.

3.9.1 Impacts and Mitigation Measures

No impacts on historic and/or archaeological resources are expected. A review from DLNR's historical preservation review (Exhibit 7) states that no historic properties will be affected. The pole fence extends no further towards the ocean than the trees and shrubs on neighboring properties. Both the pool fence and cabana will not significantly affect the ocean view seen by the public from the street. The pool will be mostly below ground and pool wall will be around 36" high above the surrounding grade.

3.10 SCENIC AND OPEN SPACE RESOURCES

Scenic resources include the Waianae and the Koolau Mountain Ranges, coastal pali, the coastline, and the Pacific Ocean. A beach fronting the property provides public recreation.

3.10.1 Impacts and Mitigation Measures

The proposed project will not adversely impact views of these resources from public places. The proposed fence around the swimming pool will be of glass and be the required 4'-6" high. The swimming pool is below grade. Lateral access along the beach will not be affected by the project since work will be inside the location of the fence.

4.0 SOCIO-ECONOMIC CONDITIONS - IMPACTS AND MITIGATION MEASURES

4.1 DEMOGRAPHICS, POPULATION AND ECONOMIC CHARACTERISTICS

Waialua is a small rural plantation town for the most part developed into residential areas but with some open agricultural spaces. Population is 2,478 according to the 2000 Census.

4.1.1 Impacts and Mitigation Measures

The proposed work are will not impact the socio-economic status or population of the community. Therefore no litigation measures are needed.

4.2 ADJACENT LAND USE

The adjacent properties are developed with single-family residences in close proximity to each other. Photos of the project area and adjacent properties are included in Appendix A.

5.0 PUBLIC SERVICES

5.1 TRAFFIC AND ROADWAYS

Access is off Waialua Beach Road into Kaimanu Place. See Location Plan

5.1.1 Impacts and Mitigation Measures

Traffic and roadways will not be affected by this project

5.2 WASTEWATER

The Waialua area is not served by the municipal sewer system. Wastewater is disposed of via an existing cesspool. See Exhibit 6.

5.2.1 Impacts and Mitigation Measures

The required pool fence will not have any impact on the existing sewage system. The pool will not be connected to the sewer system and therefore will not affect it.

5.3 POTABLE WATER

Water is supplied by the City and County of Honolulu's Board of Water Supply. The proposed swimming pool will not be connected directly to the water system in that it will be filled via hose.

5.3.1 Impacts and Mitigation Measures

No impact is anticipated by the proposed swimming pool or required pool fence.

5.4 SOLID WASTE

Solid waste is collected by the City and County of Honolulu.

5.5 POLICE AND EMERGENCY SERVICES

The Waialua area is served by the Honolulu Police Department and Emergency Services Department.

5.5.1 Impacts and Mitigation Measures

There will be no impact on police or emergency services as a result of the proposed swimming pool and fence so no mitigation measures are needed.

5.6 FIRE PROTECTION SERVICES

The property is under the jurisdiction of the Honolulu Fire Department.

5.7 ELECTRICITY, TELEPHONE AND CABLE TV

Electrical power for the Waialua area is provided by Hawaiian Electric Company; Telephone service by Verizon Hawaii; and cable service by Oceanic Cable. Existing electrical, telephone, and cable connections are located in the street at the front of the property.

5.7.1 Impacts and Mitigation Measures

No changes will be made to electricity, telephone or cable TV lines in conjunction with the proposed project.

6.0 DETERMINATION OF SIGNIFICANCE

Based on significance criteria set forth in Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, the proposed project is not expected to have a significant impact on the environment. As such the recommended preliminary determination for the proposed project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are discussed below.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources

The proposed project will not result in a loss of natural or cultural resources. The proposed action creates no disturbance to the present vegetation in the area except for the landscape grass in the Borsa backyard. There are no threatened or endangered species of plants or wildlife that inhabit the project site.

There are no known archaeological sites on the subject property and considering the previous development of the property, historic sites are not known to be present.

2. Curtails the range of beneficial uses of the environment

This project is confined to the Borsa property and will not curtail use of the environment.

3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 343, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.

The type of construction will not affect beach action and height will not block visual sight lines. The required pool fence must be a minimum of 4' 6" high for pool safety; therefore, a glass fence is proposed to ensure views are not restricted. The pool is designed to be below ground and is well back (20 feet) from the shoreline. The required pool fence and cabana will be designed to breakaway during high floods and will not restrict or increase flood levels. The pool will have its foundation well below grade and will be designed to withstand flooding. Because it is below grade it will not restrict or increase flood levels or visual sight lines. The proposed work will have only minor impact on environmental policies.

4. Substantially affects the economic and social welfare of the community or state.

The proposed project is minor in scope and will not impact the economy or social welfare of the community or state.

5. Substantially affects public health

Factors affecting public health including air quality, water quality, and noise levels are not expected to be affected by the construction of the swimming pool and fence.

6. Involves substantial secondary impact, such as population changes or effects of public facilities

Due to the nature of the proposed swimming pool and fence, there are no substantial secondary or indirect impacts such as population changes or effects on public facilities. No impacts on air

and water quality, noise levels, natural resources, or land use associated with the construction of the Borsa swimming pool are anticipated.

7. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for large actions

The proposed project is relatively minor in scope and adverse cumulative impacts on the environment are not anticipated, nor does the proposed project involve a commitment for larger actions on the subject property.

8. Substantially affects a rare, threatened or endangered species

There are no threatened or endangered plants or animal species on the subject property.

9. Detrimentally affects air or water quality or ambient noise levels

On the short-term basis, noise conditions will be affected by construction activities related to the proposed swimming pool and fence, but once the project is completed, noise conditions will return to their present levels.

10. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as flood zone, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters

The location of the proposed pool and cabana is in a High Hazard Flood zone. Both the required pool fence and cabana will be designed as breakaway structures and therefore will not alter the flood levels. The new required pool fence is inland from the pole fence and will not affect flood levels. The pool is a below-ground pool with footings more than two feet below the scour depth and is not expected to be affected by a flood.

11. Substantially affects scenic vistas and view planes indentified in country or state plans or studies

The pool fence will be made of glass and conform to current building codes of 4' 6" height requirements. The pool is designed to be below grade and the cabana will be constructed near the side yard, where the public currently has no view of the ocean from the street, and vice versa. Therefore, no scenic vistas will be diminished.

12. Requires substantial energy consumption

The swimming pool and fence will not require substantial electrical energy, since energy will be used for filtration purposes only.

Findings

In accordance with the provisions set forth in chapter 343, Hawaii Revised Statutes, and the significance criteria in section 11-200-12 of Title 11, Chapter 200, it is anticipated that the project will have no significant adverse impact on the environment. It is expected that a Finding of No Significant Impact (FONSI) will be issued for this project.

WRITTEN STATEMENT AS REQUIRED
FOR
SWIMMING POOL
SHORLINE SETBACK VARIANCE APPLICATION

May 17, 2010

LOCATION: 67-011 Kaimanu Place
Waialua, Hawaii, 96791
TMK: 6-7-014:028

APPLICANT AND RECORDED FEE OWNER:

Applicant John Borsa
67-011 Kaimanu Place
Waialua, HI 96791

Recorded fee Owner: John Borsa

AGENT: Structural Hawaii, Inc.
98-1277 Kaahumanu Street #111
Aiea, Hawaii, 96701

VARIANCE SOUGHT: The applicant is requesting a variance pursuant to Chapter 23, Revised Ordinances of Honolulu (ROH), and "Prohibitions With-in the Shoreline Area". The applicant proposed to construct an in-ground swimming pool, protective pool fence, and cabana.

HARDSHIP and JUSTIFICATION: The shoreline at the project site is subject to runoff from Kaukonahua Stream. Sewage and crop chemical contaminants from Lake Wilson and agricultural areas of central Oahu have significantly lowered near shore water quality. When the Borsa's bought the beachfront property in the 1980's, they expected to be able to use the near shore resources for swimming and fishing. After seeing runoff of contaminants into the water and silt onto the reef, the Borsa family refrained from engaging in activities near the shore to protect their health.

As stated, the Borsa family expected to make use of the near shore environment when the property was purchased. In order to restore the ability for the Borsa family to swim in close vicinity of their dwelling, an in ground pool in their backyard is the most feasible alternative.

APPENDIX A Jack Borsa Shoreline Variance



Photo 1: The pole fence on the Borsa property (Removed)



Photo 3: Neighbor residences on the east side of the Borsa residence



Photo 2: The gate provides access and security (Removed)



Photo 4: Neighbor residence on the west side of the Borsa residence

APPENDIX A Jack Borsa Shoreline Variance

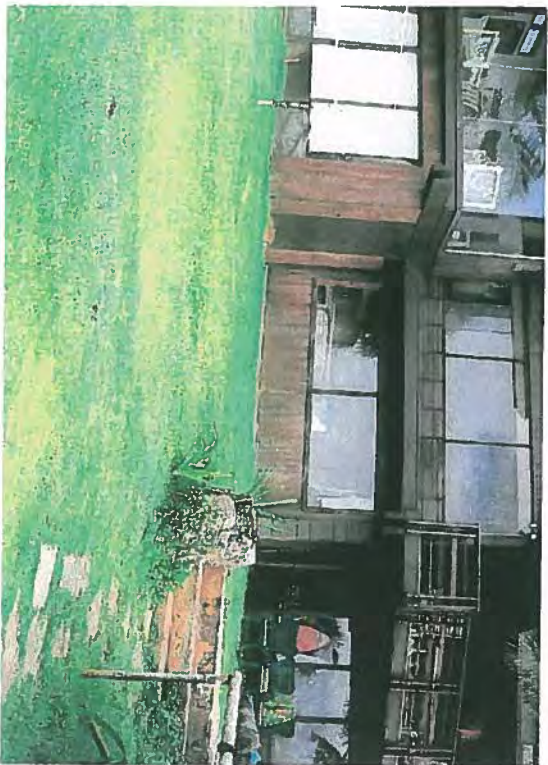


Photo 5: Backyard of Borsa residence and location of proposed swimming pool

S E A

TRUE NORTH
Scale: 1 in. = 20 ft.

269'15" → 68.05



37.25

27.07

(EROSION AREA = 2249 SQ. FT.)

273'23"
14.01

225'51"
14.35

SHORELINE FOLLOWS ALONG TOP OF BANK AS LOCATED ON FEBRUARY 15, 2008

SHORELINE FOLLOWS ALONG TOP OF BANK AS LOCATED ON FEBRUARY 15, 2008

SHORELINE FOLLOWS ALONG TOP OF BANK AS CERTIFIED ON FEBRUARY 16, 2008

262'19"
20.62

271'53"
23.63

Rock wall

Rock wall

Wood fence

Wood fence

Wood gate

135.00

137.45

LOT 603

LOT 605

97.75

110.38

LOT 604
9263 sq. ft.
(7014 sq. ft.)



1/2" pipe

68.00

1/2" pipe

KAIMANU PLACE

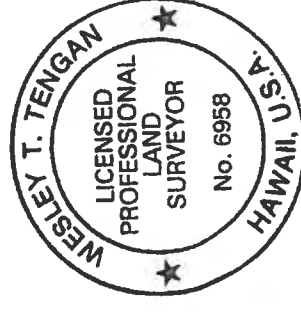
The shoreline as delineated in red is hereby certified as the shoreline as of

10/3/08

[Signature]
Chairperson, Board of Land and Natural Resources

SHORELINE MAP

LOT 604
LAND COURT APPLICATION 1089
AS SHOWN ON MAP 64
Kaimanui, Waialua, Oahu, Hawaii
Date: February 15, 2008
Tax Map Key: 6-7-14:28
Owner: John Borsa, Jr.

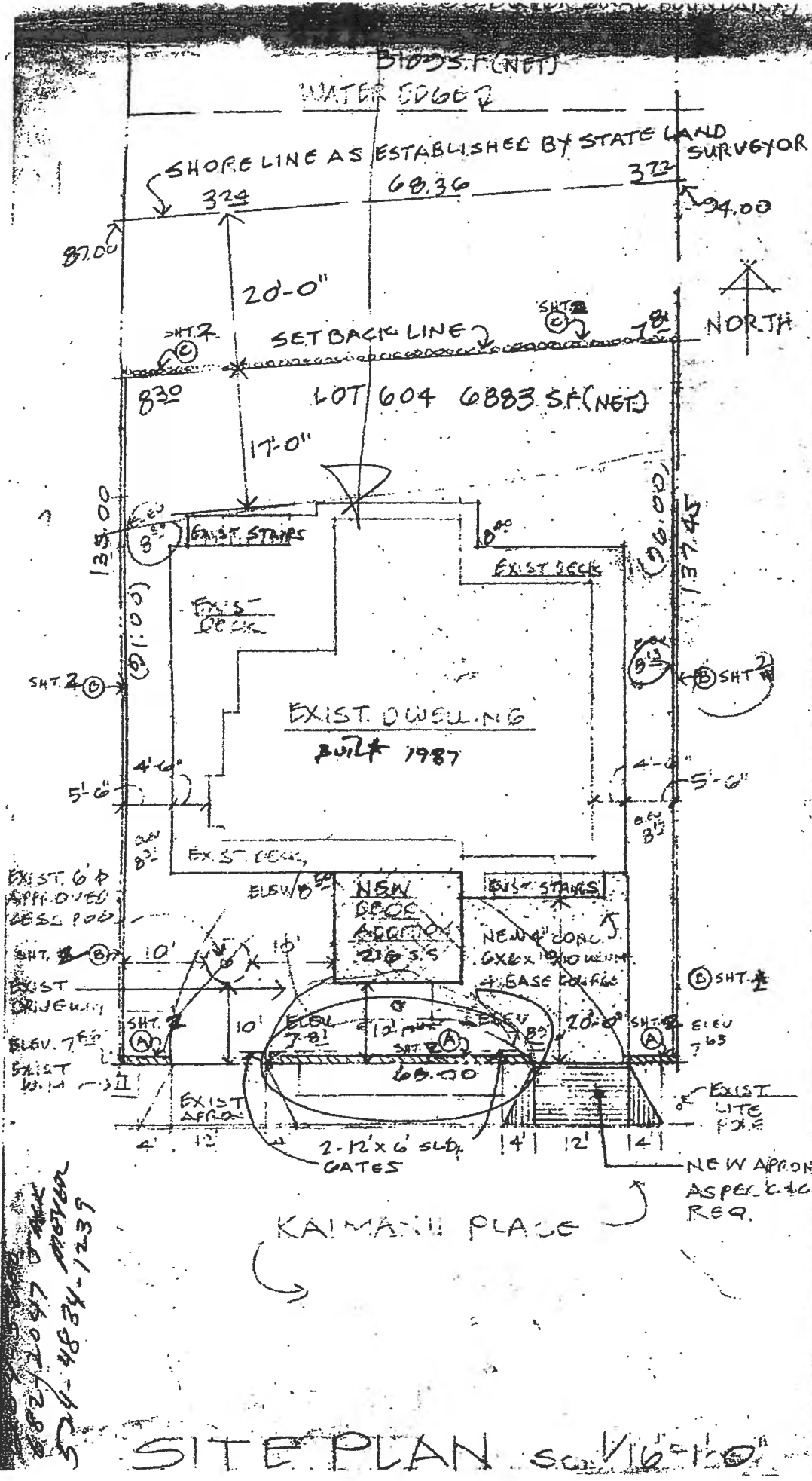


This work was prepared by me or under my supervision

[Signature]
WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate Number 6958

Note: denotes position and direction of photograph

67-011 KAIMANU PLACE



JACK BORSA-RENOVATIONS
 67-011 KAIMANU PLACE
 WAILUA TMK: 6-7-14 20
 PHASE II

Date	6-2-90
Scale	1/16" = 1'-0"
Drawn	EJC
Job	
Sheet	

682-2047
 574-4834-1239

SITE PLAN Scale 1/16" = 1'-0"

FLOOD HAZARD
CHECK HGA

JOB SITE COPY

Central High Hazard
 BUILDING DEPARTMENT
 CITY & COUNTY OF HONOLULU

9,263

BUILDING PRELIM. EXAM BY: *J* DATE: *8/2/90*

ZONING DISTRICT: *R-5*

ELECTRIC APPROVED BY:

MECHANICAL APPROVED BY:

PLUMBING APPROVED BY:

BUILDING APPROVED BY:

APPROVED FOR ISSUANCE BY: *B. H. ...*

for DIRECTOR & BUILDING SUPERINTENDENT

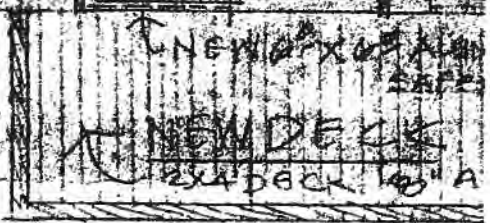
NAME OF PROJECT: *JOHN BORSA*

T.M.K. *6-7-14-28* BLDG. PERMIT NO. *294986* EXIST LOFT



APPROVED

REMOVE EXIST. WINDOW



LOFT PLAN

This set of plans and specifications MUST be at job site during construction. It is unlawful to alter, change same, or to deviate therefrom. The same shall be held to permit the violation of any provision of any City Ordinance or State Law.

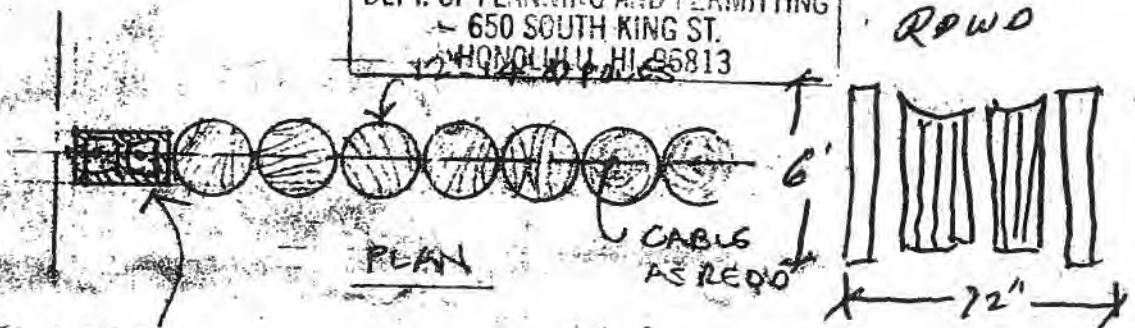
BUILDING SAFETY DIVISION
 Building Department City and County of Honolulu

DEC 19 2003

DEPT. OF PLANNING AND PERMITTING
650 SOUTH KING ST.
HONOLULU, HI 96813

GATE
ROWD

show
presenting pipe
side elevation



LTYP. BOTH ENDS

1" DIA
IN GROUTED
CELLS

3'0"
APPROX FIN GRD

5'0"

PROP. LINE

2" 10"

SECTION

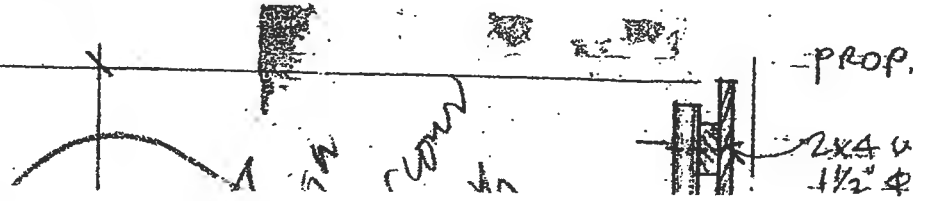
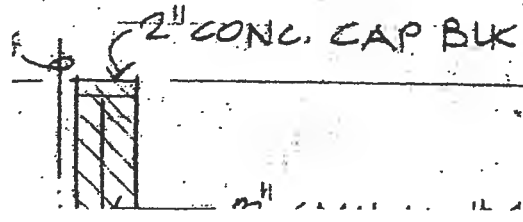
CABLES
TOP & BOT
AS REQ'D

12" - 14" ϕ
W/D POLES

EXISTING FINIS
GRADE

P/L

① POLE FENCE SC. $\frac{3}{8}" = 1' = 0$



S E A

The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of SEP 10 2002
Michael L. Hansen
 Chairman, Board of Land and Natural Resources

RECEIVED
 DEC 19 2003
 DEPT. OF PLANNING AND PERMITTING
 650 SOUTH KING ST.
 HONOLULU, HI 96813



Scale: 1 in. = 20 ft.
 TRUE NORTH

269'15" → 68.05

SHORELINE FOLLOWS ALONG DEBRIS LINE AS LOCATED ON JUNE 26, 2002

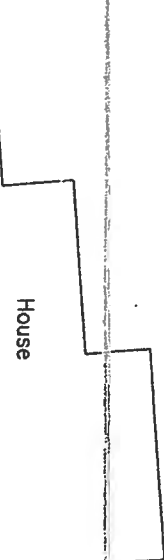
(EROSION AREA = 1284 SQ. FT.)
 GME 5-6 WIDTH

SHORELINE FOLLOWS ALONG VEGETATION LINE AS CERTIFIED ON MARCH 14, 1990

LOT 604
 9263 sq. ft.
 (7979 sq. ft.)

LOT 603

LOT 605



135.00

137.45

1/2" pipe Point on line 30.00 ft. to corner

1/2" pipe Point on line 30.00 ft. to corner

181'18"

114.34

118.20

1'18"

91'18" → 68.00

1/2" pipe

DEPT. OF PLANNING AND PERMITTING
 SITE DEVELOPMENT DIVISION
 CIVIL ENGINEERING BRANCH
 BY *[Signature]*
 DATE 10/13/03

BUILDING DIVISION
FILE COPY

DEPARTMENT OF PLANNING AND PERMITTING
 BUILDING DIVISION
 CITY AND COUNTY OF HONOLULU

ACCEPTANCE:	<i>J. Hansen</i>	DATE	<i>10/13/03</i>
ZONING:	<i>RS</i>		
ZONING CODE:			
ELECTRICAL:			
PLUMBING:			
BUILDING:			
PROJECT:	<i>Borsa</i>		
TMK:	<i>6-7-014:28</i>	PERMIT	

Shoreline/SMA KAIMANU

PLACE

SHORELINE MAP

LOT 604

LAND COURT APPLICATION 1089

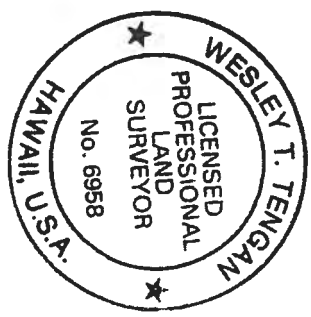
AS SHOWN ON MAP 40

Kaunamanui, Waialua, Oahu, Hawaii

Date: June 26, 2002

Tax Map Key: 6-7-14:28

Owner: John Borsa, Jr.



This work was prepared by me or under my supervision

Wesley T. Tengan
 WESLEY T. TENGAN
 LICENSED PROFESSIONAL LAND SURVEYOR
 Certificate Number 6958

Note: denotes position and direction of photograph



City & County of Honolulu Department of Planning and Permitting (DPP)

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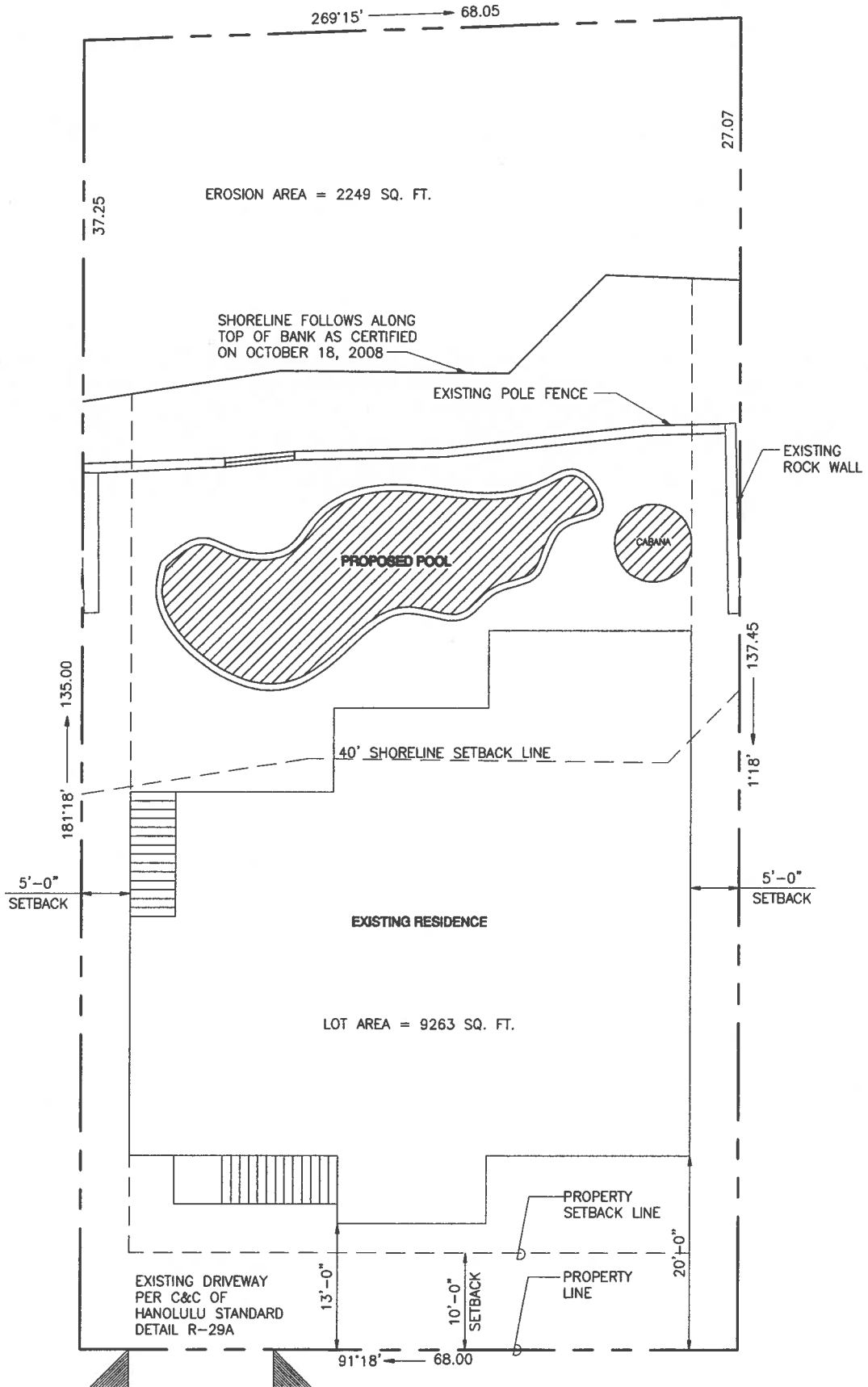
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Application Number	Building Permit No.	Issue Date	TMK	Status	Description
	229685	Oct 10, 1986	67014028-	Completed	BORSA - NB,EL,PL,DR
	294986	Nov 29, 1990	67014028-	Completed	BORSA - AD,FC,DR
	296154	Dec 21, 1990	67014028-	Completed	BORSA - AD,AL,EL
	400099	Mar 7, 1997	67014028-	Completed	BORSA - OT
A2002-11-0199	541746	Nov 6, 2002	67014028	Permit application closed	(BP #541746) [TMK: 67014028] JACK BORSA - UPGRADE METER TO 200 AMPS IN SAME LOCATION
A2003-10-0541		mmm dd, yyyy	67014028	Job Cancelled	[TMK: 67014028] JOHN BORSA - Install 30" to 6' max hgt telephone pole fence @ the portion right / left and rear of the lot.
A2003-10-0575		mmm dd, yyyy	67014028	Plans review in progress	[TMK: 67014028] JACK BORSA - REMOVE STORAGE AREAS FROM LOWER FLOOR TO MAKE NEW POOL.
A2003-12-1328		mmm dd, yyyy	67014028	Plans review in progress	[TMK: 67014028] JOHN BORSA - ADDITION, ALTERATION - CONSTRUCT NEW SUNDECK ABOVE EXISTING ROOF
A2006-07-1023	601305	Aug 29, 2006	67014028	Permit application closed	(BP #601305) [TMK: 67014028] JOHN BORSA -- ELECTRICAL METER UPGRADE FROM 100 AMP TO 200 AMP. **Apr 3, 2007 - Change Electrical Contractor to Shore Electrical Service (remove William D. Pringle).
A2006-08-0922	607543	Jan 17, 2007	67014028	Permit application closed	(BP #607543) [TMK: 67014028] JOHN BORSA - NEW OPEN WALKWAY BETWEEN EX DECKS, NEW SKYLIGHT, & NEW SPIRAL STAIRS ON EX ROOF
A2008-08-0424		mmm dd, yyyy	67014028	Plans review in progress	[TMK: 67014028] BORSA RESIDENCE - NEW IN-GROUND POOL & CABANA (2008/BP7430)

City and County of Honolulu
Department of Permitting & Planning
650 So. King St, Honolulu, HI 96813
Fax: (808) 527-6743
E-mail: info@honolulu.dpp.org

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EXHIBIT 4



8.10 (CITY DATUM)

KAIMANU PLACE



PLOT PLAN

SCALE: 1/16" = 1'-0"



A cesspool survey card has been found in our files and a copy is attached below. The Department of Health (DOH) cannot guarantee the accuracy of the information nor the dimensions shown on the site plan on the survey card. In general, the DOH has accepted the information on the survey card as verification that a cesspool was constructed and authorized to be used for wastewater disposal from a building.

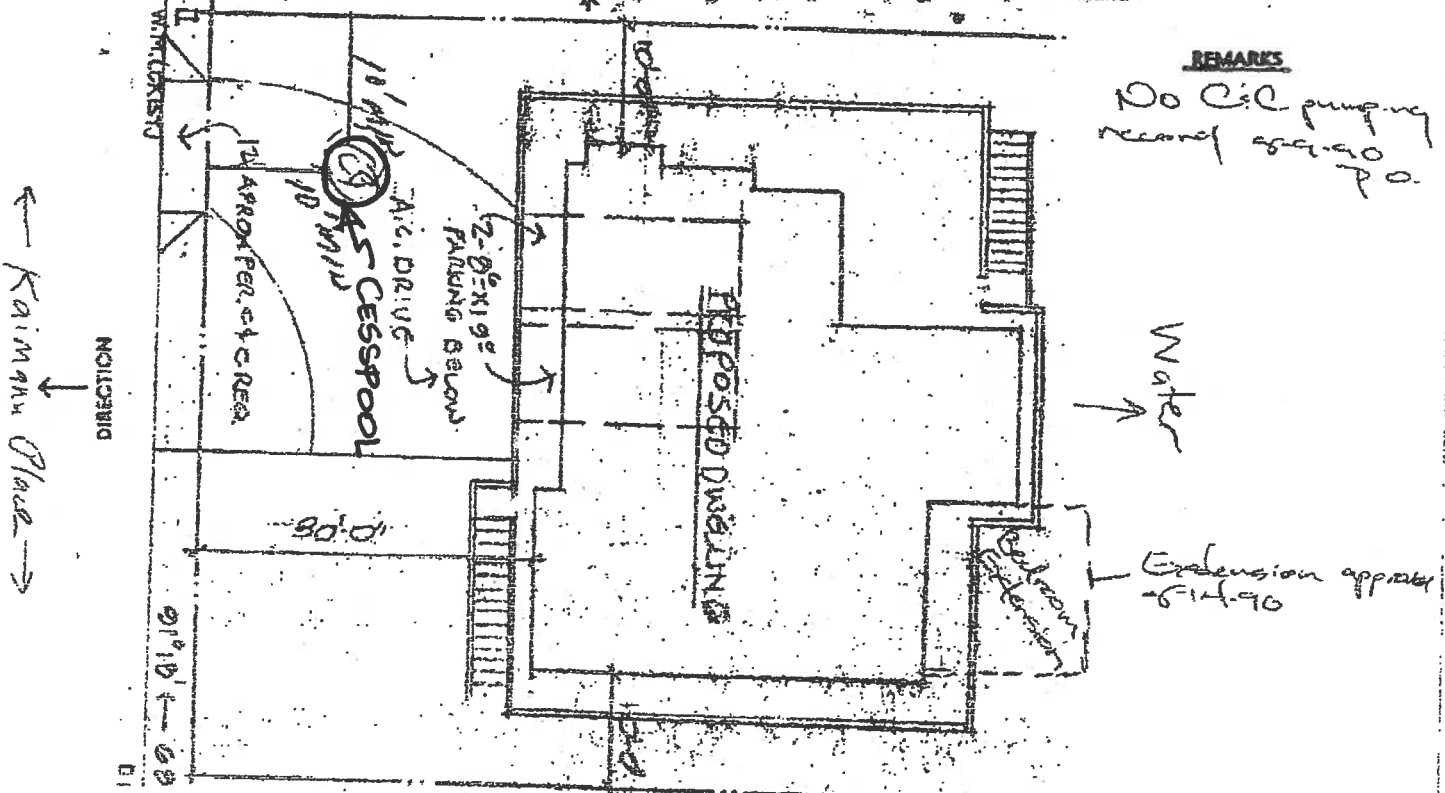
STATE OF HAWAII
DEPARTMENT OF HEALTH

SANITATION BRANCH
ENVIRONMENTAL PROTECTION AND HEALTH SERVICES DIVISION

CESSPOOL SURVEY

Property Owner John Bozza Address 67-1111 Kaimanu Place
 Tax Map Key 6-7-14-28 Lot No. _____
 Island Oahu City Honolulu District Weehee
 Builder or Contractor Ray Spickler Intended For Single Family dwelling
 Primary Secondary _____ Other _____
 Distance From Building 12' Boundary 10' Stream, Well, Body of Water, Etc. Distant
 Diameter (Clear) Ft. 6' Depth-Ft. 10' Capacity (Gal.) 2115.10
 No. Ft. Down to Water Table 8' Ground Slope level
 Soil Profile (Starting from Surface) 2' clay loam, 8' sandy loam

Type of Wall or Curb Hollow tile Reinforced Concrete Cover Yes
 Distance from Finished Ground to Top of Cover (Ft.) 1'
 Date Certificate Issued _____
 Date Approved May 28 19 87 LANCE WONG Sanitarian



REMARKS
 No C/C pumping record 8-14-90 P.O.
 Extension approved 8-14-90



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
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CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION;
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707
HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log No: 2004.2965
Doc No: 0409SC17

OCT - 4 2004

Applicant/Agency: Eric Crispin, Director, Dept of Planning & Permitting

Address: City and County of Honolulu
650 South King Street
Honolulu, Hawai'i 96813

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Draft Environmental Assessment for a Shoreline Setback Application at 67-011 Kaimanu Place

Ahupua`a: Waialua
District, Island: Waialua, Hawai'i
TMK: (1) 6-7-014:-28

1. We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: The existing residence and yard were constructed in 1985.

2. This project has already gone through the historic preservation review process, and mitigation has been completed

Thus, we believe that "no historic properties will be affected" by this undertaking

Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during construction activities, work shall cease immediately in the immediate vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.

Staff: John J. Collins

Date: September 30, 2004

Title: Branch Chief - Archaeology (808-692-8026)

SC: slc