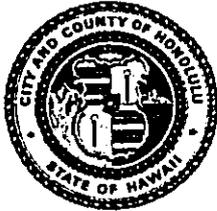


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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



FRANK F. FASI
MAYOR

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

RECEIVED

September 24, 1992

'92 SEP 28 10:36

DEPARTMENT OF LAND UTILIZATION
92/SV-6 (DT)

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Kamehameha Schools/Bishop Estate
Agent : Austin, Tsutsumi & Associates
Applicant : Abigail Kawananakoa
Location : 53-193 Kamehameha Highway, Punaluu,
Oahu
Tax Map Key : 5-3-1: 3
Request : To allow (retain) a 12-foot wide,
24-foot long after-the-fact
concrete boat ramp within the
shoreline setback area
Determination : A Negative Declaration Is Issued

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

APPROVED


DONALD A. CLEGG
Director of Land Utilization

DAC:ct

165

1992-10-08-0A-~~FEA~~-Kawananakoa
Boat Ramp

OCT 8 1992



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

*92 JUN 5 PM 2 56

TED S. KAWAHIGASHI, P.E.
GEORGE M. NEUFFER, P.E.
KENNETH K. KUROKAWA, P.E.
THOMAS S. OTAGURO
IVAN K. NAKATSUKA, P.E.

DEPT OF LAND UTILIZATION
COUNTY OF HONOLULU

ENVIRONMENTAL ASSESSMENT

IN CONNECTION WITH SHORELINE SETBACK VARIANCE APPLICATION

FOR THE ABIGAIL K. KAWANAKOA PROPERTY

AT 53-193 KAMEHAMEHA HIGHWAY

PUNALUU, KOOLAULOA, OAHU, HAWAII

TAX MAP KEY 1ST DIVISION 5-3-01:3

April 24, 1992

CONTENTS

<u>Section</u>	<u>Title</u>	<u>Page</u>
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II	General Location Description (Map A)	2, 3
III	Boat Ramp Construction	3
IV	Building Permit Process (Map B)	3
V	Current Map (Map C)	4
VI	Photographs	4 to 7, incl
VII	Environmental Impact	4

REPLY TO:
501 SUMNER STREET, SUITE 521 • HONOLULU, HAWAII 96817-5031
PHONE 808/533-3646 • FAX NO. 525-1267

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII • HILO, HAWAII



I. General Information

- A. Applicant: Abigail K. Kawanana (lessee)
P.O. Box 746
Nuevo, CA 92567
Phone (714) 928-3184
- B. Recorded Fee Owner:
Kamehameha Schools/Bishop Estate
P.O. Box 3466
Honolulu, HI 96801
Phone: Jim Bassett 523-6200
- C. Agent: Austin, Tsutsumi & Associates, Inc.
501 Sumner Street #521
Honolulu, HI 96817
Phone: John C. Mann 533-3646
- D. Tax Map Key: 5-3-01:3

II. General Location Description

The subject property is comprised of Lots 2 and 3 of the Punaluu Beach Lots (File Plan 202) and accretion thereto, the total area being 56,813 square feet. This premium beachfront subdivision was created in the year 1916, being among the first of its kind on this side of the island. The large two-story dwelling thereon has been the dominant structure at Punaluu beach for over six decades. The property location, as indicated by the large arrow highlighted in yellow on the attached map labeled Map A, which is a portion of U.S.G.S. "KAHANA" Quad, lies between Punaluu Beach Park to the Northwest and Kahana Bay Beach Park to the South, both highlighted in pink thereon.

The property is located on a relatively straight stretch of beach approximately 1,000 feet long which faces directly into the normal tradewinds and ocean waves. Along the shoreline is a substantial boulder revetment the height of which is about 6 feet above mean sea level, constructed with official authorization at some unknown date but believed to be before the year 1980.

The property is zoned R-5 and is shown on FIRM Panel No. 150001 0030B, bearing revised date September 4, 1987, in Zone VE(EL 10).

The adjoining ocean area is ideal for recreational boating and fishing, however, the revetment as constructed, although perfectly suited to its primary purpose of erosion prevention,

because of its mass and character practically barred access to the beach to all except lightweight and smaller motored craft capable of being transported easily by hand. The nearest public boat ramp is located at Kahana Bay Beach Park, more than one mile distant from the subject property. Thus the revetment restricted the full use and enjoyment of this property as a beach lot, a use which commenced at the time of its creation in 1916.

III. Boat Ramp Construction

At some unknown date, but believed to be before the year 1985, the applicant/lessee caused to be built a reinforced concrete boat ramp through the revetment near the North corner of her property. The ramp was approximately 12 feet wide and 48 feet long, about one-half the length being on her private property within the 40-foot shoreline setback area, and the other half being on the shore in the conservation area. The construction was accomplished without a City and County building permit (as to the privately located portion) and without a permit from both the Department of Land and Natural Resources and Corps of Engineers (as to the portion outside her property).

As a result of the foregoing violation both the owner and lessee were cited by the Building Department, and the lessee was charged by the owner with the responsibility for abating the violation. Consequently, Austin, Tsutsumi & Associates, Inc. was professionally engaged by the lessee to act on her behalf.

IV. Building Permit Process

The process of securing an after-the-fact permit by the Building Department was commenced by Application No. A 91-03-301 dated March 6, 1991. Thereafter, a shoreline survey was conducted, and an application for shoreline certification was filed with the Department of Land and Natural Resources. In order for a shoreline determination to be made by DLNR, the applicant/lessee was required to demolish and remove from the conservation area the portion of the ramp lying thereon. Consequently, said removal was accomplished and the shoreline map was amended, not however as to the location of the shoreline, which remained unaltered, but only to show the absence of the makai portion of the ramp. As a result, the amended shoreline map was approved January 13, 1992. Attached hereto and labeled Map B is a print of said map bearing the stamp of approval by the chairman, DLNR. On Map B the remainder portion of the ramp is highlighted in yellow.

V. Current Map

Attached hereto and labeled Map C is a map last dated January 13, 1992 revised to show the 40-foot shoreline setback line and elevations at the ramp. On Map C the remainder portion of the ramp and elevations are highlighted in yellow and pink, respectively.

VI. Photographs

A. Attached hereto on pages 5 and 6 are photographs taken April 30, 1991 (before demolition) marked 1 to 4, inclusive, described as follows:

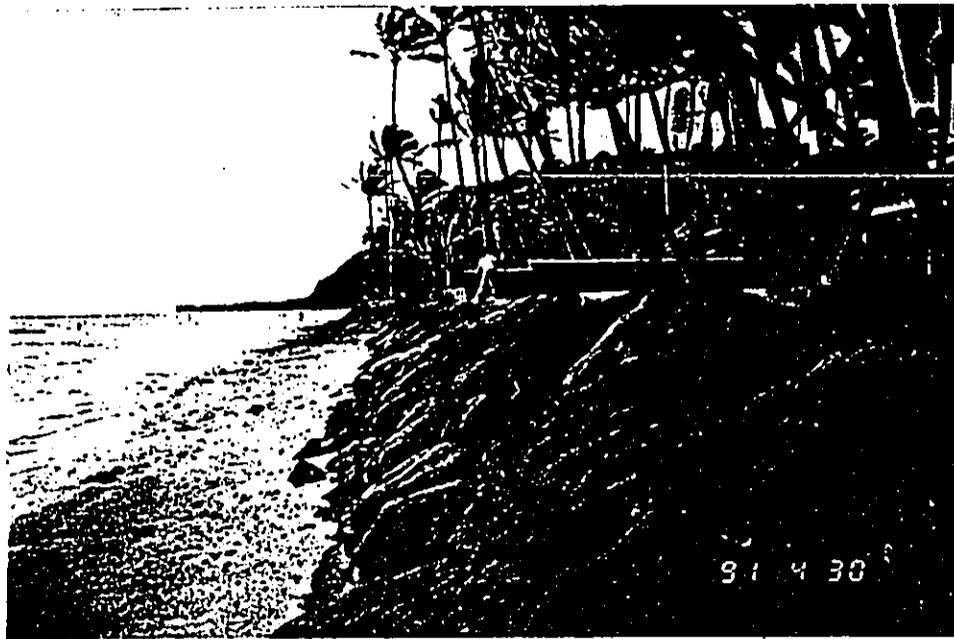
1. Camera at seaward face of revetment at the mid property angle, looking Southeast, showing the general character of the revetment.
2. Camera on shore, seaward of location 1, looking Northwest, showing revetment in foreground, ramp and revetment in background.
3. Camera on private property just Southeast of ramp, looking Southeast, showing lawn and trees in shoreline setback area.
4. Camera on ramp on private property, looking South, two-story dwelling and lawn in background.

B. Also attached hereto on page 7 are photographs taken December 13, 1991 (after demolition) marked 5 and 6, described as follows:

5. Camera on shore near North corner of property, looking Southeast, showing opening in revetment and ramp cut off at shoreline.
6. Camera on shore at ramp, looking mauka, showing cutoff ramp in foreground and residence in background.

VII. Environmental Impact

There is no evidence that the remainder portion of the boat ramp, which lies entirely within the shoreline setback area, has had any impact whatever upon the environment. It is well-designed and constructed. Its use is entirely compatible with the traditional recreational use of beach front property and, therefore, manifests justification for the issuance of a shoreline setback variance.



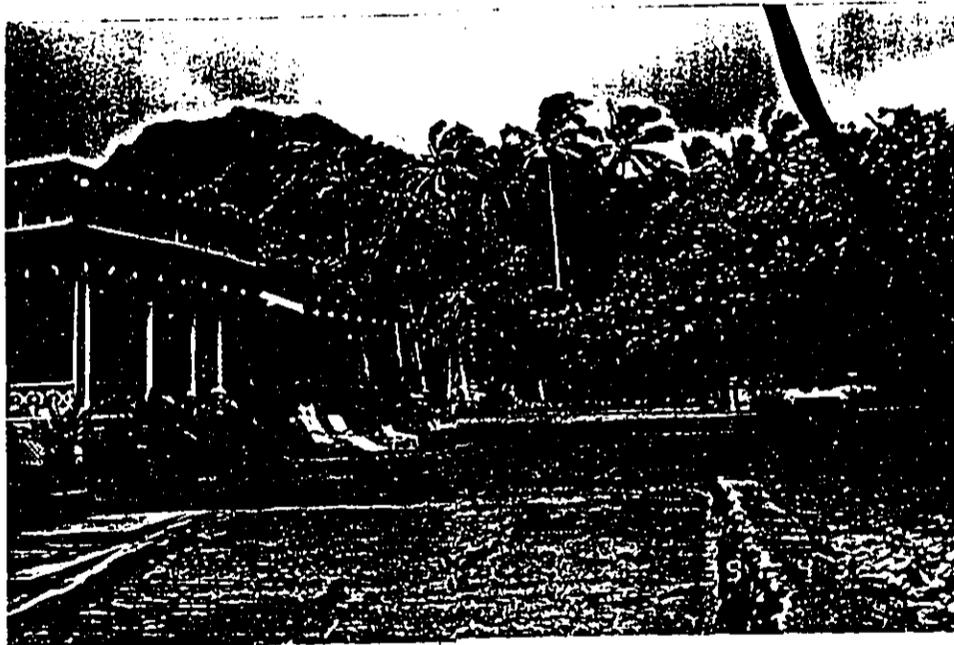
1. Camera at seaward face of revetment at the mid property angle, looking Southeast, showing the general character of the revetment.



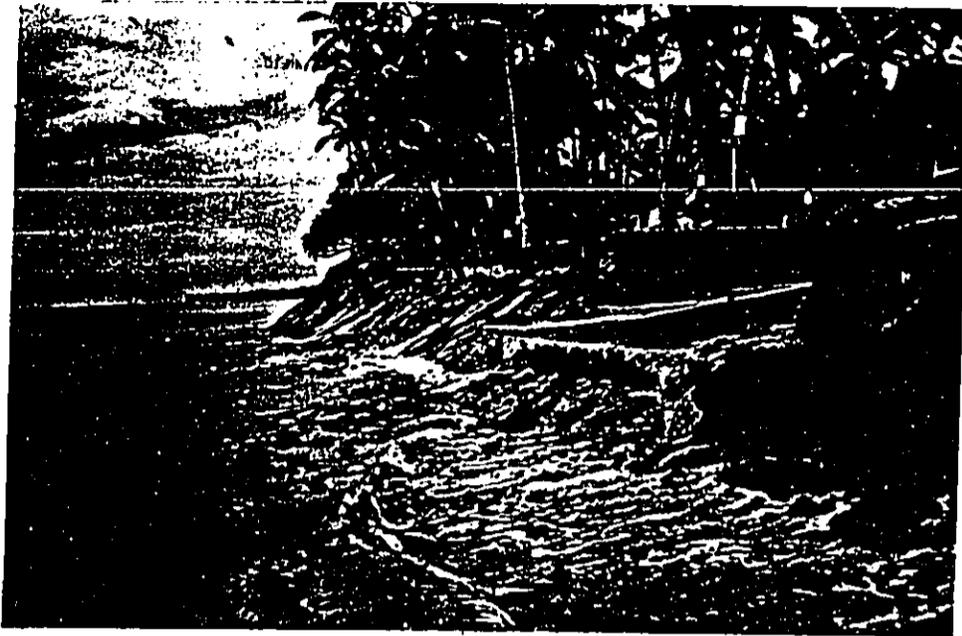
2. Camera on shore, seaward of location 1, looking Northwest, showing revetment in foreground, ramp and revetment in background.



3. Camera on private property just Southeast of ramp, looking Southeast, showing lawn and trees in shoreline setback area.



4. Camera on ramp on private property, looking South, two-story dwelling and lawn in background.



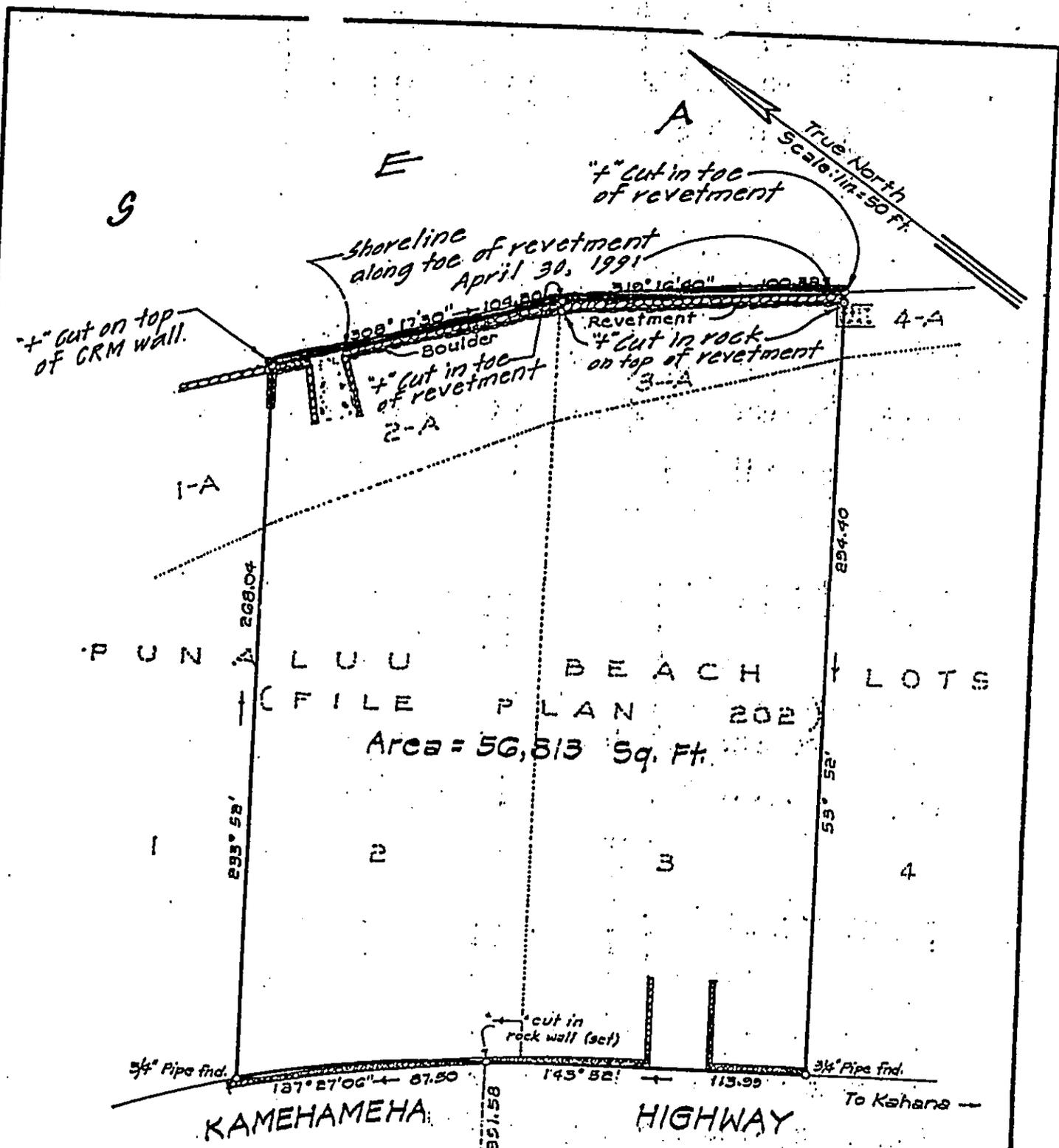
5. Camera on shore near North corner of property, looking Southeast, showing opening in revetment and ramp cut off at shoreline.



6. Camera on shore at ramp, looking mauka, showing cutoff ramp in foreground and residence in background.



MAP A



PUNALUU BEACH LOTS
 (FILE PLAN 202)
 Area = 56,513 Sq. Ft.

KAMEHAMEHA HIGHWAY

The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline. JAN 13 1992
Phoebe Chairman, Board of Land and Natural Resources

MAP SHOWING PROPERTY OF KEKAULIKE KAWANANAKOA

AT PUNALUU, KOOLAULOA, OAHU, HAWAII
 TMK: 5-3-01: 3



This work was prepared by me or under my supervision.

John Cline Mann
 Registered Professional Surveyor
 Certificate Number 574-S

Rev. April 30, 1991
 Jan. 30, 1986

JOB NO. 0-86-24
 FB: 505: 57-68

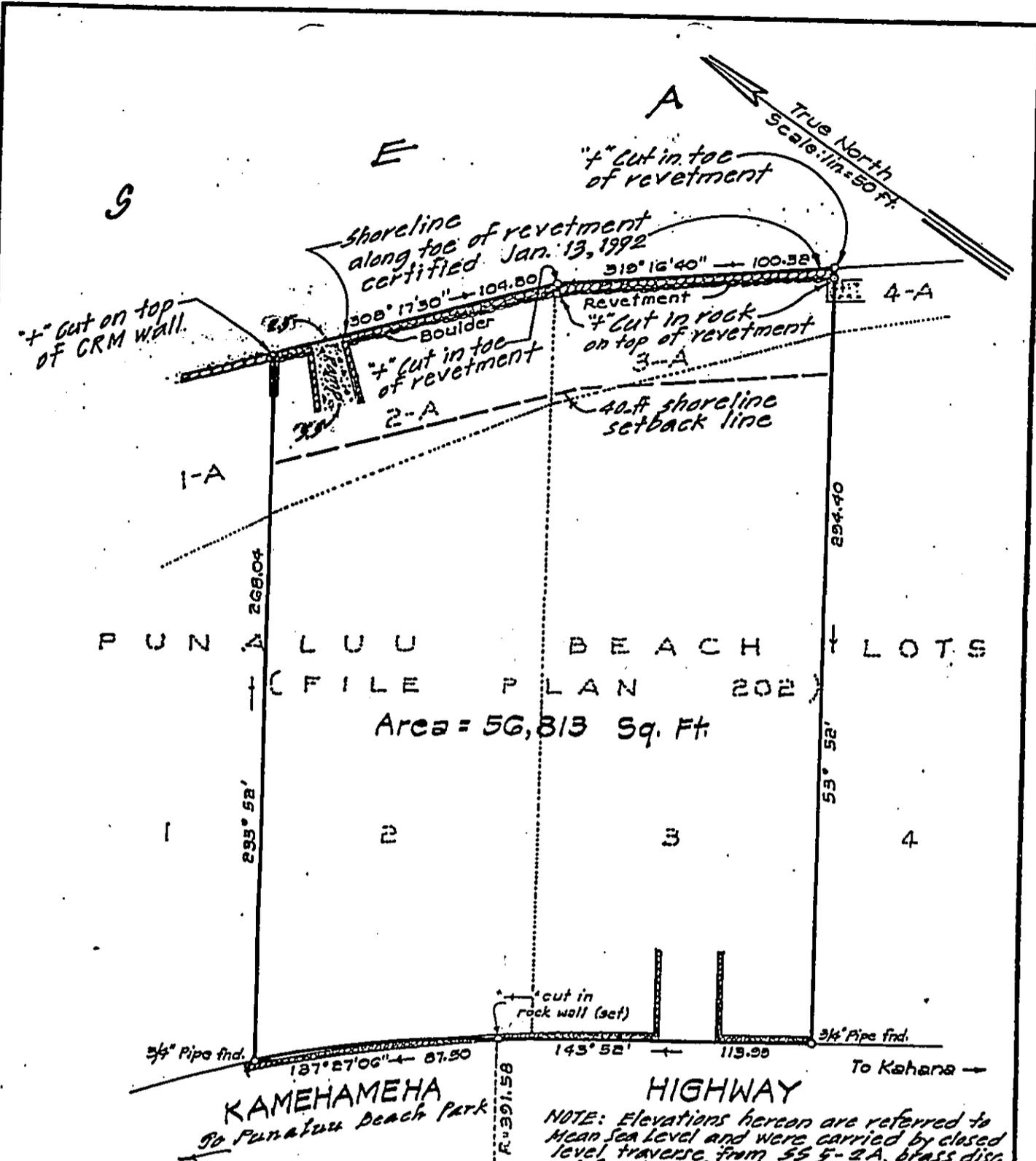


AUSTIN, TSUTSUMI & ASSOCIATES, INC.

ENGINEERS • SURVEYORS
 HONOLULU HILO KAHULUI HAWAII

MAP B

745 FORT STREET
 SUITE 900



This work was prepared by me or under my supervision.

John Cline Mann
 Registered Professional Surveyor
 Certificate Number 574-9

MAP SHOWING PROPERTY OF
 KEKAULIKE KAWANANAKOA

AT PUNALUU, KOOLAULO, OAHU, HAWAII

TMK: 5-3-01: 3

Jan. 13, 1992
 Dec. 10, 1991
 Rev. April 30, 1991

JOB NO. 0-86-24



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Jan. 30, 1986

FB: 505: 57-6A

ENGINEERS • SURVEYORS
 HONOLULU HILO, KAHULUI, HAWAII

MAP C

745 FORT STREET
 SUITE 900



AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS
CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TED S. KAWAHIGASHI, P.E.
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THOMAS S. OTAGURO
WAN K. NAKATSUKA, P.E.

'92 JUN 5 PM 2 54

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

SUPPLEMENTAL INFORMATION
MAY 28, 1992

FOR ATTACHMENT TO
ENVIRONMENTAL ASSESSMENT
IN CONNECTION WITH SHORELINE SETBACK VARIANCE APPLICATION
FOR THE ABIGAIL K. KAWANANAKOA PROPERTY
AT 53-193 KAMEHAMEHA HIGHWAY
PUNALUU, KOOLAULOA, OAHU, HAWAII
TAX MAP KEY 1ST DIVISION 5-3-01:3
Dated April 24, 1992

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<u>Section</u>	<u>Title</u>	<u>Page</u>
V	Current Map (Map C, revised 5/28/92)	2
VIII	Affected Environment	2
IX	Construction Drawing	Separate

REPLY TO:
501 SUMNER STREET, SUITE 521 • HONOLULU, HAWAII 96817-5031
PHONE 808/533-3646 • FAX NO. 526-1267

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII • HILO, HAWAII



V. Current Map

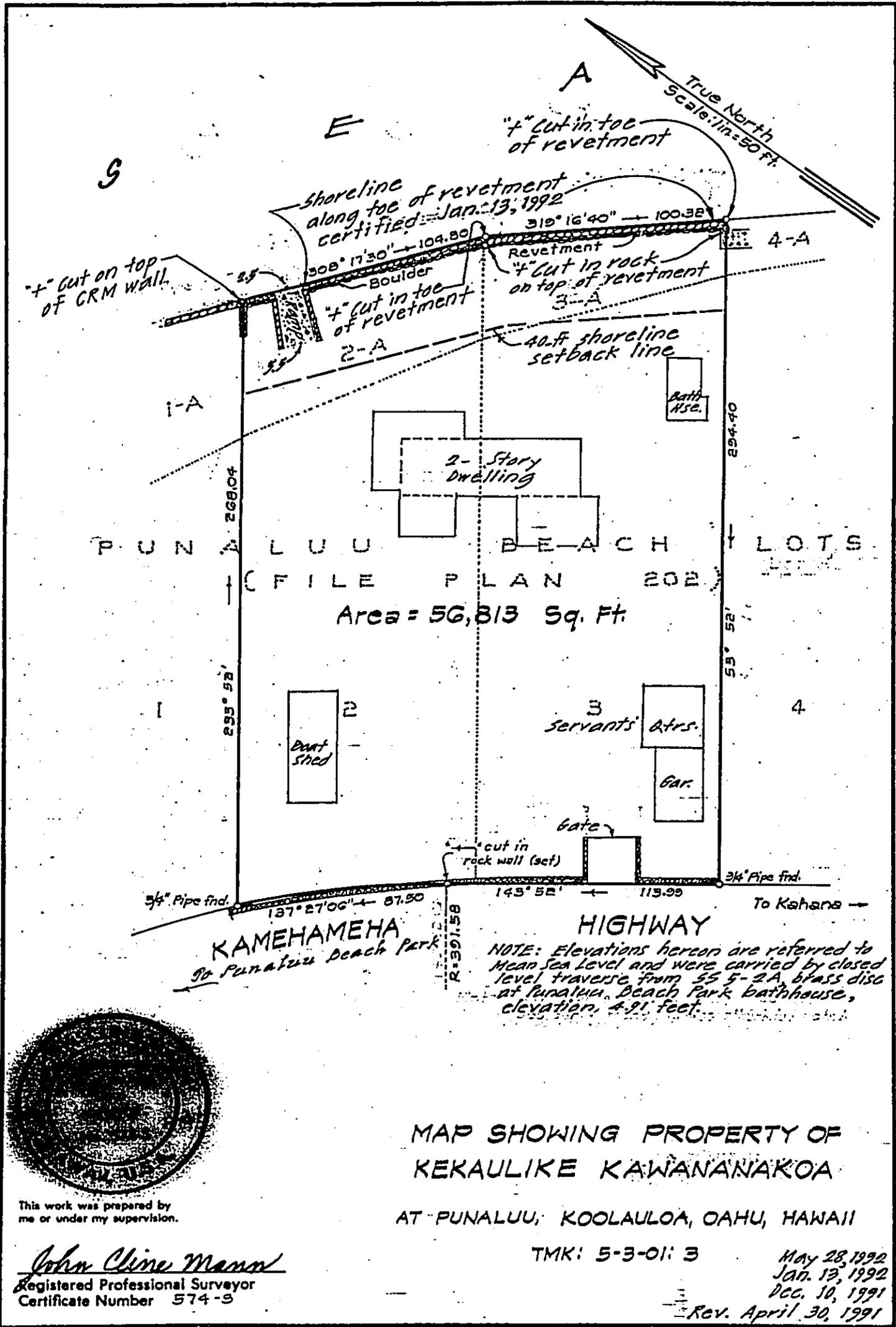
Attached hereto is a print of Map C, revised May 28, 1992 to show all the structures located on the subject premises.

VIII. Affected Environment

There are none of the following either in the proximity of or affected by the subject ramp, which is located within the 40-foot shoreline setback area: rare, threatened or endangered species and their habitats; wildlife and wildlife preserves; wetlands and lagoons. Nor are the adjoining shore area, tidal and submerged lands and fishing grounds in any way affected by the subject ramp.

IX. Construction Drawing (detached)

Print of sheet 1 of 1 sheet dated March 1, 1991 with attached building permit application and Building Department stamp dated March 6, 1991.



This work was prepared by me or under my supervision.

John Cline Mann
 Registered Professional Surveyor
 Certificate Number 574-S

JOB NO. 0-86-24
 FB: 505: 57-62



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

ENGINEERS • SURVEYORS
 HONOLULU • HILO • KAHULUI HAWAII

MAP

745 FORT STREET
 SUITE 900