

Waialua Plantation Home

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

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS  
MAYOR



RECEIVED

PATRICK T. ONISHI  
DIRECTOR

'97 JAN 10 A8:22 LORETTA K.C. CHEE  
DEPUTY DIRECTOR

96/SMA-078 (ASK)  
OFC. OF ENV. 96-08874  
QUALITY CONTROL

January 7, 1997

The Honorable Gary Gill, Director  
Office of Environmental Quality Control  
State Office Tower  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813

Dear Mr. Gill:

**SPECIAL MANAGEMENT AREA ORDINANCE**  
**CHAPTER 25, ROH**  
**Environmental Assessment/Determination**  
**Finding of No Significant Impact**

Owner/Applicant: Dale and Patricia Moore  
Location : 68-077 Akule Street, Waialua, Oahu  
Tax Map Key : 6-8-11: 23  
Request : Special Management Area Use Permit  
Proposal : To construct two additional single-family dwellings, for a total of four single-family dwellings, on an apartment zoned lot.  
Determination : A Finding of No Significant Impact is issued

Attached and incorporated by reference is the Final Environmental Assessment (FEA) 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.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,

PATRICK T. ONISHI  
Director of Land Utilization

PTO:am  
Encls.

g:negsma78.ask

6

1997-01-23-DA-FEA-Waialua Plantation  
Homes (SMA)

JAN 23 1997

FILE COPY

FINAL  
ENVIRONMENTAL ASSESSMENT DOCUMENT

I. GENERAL INFORMATION

- A. APPLICANT: Dale Alan Moore  
59-235 Ke Nui Road, Haleiwa HI  
Phone (808) 638-1107  
Fax (808) 638-1109
- B. RECORDED FEE OWNER: Dale and Patricia Moore  
59-235 Ke Nui Road  
Haleiwa HI 96712
- C. AGENT: None
- D. TAX MAP KEY: 1-6-8-11-23
- E. LOT AREA: 10,345 square feet
- F. AGENCIES CONSULTED: Board of Water Supply  
State Department of Health

II. DESCRIPTION OF PROPOSED ACTION

- A. GENERAL DESCRIPTION: Two 2 bedroom 1 bath homes with a wastewater treatment plant and soil absorption system are currently under construction on this A-1 zoned parcel in Waialua, Hawaii. Two additional homes, one 2 bedroom 1 bath and the other a 1 bedroom 1 bath are proposed for the site. The wastewater treatment plant installed has been designed to serve the ultimate development of the property, and has been approved by the Department of Health. The parcel falls entirely within the SMA. The Building Department has already approved the homes currently being built. There are no problems anticipated from the Building Department.
- B. TECHNICAL CHARACTERISTICS: The area is zoned A-1, low density apartments. Four residential single-family houses are proposed with two currently under construction. The parcel is vacant requiring no demolition, clearing or grubbing. The wastewater disposal plant and soil absorption system has been designed to serve all four homes. Water service is to be provided by the Board of Water Supply and electricity will be serviced by Hawaiian Electric. Solid waste disposal will be provided by City refuse services.

FINAL  
ENVIRONMENTAL ASSESSMENT DOCUMENT  
TMK: 1-6-8-11-23  
Dale Alan Moore, Applicant

TECHNICAL CHARACTERISTICS ITEM B CONT.,

As the subject site is located on a public road, access to the property can be achieved by Akule Street which intersects with both Apuhihi and Aweoweo Streets which are also public roads.

- C. ECONOMIC AND SOCIAL CHARACTERISTICS: Cost of construction is estimated at \$125,000.00 for both, not including the cost of permits. The two homes will be built simultaneously beginning with the digging of the footings, then the framing (double-wall construction), exterior paint, and then installation of sidewalks, driveways and landscaping.
- D. ENVIRONMENTAL CHARACTERISTICS: The lot is covered with approximately 3 feet of sandy soil and below it at approximately 7 feet lies coral. The lot is basically level with enough sloppage to allow for sufficient drainage toward Akule as shown by the plt plan. The lot is approximately 375 feet from the seashore which is across Au Street. The entire area is zoned A-1 and many large condominium complexes and apartments exist in this area. The proposed development incorporates a low-density design of 4 residential homes. The closest mountain, the Waianae Range, stands miles away and is of no environmental consequence. The Federal FIRM zone is VE 12. The LUO Flood District is the Coastal High Hazard District.

III. AFFECTED ENVIRONMENT

- A. The subject parcel is in an A-1 zoned area in Waialua bordered by Waialua Beach Road and the sea as shown by the tax map. South of Waialua Beach Road is a cane field. East of the area is a private park owned by Waialua Sugar Company. West of the area is a residential subdivision. The entire area on the attached tax map is zoned A-1 which is comprised of condominiums, apartment buildings and single-family homes. Many vacant parcels still remain. The General Plan and Development Plan is low-density apartment, the same as its current use.
- B. The closest public park is a baseball field about one mile away next to the Waialua Sugar Mill. A wetland area exists about 1½ miles away which the City is studying as a possible site for treated sewage discharge from a proposed sewage treatment plant.

FINAL  
ENVIRONMENTAL ASSESSMENT DOCUMENT  
TMK: 1-6-8-11-23  
Dale Alan Moore, Applicant

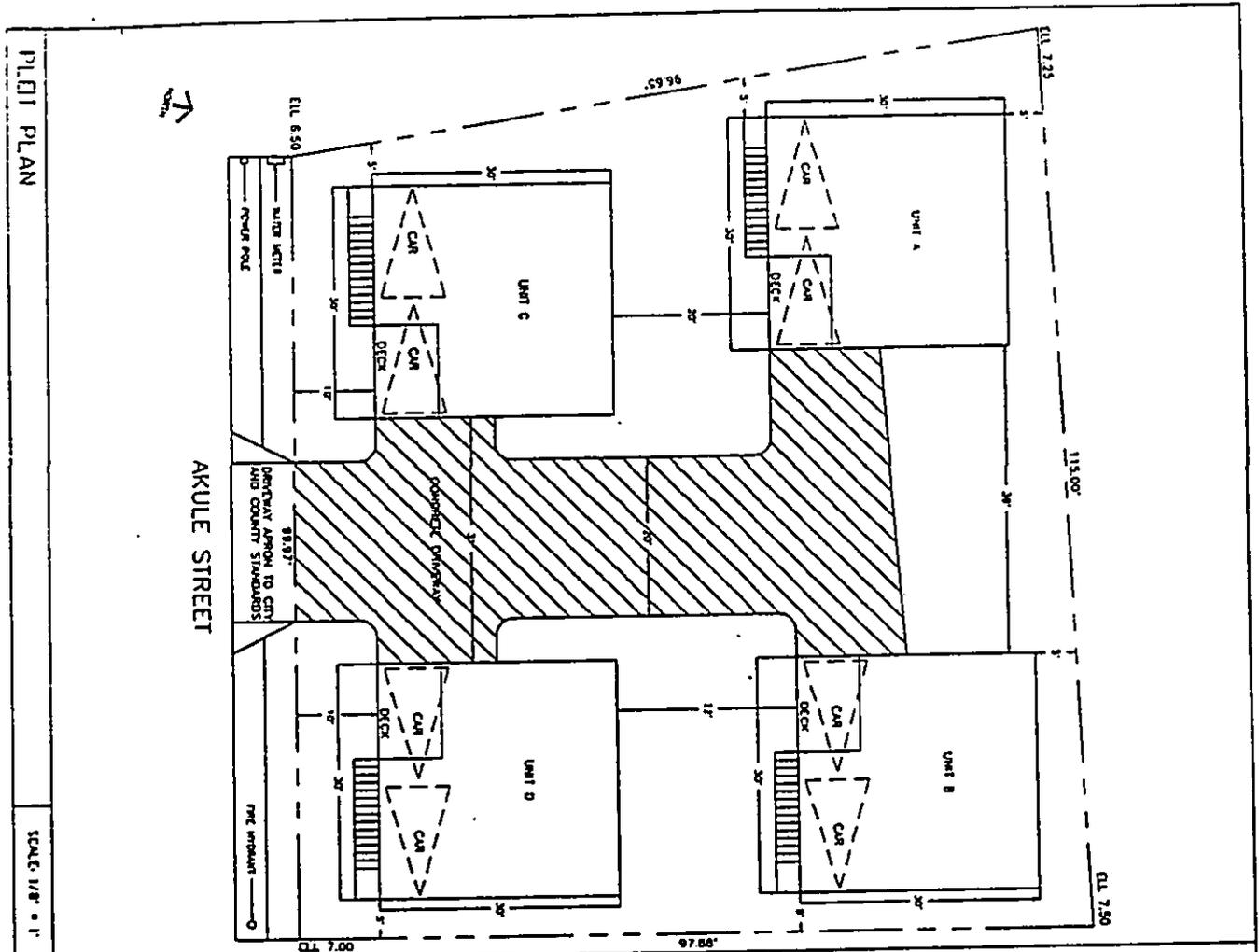
- C. There are no know historic, cultural, or archaeological resources in the area.
- D. There are no public viewpoints in the area. The main artery into the area is Waialua Beach Road and is on basically level ground.
- E. The lot receives public water from the City and County Board of Water Supply.
- F. Location and site maps are attached.

IV. PROJECT IMPACTS

The proposed project is in harmony with the Coastal Zone Management objectives and policies and the Special Management Area guidelines. The area is zoned A-1 and has many large condominium complexes and apartment buildings. A multi-unit apartment building can be built on the subject lot according to present guidelines. Instead, a smaller development of 4 single family homes is envisioned thus creating less of an impact on the environment, but at the same time providing much need housing for the area.

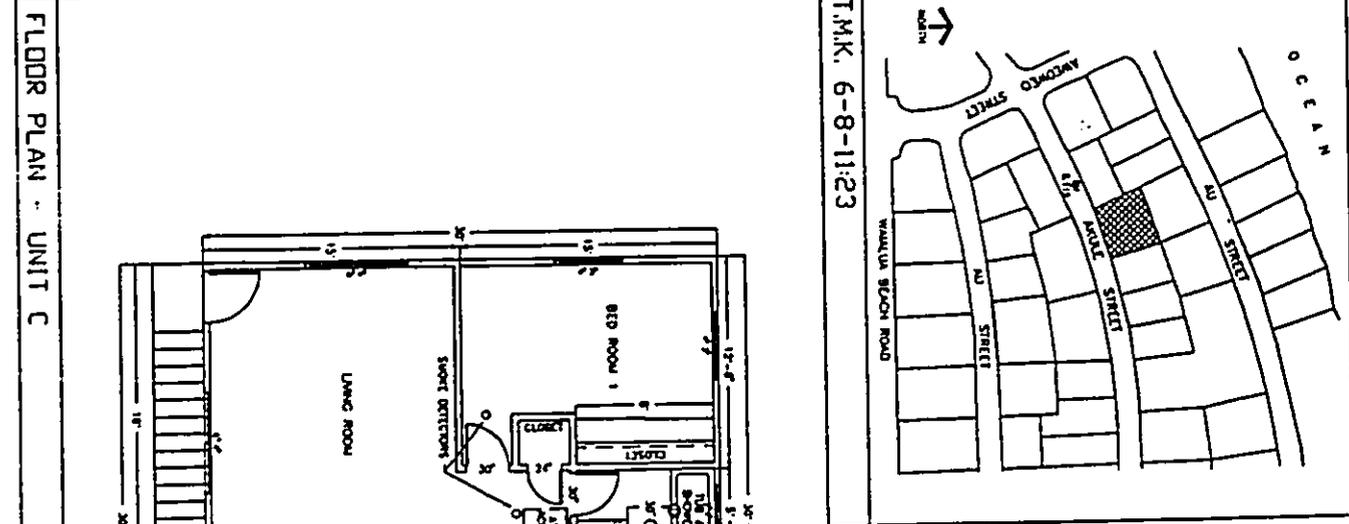
V. MITIGATION MEASURES

None



PILOT PLAN

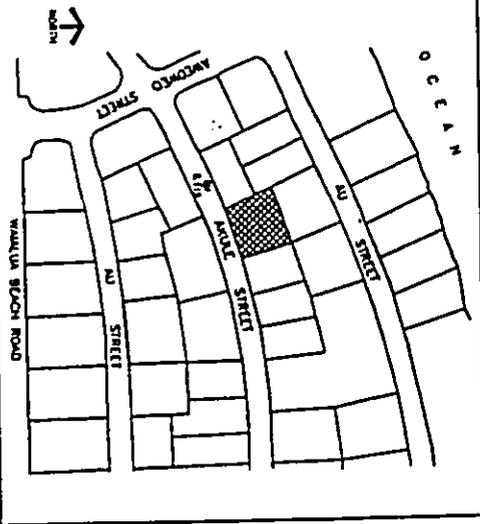
SCALE: 1/8" = 1'



FLOOR PLAN - UNIT C

SCALE: 1/8" = 1'

SCALE: 1/8" = 1'



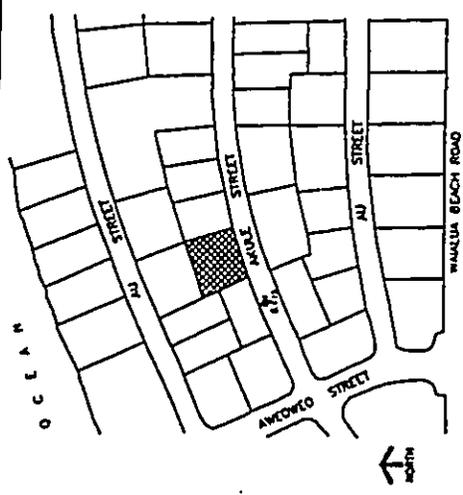
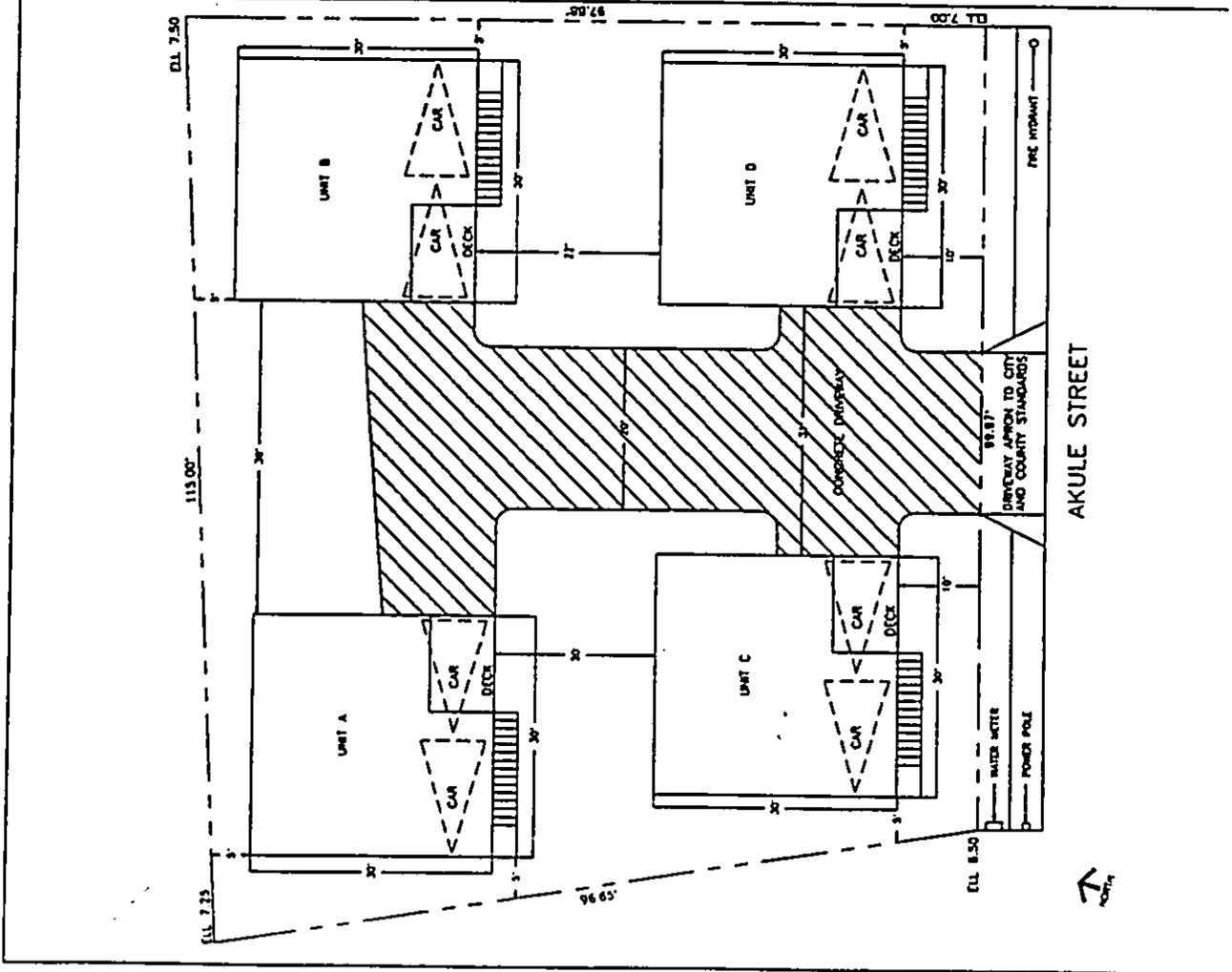
T.M.K. 6-8-11:23

SITE PLAN NOTES

DATE: 3/11/88  
DRAWN BY: JCM

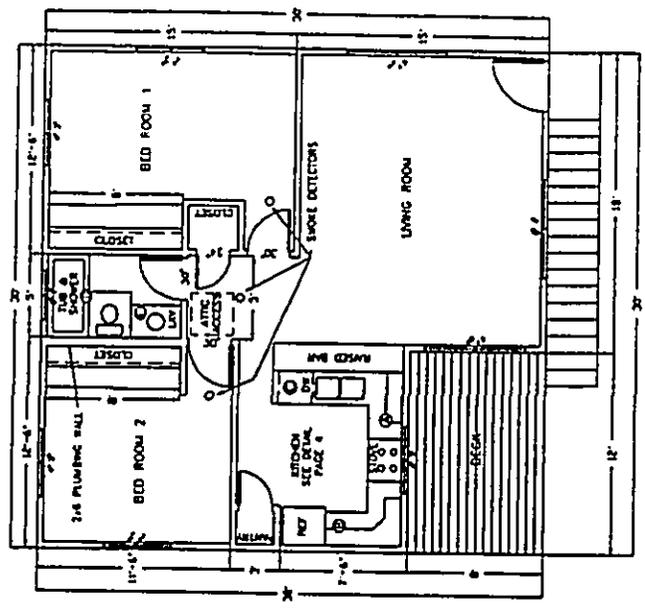
T.M.K. 6-8-11:23  
 ADDRESS: 103145 50 FT  
 LOT AREA: 10,315 SQ FT  
 HOUSE: 50 FT  
 DECK: 50 FT  
 TOTAL HOUSE PAVERING: 50 FT  
 UNDER HOUSE PAVERING: 50 FT  
 PARKING PROVIDED: 3 PER UNIT  
 TOTAL DRIVE SPACE: 3 PER UNIT  
 OWNER: DAVE MOORE  
 BUILDER: DAVE MOORE  
 PHONE NUMBER: 838-1103

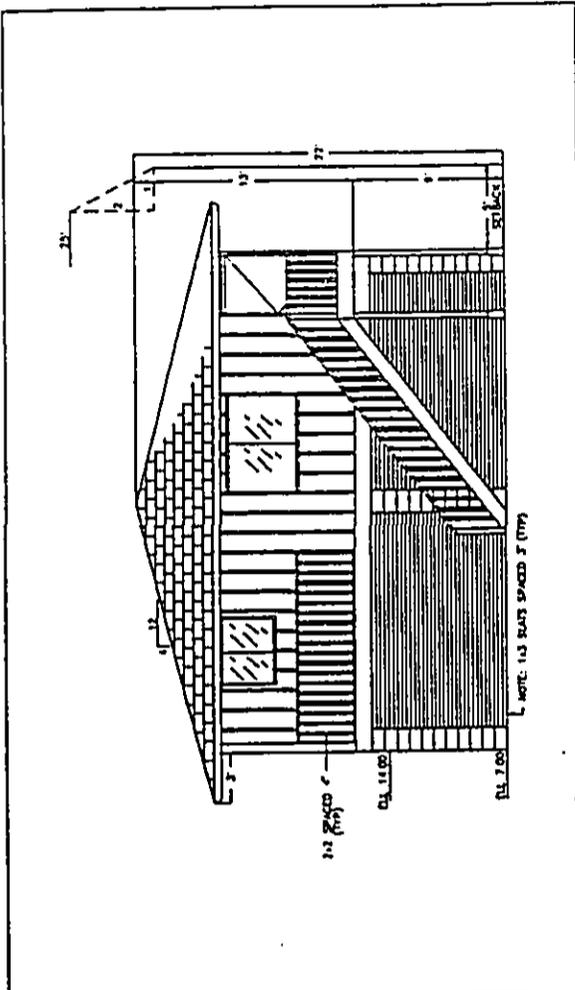




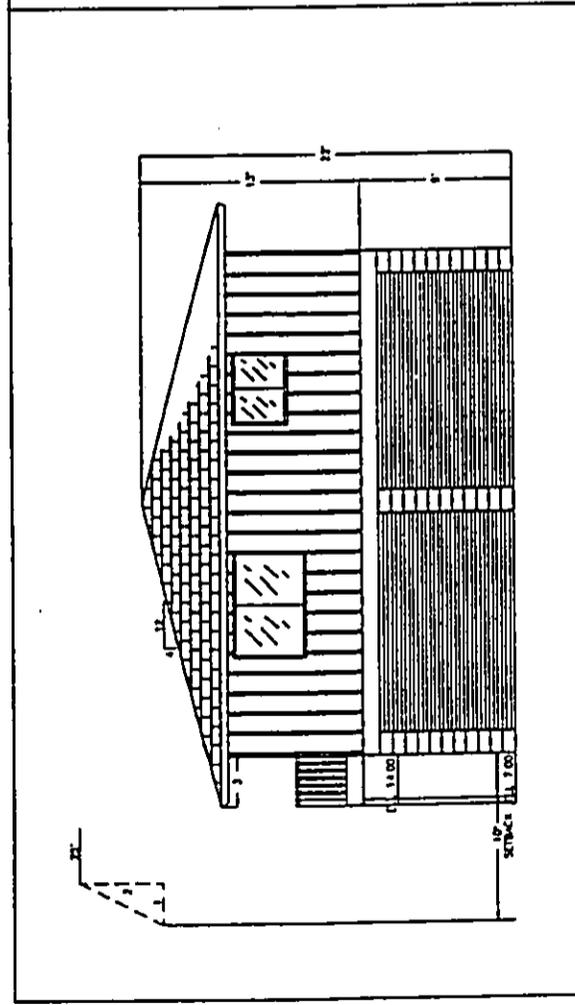
T.M.K. 6-8-11:23  
 6-8-11:23  
 AKULE STREET  
 VE 12 & VE 14  
 10,345 SQ. FT.  
 HOUSE 50 FT  
 DECK 50 FT  
 TOTAL HOUSE PARKING 50 FT  
 PARKING PROVIDED  
 PARKING PROVIDED  
 TOTAL OPEN SPACE  
 OWNER  
 BUILDER  
 PHONE NUMBER

T.M.K. 6-8-11:23  
 DATE: 3/11/96  
 DRAWN BY: J.G.M.

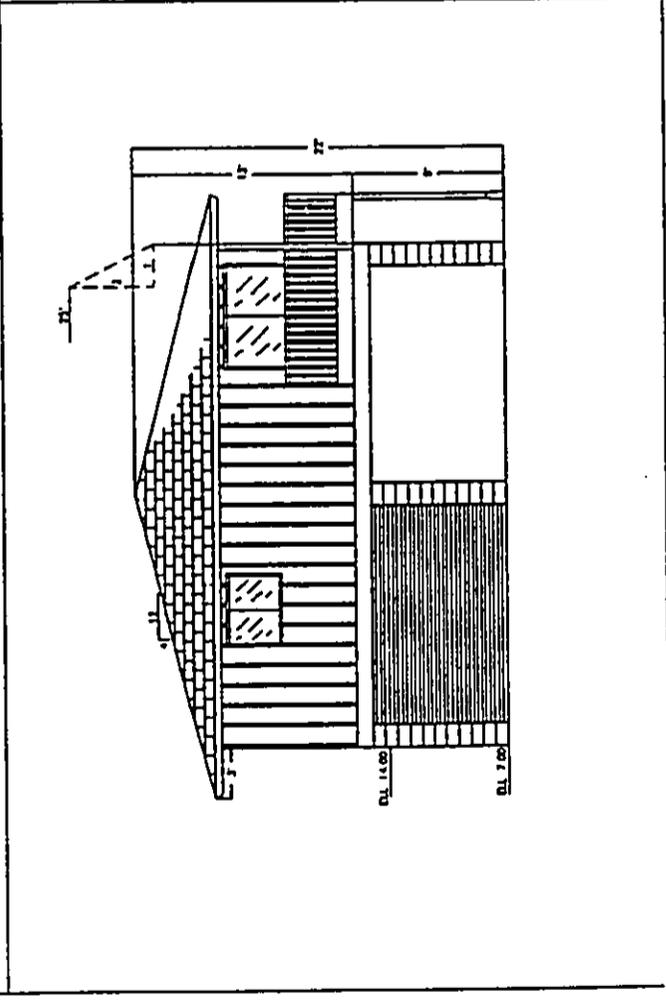
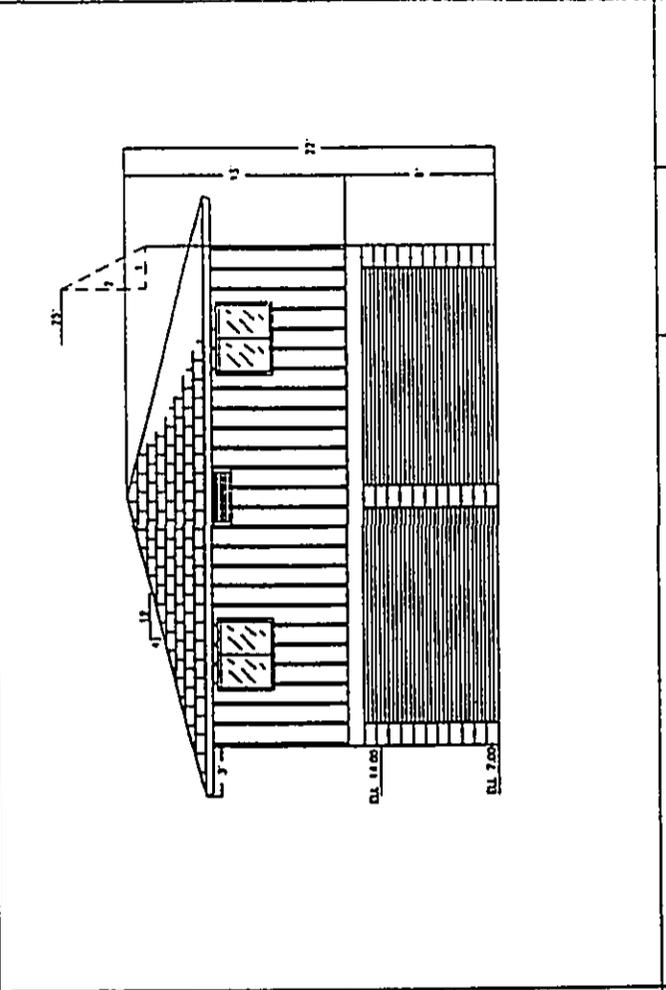




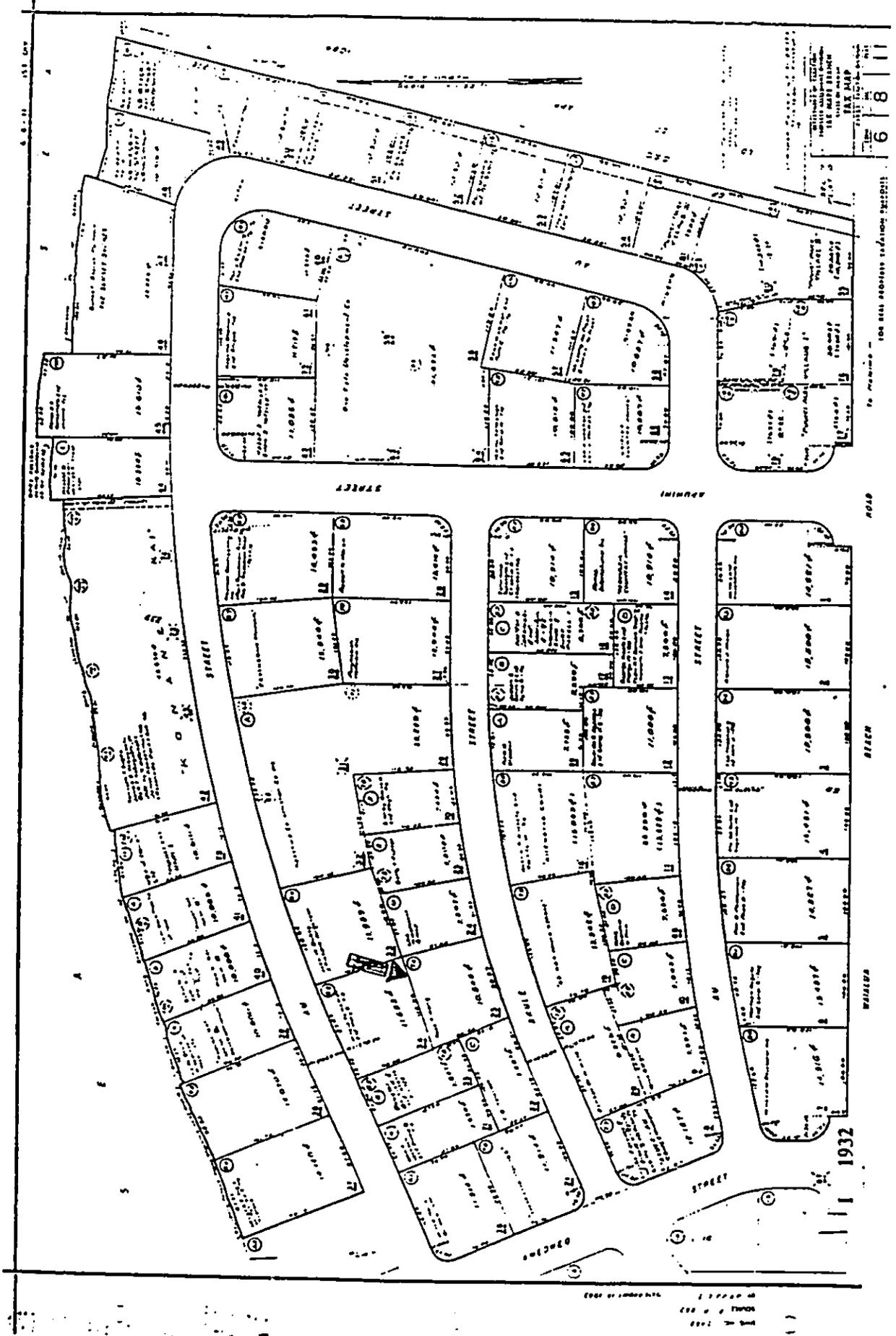
FRONT ELEVATION - UNIT D  
SCALE: 1/4" = 1'



RIGHT ELEVATION - UNIT D  
SCALE: 1/4" = 1'



Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated herein with reference to the tax map and other lands. No liability is assumed by reason of any reliance hereon.



DOCUMENT CAPTURED AS RECEIVED

COASTAL HIGH HAZARD DISTRICT CERTIFICATION  
(Pursuant to Section 7.10 of the Land Use Ordinance)

New Projects, Developments and Substantial Improvements

Project Description: One - 2 bedrm. w/ bath; One - 1 bedrm. w/ bath  
Address: 68-077 Akule St  
City: WAIALUA State: HAWAII Zip: 96791  
Tax Map Key: 6-8-11-23

Section I - Flood Insurance Rate Map Information

COMMUNITY NO.	PANEL NO	SUFFIX	DATE OF FIRM	FIRM ZONE	REGULATORY FLOOD ELEV	COMMUNITY ESTIMATED REG. FLOOD ELEVATION ESTABLISHED FOR ZONE A IF AVAILABLE
150001	0020	B	Sept 4 1987	VE 12	14	

Section II - Elevation Information

- 1. Bottom of the Lowest Horizontal Structural Member..... 16.0 ft./MS.
- 2. Regulatory Flood Elevation..... 14.0 ft.
- 3. Elevation of Highest Adjacent Grade..... 7.50 ft.
- 4. Elevation of Lowest Adjacent Grade..... 6.50 ft.
- 5. Elevation of Bottom of Pilings or Foundation..... 3.50 ft.

Section III - VE Zone Certification Statement

The plans, specifications and methods of construction for the proposed project are in accordance with accepted standards of practice for meeting the provisions of the Flood Hazard Districts, and:

- 1) comply with the standards and requirements of the Flood Hazard District Regulations of the Land Use Ordinance;
- 2) conform to the flood elevations of the Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM); and;
- 3) are adequate to resist the regulatory flood forces; do not increase flood elevations; and do not affect flooding on surrounding properties;

I certify that based upon development and/or review of structural design, specifications, and plans for construction including consideration of the hydrostatic, hydrodynamic and impact loading involved, that the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

- 1.) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the regulatory flood elevation; and
- 2.) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

Section IV - Breakaway Wall Certification Statement

( NOTE: This section must be completed when breakaway walls are used which exceed a design safe loading resistance of 20 pounds per square foot. )

I certify that based upon development and/or review of structural design, specifications, and plans for construction that the design and methods of construction of the breakaway walls are in accordance with accepted standards of practice for meeting the following provisions:

- 1.) Breakaway collapse shall result from a water load less than that which would occur during the regulatory flood;
- 2.) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components; and
- 3.) The space below the lowest floor is useable solely for parking of vehicles, building access and storage.

Section V - Certification

Project plans and specifications include:

- 1) the location of flood hazard boundaries;
- 2) existing and proposed elevations of the property in relation to the elevation reference marks on the Federal Flood Maps;
- 3) the flood elevations, velocity and other data from the Federal Flood Maps and study;
- 4) existing and proposed structures, utilities and improvements; and
- 5) proposed flood proofing measures and improvements.

This certification is conditioned upon the actual construction of the project being in strict accordance with the plans and specifications as stamped and signed by me.

Certifier's Name EDWARD A. RESH  
(print or type)

Affix Seal Below

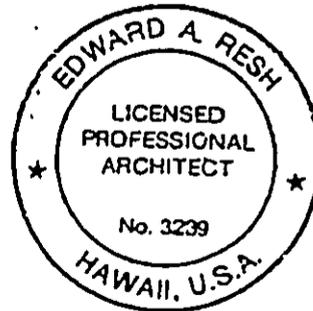
Title ARCHITECT

Company Name ARCHITECTURAL ASSOCIATES

Street Address 560 N. NIMITZ HWY. #204

City HONOLULU, State HAWAII Zip 96817

Signature EDWARD A. RESH Date 4/24/96



STATE OF HAWAII

COUNTY ENVIRONMENTAL ASSESSMENT AND POLICY GUIDELINE

CONSISTENCY DETERMINATION

Project Name: Dale Moore Residences  
Description: Sewage Treatment Plant serving four single-family dwellings  
Location: 68-077 Akule Street, Mokuleia Beach Subdivision  
Tax Map Key: Waialua Oahu  
(1) 6-8-11-23  
County Project File Reference Number: not yet assigned

The following information shall be secured by the applicant from the respective county agencies and other applicable sources before submitting proposed plans for Private Wastewater Treatment Works or Individual Wastewater Systems to the Department of Health:

Municipal Sewerage System

1. Is the proposed project within the service area of an existing municipal sewerage system?  
 Yes. Go to next section.  
 No. Answer question 2.
2. Is a municipal sewerage system planned for the subject area in the near future?  
 Yes. Go to next section.  
 No. Answer questions 3 through 5.
3. Is the proposed private wastewater treatment works or individual wastewater system consistent with your 208 Water Quality Management Plan?  
 Yes.  
 No.

Potable Water Sources

1. Will a private wastewater treatment works or individual wastewater system for the proposed project have an adverse impact upon existing and/or potential potable water sources?

       YES        X   NO

Comments: Per applicant (telecon - 4/29/96), a septic tank system with leach field will be installed. The system should not impact potable water sources. We have no objections to the installation on this parcel (TMK: 6-8-11:23) which is in the Pass zor

2. Will the proposed project be hooking up to the County water system?

  X   YES             NO

Dot Murata      4/29/76  
Department of Water Supply      Date

3. If not, do you plan to hook up to a private drinking water system?

       YES        X   NO

4. Are there existing or proposed drinking water sources on your property?

       YES        X   NO

dale morse      4/24/76  
Applicant      Date

County Zoning and Land Use Permits

1. Is the proposed use consistent with county zoning?..        YES             NO

2. Does the proposed project require a special management area permit?

       YES             NO

If it is required, has the permit been approved?        YES             NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Planning Department      Date

Potable Water Sources

1. Will a private wastewater treatment works or individual wastewater system for the proposed project have an adverse impact upon existing and/or potential potable water sources?

YES  NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Will the proposed project be hooking up to the County water system?

YES  NO

\_\_\_\_\_  
Department of Water Supply Date

3. If not, do you plan to hook up to a private drinking water system?

YES  NO

4. Are there existing or proposed drinking water sources on your property?

YES  NO

\_\_\_\_\_  
Applicant Date

County Zoning and Land Use Permits

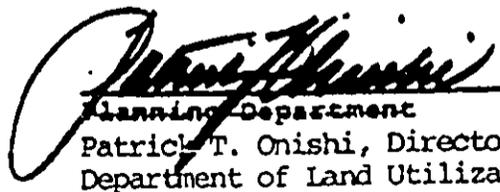
1. Is the proposed use consistent with county zoning?..  YES  NO

2. Does the proposed project require a special management area permit?

YES  NO

If it is required, has the permit been approved?  YES  NO

Comments: Proposal is for an accessory wastewater treatment facility  
on Tax Map Key: 6-8-11: 23.  
\_\_\_\_\_

  
Planning Department  
Patrick T. Onishi, Director  
Department of Land Utilization

June 3, 1996  
Date

4. We concur that a private wastewater treatment works or individual wastewater systems may be considered for the subject project.

Yes.

No.

5. The wastewater sludge generated will be allowed to dispose of same at the county facilities.

Yes.

No. Explanation \_\_\_\_\_  
\_\_\_\_\_

COMMENTS:

*J. K. Hawaii*

Department of Wastewater Management

*May 2, 1996*

Date

Enclosure

June 19, 1996

Mr. Ted Baldau  
Aqua/Waste Engineers  
P.O. Box 1686  
Kailua-Kona, Hawaii 96745

Dear Mr. Baldau:

Subject: Wastewater Treatment Works (WTW) Plans for  
Dale Moore  
Project Site: Aukule St., Mokuleia, Oahu  
TMK: (1) 6-8-11: 23  
IWS File No.: 259

Wastewater Treatment Works (WTW) plans consisting of a multi-flo treatment system to serve three two-bedroom and one one-bedroom dwellings located at the above site have been reviewed by the Wastewater Branch for conformance to applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62 entitled "Wastewater Systems." The IWS plan conforms to applicable provisions of Chapter 11-62.

The Department of Health will sign an applicable county building permit application provided that all information submitted as part of the IWS plan and county building permit application are consistent with each other and meet applicable provisions of Chapter 11-62 at the time of permit signature.

As the professional engineer responsible for the design of the above wastewater plan, it is your responsibility to inform the owner/lessee of the property that a) the WTW plans must be attached to each set of permit construction plans, b) the WTW must be installed by a licensed contractor, c) inspected by the engineer and d) authorized in writing by the Department before use.

Should you have any questions, please feel free to contact the Wastewater Branch at telephone no. 586-4294.

Sincerely,

DENNIS TULANG, P.E.  
Chief, Wastewater Branch

JO:bhm

46-05160

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET  
HONOLULU, HAWAII 96813

JEREMY HARRIS  
XXXXXXXXXXXX  
MAYOR



DONA L. HANAIKE  
XXXXXXXXXXXX  
DIRECTOR

ALVIN A.C. AU  
DEPUTY DIRECTOR

August 7, 1996

TO: PATRICK T. ONISHI, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: DONA HANAIKE, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA) OF WAIALUA PLANTATION  
HOMES, 68-077 AKULE STREET, WAIALUA  
96/SMA-078 (JT)

This is in response to your memorandum of July 29, 1996 requesting our review of the EA attached to a Special Management Area application.

Thank you for the opportunity to review the EA for this residential development project. Based upon the information presented in the EA, we do not foresee that the proposed project will have any significant impact on recreational resources in the area.

Should you have any questions or comments, please contact Terry Hildebrand of our Advance Planning Branch at extension 4246.

  
DONA L. HANAIKE  
Director

DLH:ei

100-05030

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

JEREMY HARRIS  
MAYOR



KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO  
DEPUTY DIRECTOR  
ENV 98-182

August 6, 1996

MEMORANDUM:

TO: PATRICK T. ONISHI, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: *for* KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER *for VP*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)  
WAIALUA PLANTATION HOMES  
TMK: 6-8-11: 23

We have reviewed the subject EA and have the following comments:

1. The EA should address drainage impact on Akule Street.
2. Suggest to direct storm water runoff from driveway into the planted area.
3. Improvements within the City's right-of-way should be in accordance with City standards.

Should you have any questions, please contact Alex Ho at Local 4150.

DOCUMENT CAPTURED AS RECEIVED

TO: Patrick Onishi, Director  
Department of Land Utilization

FROM: Dale and Patricia Moore

RE: Environmental Assessment of Waialua Plantation  
Homes 68-077 Akule Street, Waialua  
96/SMA-078(JT) TMK 6-8-11-23

In response to the memorandum from Kenneth Sprague, Director and Chief Engineer, Department of Public Works, I would like to address the three comments stated in that memorandum:

1. The Akule Street property is sandy soil and has adequate drainage, therefore, the drainage will not have any adverse impact on Akule Street.
2. Driveways on the property will be designed in such a manner that any storm water run off will drain into planted areas of the property.
3. Improvements, if any, made within the City's right of way will be made in accordance with City standards.

Please contact us if any additional information will be needed for the EA.

Sincerely,

*Dale Moore*

Dale Moore  
633-1107

BENJAMIN J. CAYETANO  
GOVERNOR



GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 686-4186  
FACSIMILE (808) 686-4186

September 3, 1996

Mr. Dale Moore and Mrs. Patricia Moore  
59-235 Ke Nui Road  
Haleiwa, Hawai'i 96712

Dear Mr. and Mrs. Moore:

We submit for your response the following comments on a July 1996, special management area draft environmental assessment for the construction of two additional single-family dwellings, for a total of four single-family dwellings, on an apartment zoned lot (also known as "Waialua Plantation Homes"). The document was submitted by a July 29, 1996, letter (96/SMA-078(JT) 96-04578) to our office by Mr. Patrick Onishi, Director of Land Utilization, City and County of Honolulu. Notice of availability of this draft environmental assessment was published in the August 8, 1996, edition of the *Environmental Notice*.

1. **WASTEWATER MANAGEMENT, HOUSING DENSITY AND WATER QUALITY:** Please submit to the Department of Land Utilization information for inclusion in the final environmental assessment which discusses the wastewater treatment plant for the project. In your information submitted to DLU, please discuss whether the surrounding community is sewered. If not sewered, please discuss the cumulative and direct and indirect impacts of your proposal to increase the housing density in the project area. A discussion of the relationship between housing density and water quality in Kaiaka Bay would assist DLU in determining appropriate mitigative measures.

Please submit a copy of this letter and your response to the City and County of Honolulu, Department of Land Utilization for their inclusion in the final environmental assessment for this project. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist at 586-4185. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Gill".

GARY GILL  
Director

for

c: Hon. Patrick T. Onishi, Director of Land Utilization  
Ms. Joan Takano, Department of Land Utilization

DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

**TO: DEPARTMENT OF LAND UTILIZATION**

**FROM: DALE MOORE**

**RE: WASTEWATER MANAGEMENT, HOUSING DENSITY AND WATER  
QUALITY FOR 68-077 AKULE STREET, WAIALUA, OAHU  
TMK (1) 6-8-11-23**

The above referenced project will be serviced by a private sewage treatment plant (see attached Department of Health approval letter).

The sewage will go into a multi-flo treatment tank and the treated water is then distributed into a seepage bed. The sludge in the tank is tested weekly to determine the need to pump the tank, which will be approximately once a year. All of the developed properties in the A-1 zoned subdivision have private sewage treatment plants. Because all the sewage from this area is treated it has no effect on Kaiaka Bay.

September 16, 1996

Mr. Patrick T. Onishi, Director  
Ms. Joan Takano  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu HI 96813

RE: ENVIRONMENTAL ASSESMENT FOR  
68-077 AKULE STREET, WAIALUA, OAHU  
TMK (1) 6-8-11-23 (96/SMA-078(JT) 96-04578)

Dear Mr. Onishi and Ms. Takano:

At the request of Gary Gill, Director of the Office of Environmental Quality Control, I am submitting to you a copy of the approval letter from the Department of Health for the wastewater treatment works at the above referenced project. I am also submitting to you additional information to assist in the final environmental assessment for the project.

Please contact me at 638-1107 for any questions or comments.

Sincerely,

*Dale Moore*

Dale Moore  
59-235 Ke Nui Road  
Haleiwa HI 96712

RECEIVED JUN 26 1996

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



LAWRENCE MIKE  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3376  
HONOLULU, HAWAII 96821

In reply, please refer to:  
EMD / WB

June 19, 1996

Mr. Ted Baldau  
Aqua/Waste Engineers  
P.O. Box 1686  
Kailua-Kona, Hawaii 96745

Dear Mr. Baldau:

Subject: Wastewater Treatment Works (WTW) Plans for  
Dale Moore  
Project Site: Aukule St., Mokuleia, Oahu  
TMK: (1) 6-8-11: 23  
IWS File No.: 259

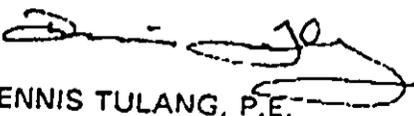
Wastewater Treatment Works (WTW) plans consisting of a multi-flo treatment system to serve three two-bedroom and one one-bedroom dwellings located at the above site have been reviewed by the Wastewater Branch for conformance to applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62 entitled "Wastewater Systems." The IWS plan conforms to applicable provisions of Chapter 11-62.

The Department of Health will sign an applicable county building permit application provided that all information submitted as part of the IWS plan and county building permit application are consistent with each other and meet applicable provisions of Chapter 11-62 at the time of permit signature.

As the professional engineer responsible for the design of the above wastewater plan, it is your responsibility to inform the owner/lessee of the property that a) the WTW plans must be attached to each set of permit construction plans, b) the WTW must be installed by a licensed contractor, c) inspected by the engineer and d) authorized in writing by the Department before use.

Should you have any questions, please feel free to contact the Wastewater Branch at telephone no. 586-4294.

Sincerely,

  
DENNIS TULANG, P.E.  
Chief, Wastewater Branch

JO:blm

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801

1996 SEP 10 AM 7:53  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

LAWRENCE MIKE  
DIRECTOR OF HEALTH

In reply, please refer to:

September 10, 1996

96-125/epo

Mr. Patrick Onishi, Director  
Department of Land Utilization  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Environmental Assessment, Chapter 25, ROH Projects  
within the Special Management Area  
Project Name: Waialua Plantation Homes  
Location: 68-077 Akule Street  
Wailua, Oahu  
TMK: 6-8-11: 23

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

At this time, we have no objections to the proposed construction as described (two - 2 bedroom, 1 bath homes with a wastewater treatment plant and soil absorption system; and two additional homes, one - 2 bedroom, 1 bath and the other a 1 bedroom, 1 bath proposal) as we concur with the proposed method of wastewater treatment and disposal.

Our wastewater treatment works File 259 indicates that plans consisting of a Multi-Flo treatment system to serve three, 2 bedroom and one, 1 bedroom dwellings located at the above site have been reviewed by the Wastewater Branch for conformance to applicable provisions to Chapter 11-62, "Wastewater Systems." Enclosed is a copy of the approval letter dated June 19, 1996.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Mr. Patrick Onishi  
September 10, 1996  
Page 2

96-125

Should you have any questions, please contact Ms. Lori Kajiwara  
of the Wastewater Branch at telephone 586-4294.

Sincerely,

  
for BRUCE S. ANDERSON, Ph.D.  
Deputy Director for Environmental Health

Attachment

c: WWB

December 18, 1996

TO: DLU

FROM: Dale Moore

RE: (96/SMA-078(JT) 96-04578)  
68-077 Akule, Waialua Oahu

The community surrounding the above project is not sewered. Therefore, a wastewater system has been installed to service the project. Although there will be an increase of two additional homes on the property, the wastewater system installed has a 98% removal rate of bacteria and a 99% removal rate of virus in the effluent. The quality of water that goes into the ground and Kaiaka Bay is environmentally safe effluent. The system will be pumped every 1-2 years to remove the excess solids. This is typical for the average single family home. Of course the capacity of the system is for the four total units.

Secondly, with regards to the storm water runoff from the project; with the lot size of 10,345 square feet with two existing homes of 900 square feet each, there is 8,545 square feet of open area remaining. The two additional proposed homes of 900 square feet each would leave 6,745 square feet of open area. A driveway to serve all four homes would cover approximately 1,600 square feet. This leaves 5,145 square feet of open space. This open space is approximately 50% of the overall lot size. With sandy soil and the high percolation rate determined by Aqua-Waste Engineering, drainage on this lot is extremely good and therefore runoff is at a minimum and will have little or no impact on the storm drain system.

**END**

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF  
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2004

DATE

Jelle Kadi

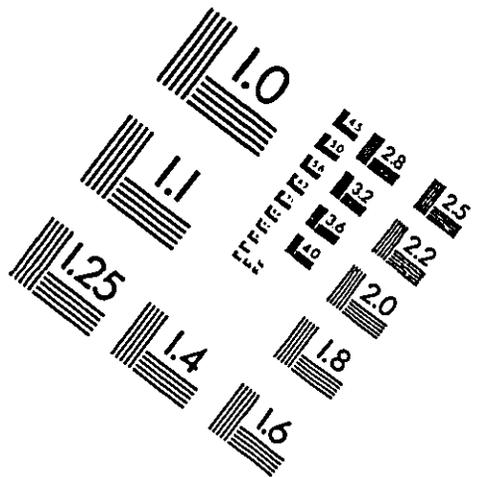
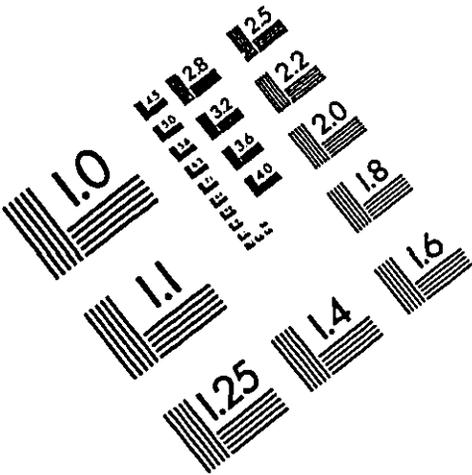
SIGNATURE OF OPERATOR



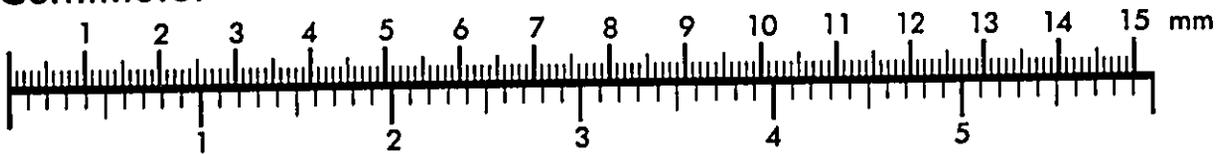
**AIM**

**Association for Information and Image Management**

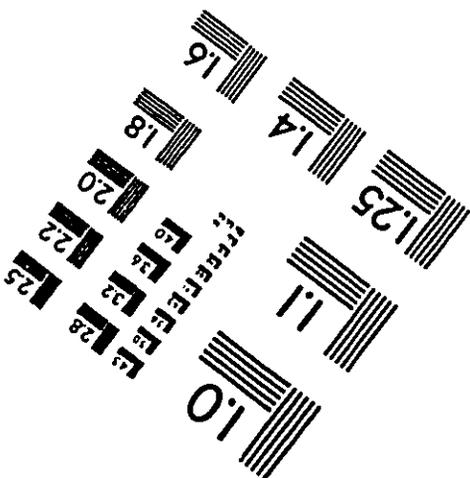
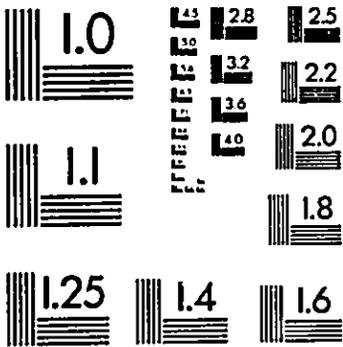
1100 Wayne Avenue, Suite 1100  
Silver Spring, Maryland 20910  
301/587-8202



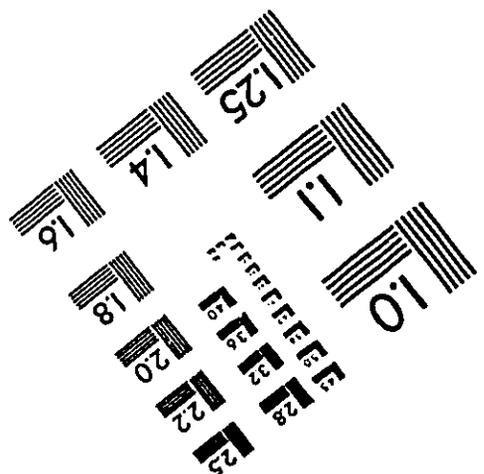
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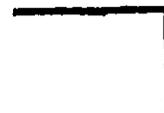
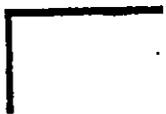
**Inches**



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