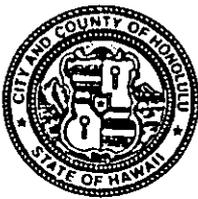


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



RECEIVED

RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

02 SEP -9 A9:26
2002/SV-3 (DT)

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

September 3, 2002

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

CHAPTER 343, HAWAII REVISED STATUTES
FINAL ENVIRONMENTAL ASSESSMENT (EA)

Landowner/
Applicant : Morita Company, Inc.
Agent : Roy K. Yamamoto
Location : 4415 Kahala Avenue - Kahala
Tax Map Keys : 3-5-3: 10 (Lots 26 and 26-A)
Request : Shoreline Setback Variance
Proposal : Allow (retain) a 2-foot high addition
(with a metal fence on top) to an
existing Concrete Rubble Masonry
seawall and backfill within the
shoreline setback area.
Determination : A Finding of No Significant Impact is /
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

92

Ms. Genevieve Salmonson, Director
Page 2
September 3, 2002

We have enclosed a completed OEQC Bulletin Publication Form, four copies of the Final EA, and disk containing the project summary. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,


For RANDALL K. FUJIKI, AIA
Director of Planning
and Permitting

RKF:cs

Enclosures

cc: Roy K. Yamamoto

posse doc no. 154162

93

SEP 23 2002

RECEIVED **FILE COPY**

2002-09-23-0A-FEA-Morita

FINAL ENVIRONMENTAL ASSESSMENT, LULU

SHORELINE SETBACK VARIANCE FOR
SEAWALL AT 4415 KAHALA AVENUE
Kahala Subdivision, Oahu, Hawaii

Submitted By

Morita Co., Inc.
1580 Makaloa Street
Suite 790
Honolulu, Hawaii 96814

July 2002

FINAL ENVIRONMENTAL ASSESSMENT

**SHORELINE SETBACK VARIANCE FOR
SEAWALL AT 4415 KAHALA AVENUE**
Kahala Subdivision, Oahu, Hawaii

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes; Title 11, Chapter 200,
Hawaii Administrative Rules, Department of Health, State of Hawaii;
Chapter 23 Shoreline Setbacks and Chapter 25 Special Management Area,
Revised Ordinances of Honolulu

Prepared for

Morita Co., Inc.
1580 Makaloa Street
Suite 790
Honolulu, Hawaii 96814

Prepared by

Roy K. Yamamoto Architect, AIA Inc.
1580 Makaloa Street
Suite 788
Honolulu, Hawaii 96814

and

Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814

July 2002

SUMMARY INFORMATION

Proposed Action: Request for Shoreline Setback Variance

Applicant: Morita Company Inc.
1580 Makaloa Street
Suite 790
Honolulu, Hawaii 96814

Approving Agency: Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96814

Need for Assessment: Any use within the shoreline area as
defined in Section 205A-41, HRS
 (§11-200-6 (b)(C))

Tax Map Key: 3-5-003: 010 (Lots 26 and 26-A)
Land Area: 37,213 Square Feet
Landowner: Morita Company Inc.

Existing Use: CRM Seawall

State Land Use Designation: Urban
Development Plan Area: Primary Urban Center
Land Use Map: Residential
Zoning: R-7.5
Special Management Area: Within Special Management Area
Special District: None

Determination: Finding of No Significant Impact

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SECTION 1

DESCRIPTION OF THE PROPOSED ACTIVITY

Morita Company Inc., owners of real property with a street address of 4415 Kahala Avenue, is requesting a shoreline setback variance to permit a portion of an existing seawall at said shoreline lot to remain in place. The property bears TMK: 3-5-003: 010 encompassing an area of 37,213 square feet. A Location Map is attached.

A. Shoreline Setback Variance Request

The shoreline is protected with a cement rubble masonry (crm) seawall approximately 120 feet long and 9 feet in height. The wall is topped with a 28" high metal guardrail. The bottom 7 feet of the seawall is considered to be non-conforming because it was built prior to June 22, 1970, the inception date of the shoreline setback rules (Department of Planning and Permitting, 2002). This lower section of the seawall is a legal shoreline structure. This lower section of the seawall is referred to in this document as the "original" seawall.

The Department of Planning and Permitting also has indicated that no permit was approved for the construction of a 2-foot cement rubble masonry addition and the metal guardrail on top of the original seawall. The top 2-feet of the seawall and the guardrail are thus illegal. In this document, the 2-foot crm addition and 28" high metal guardrail are referred to as the "addition".

Applicant desires to retain the seawall as is and is submitting this application for a shoreline setback variance to allow the 2-foot crm and 28" wrought iron railing to remain.

B. Description of the Existing Seawall

The date in which the original seawall was constructed cannot be confirmed. City records suggest that the original seawall was built before 1967 and thus is a legal, but non-conforming shoreline structure. The addition was built sometime between 1991 and 1994. File photographs at the Department of Planning and Permitting taken in 1991 show only the original seawall. Photos taken in 1994 show the addition on top of the original seawall.

The original seawall was constructed as a retaining wall to prevent soil loss in the direction of the ocean and to protect the seaward side of the lot from wave erosion. It appears that the lot was raised and the addition built for the same purpose as the original seawall. Ground height varies between 1 to 1½ feet below the height of the wall. The metal guardrail is both an ornamental and safety feature.

The seawall is constructed of rock set with cement mortar. When viewed from the ocean, the original seawall and the addition can be differentiated by the absence of grouted material on the addition and color of the rock (See Image 1). A building permit application submitted to the Department of Planning and Permitting in 1998 included drawings showing a seawall built with a straight face on the ocean side and tapered on the landward side. The wall was dimensioned at 7' 6" in height, 14" wide at its crest, and a foundation width of 3' 9". The drawing also shows that the wall extends 2' below ground. An exposed rock and cement toe protrudes about 12" from the base of the wall on its seaward side (See Images 2 and 3). The exposed toe indicates that the wall is keyed to a rock base and, at low tide, appears to be floating above water.

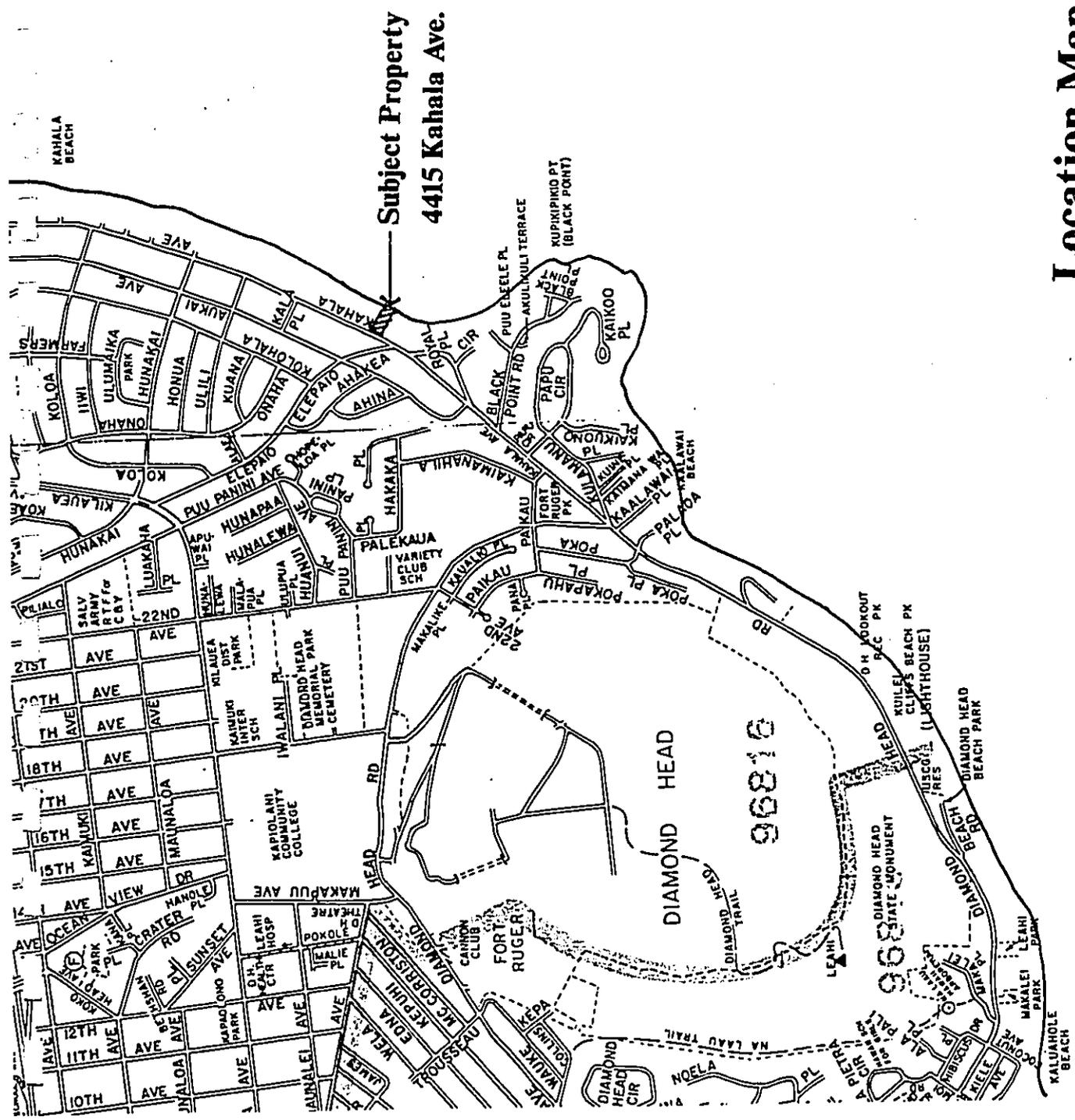
Field measurements confirm that the existing seawall is 8' 6" in height measured from the waterline (or approximately 9 feet measured from the ocean bottom), 120 feet long, and 14" wide at its crest (See Section). The bottom width and depth of footing could not be determined.

Flexible drain pipe (3" in diameter) protrudes through the wall near its northeast and southwest corners. The pipes function as weep holes to relieve hydrostatic pressure on the wall. A

depression behind the wall in the northeast corner feeds the drain at that location. It appears that the depression functions as a silting basin.

A CRM stairway with a metal gate located at the southern end of the seawall provides access to the ocean. The steps are in good condition but the bottom two risers have crumbled and the rocks are piled on the beach.

Inspection of the wall from the ocean side revealed some settlement cracks extending from the northeastern corner for a distance of about 25 feet. Two sets of horizontal cracks were visible indicating some vertical movement. Although portions of the concrete footing supporting the CRM wall are visible, there does not appear to be any undermining of the foundations (Hirata, 2002).



Subject Property
4415 Kahala Ave.

Location Map

KAHALA AVENUE

LOT 25

331'10" ←
21.31

330'24"

119.70

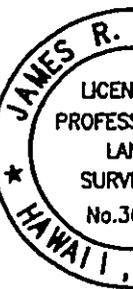
4415 KAHALA AVENUE
LOT 26
37,213 Sq.Ft.

241'09"

21.25
151'10" ←

150'33"

LOT 27 - B



OWNER: MORITA COMPANY
c/o LEXON PROPERTIES
1440 KAPIOLANI BOULEVARD, SUITE 1201
HONOLULU, HI 96814

THIS WORK WAS
ME OR UNDER M

02007100.dwg/1374.67/rcdc/jan18

TAX MAP KEY : 3 - 5 - 03 : 10

LOT 25

281.34

TRUE NORTH
SCALE: 1 IN. = 40 FT.

KAHALA AVENUE
LOT 26
37,213 Sq.Ft.

HAW
D=3.0
S=25.0

ROW OF
COCONUTS

PORTION
LOT 26-A

66'11"

CONC.

FENCE

150'33'
12.64

330'24'
12.71
CONC.
NAIL(f.d)

121.04

CRM
WALL

SHORELINE (EDGE OF SEA WALL)
AS OF 1/17/02.

SHORELINE AS OF
6/10/98.

The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of FEB 25 2002

[Signature]
Chairman, Board of Land and Natural Resources



MAP SHOWING

SHORELINE AFFECTING LOT 26 AND PORTION LOT 26-A PORTION OF KAHALA SUBDIVISION

AT KAHALA, HONOLULU, OAHU, HAWAII

SCALE: 1 IN. = 40 FT.

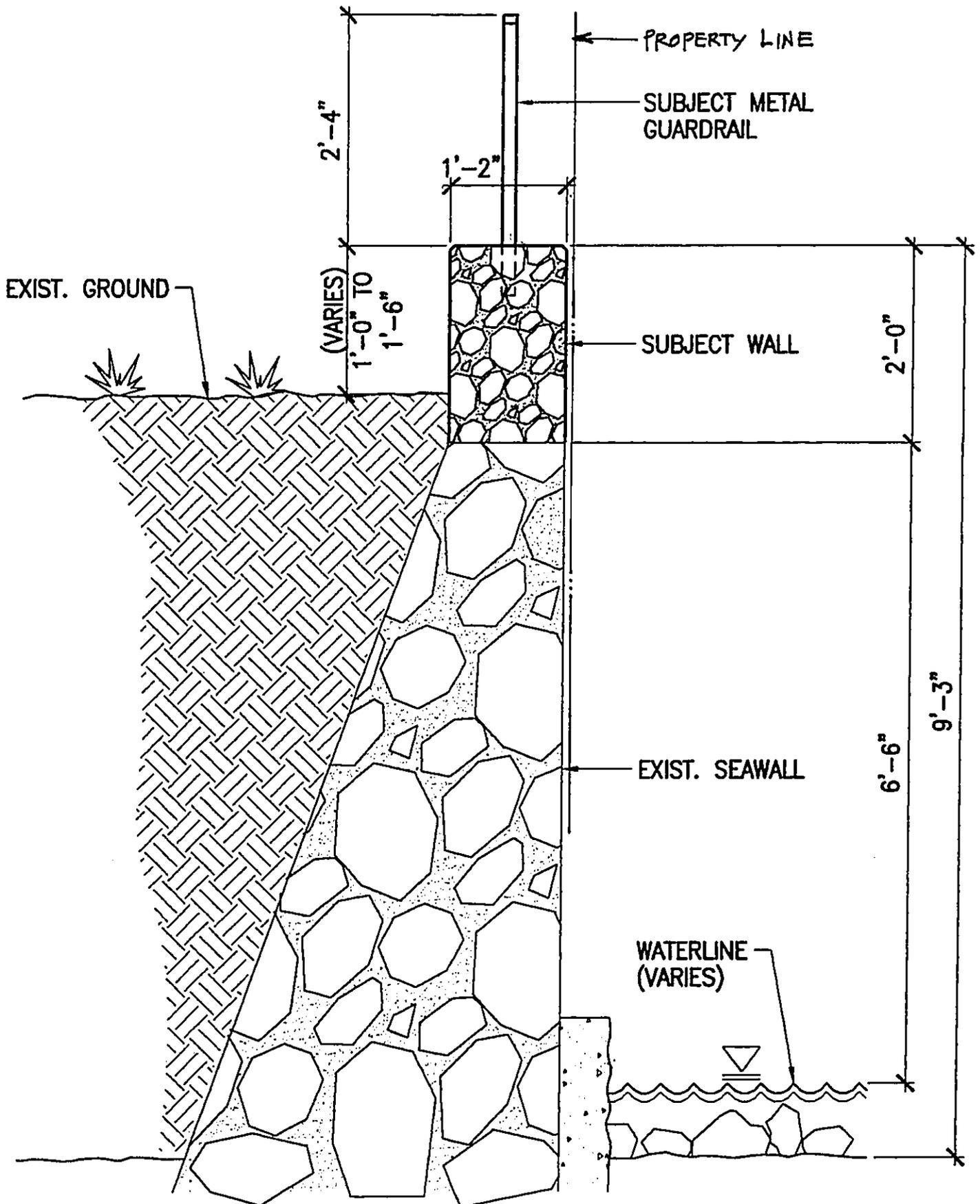
JANUARY 1, 2002

WALTER P. THOMPSON, INC.

THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

[Signature]

10" x 15" = 1.0 Sq.Ft.



TYPICAL SECTION THRU EXISTING SEAWALL

SCALE: $3/4" = 1'-0"$

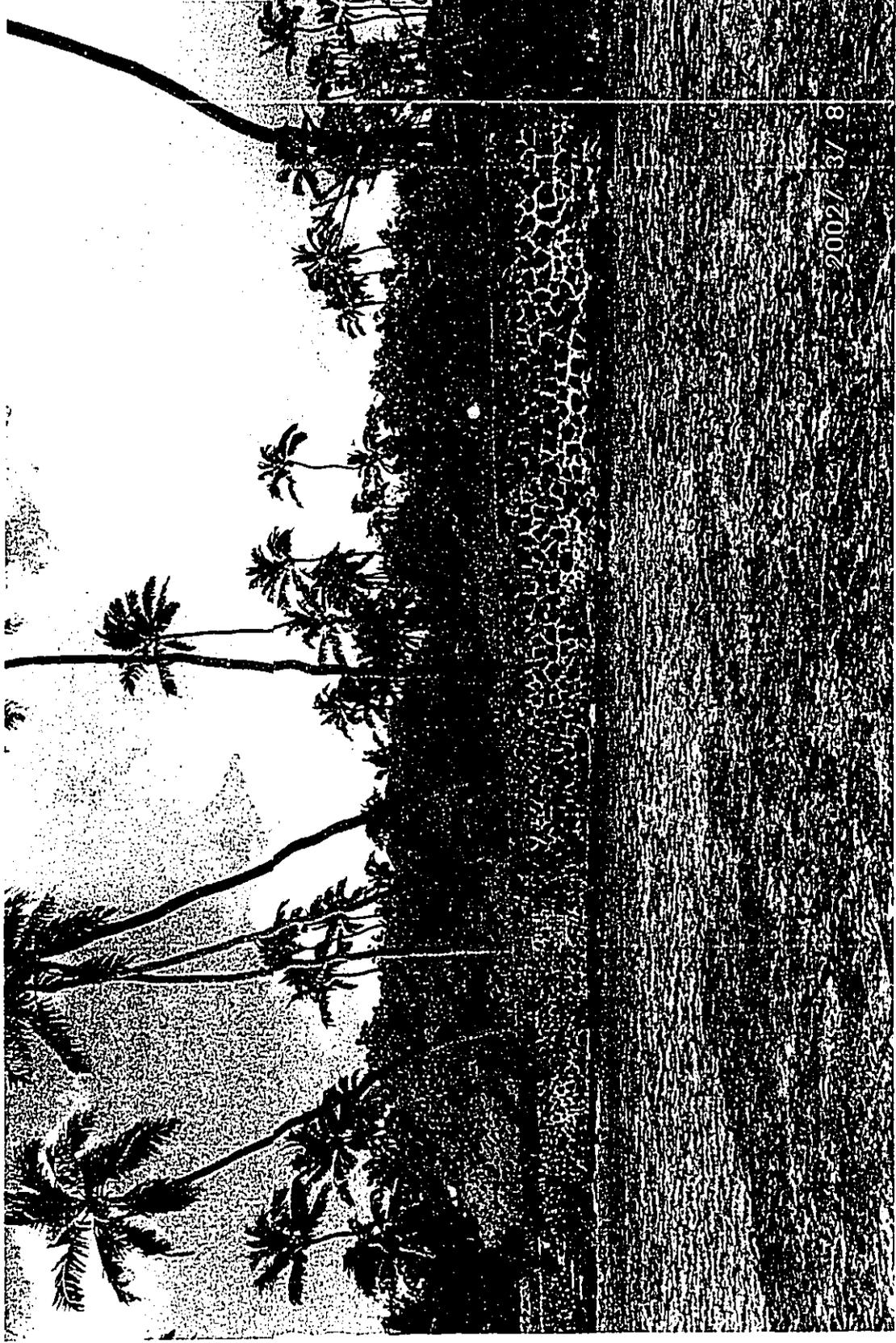


Image 1. View of Seawall From Ocean.

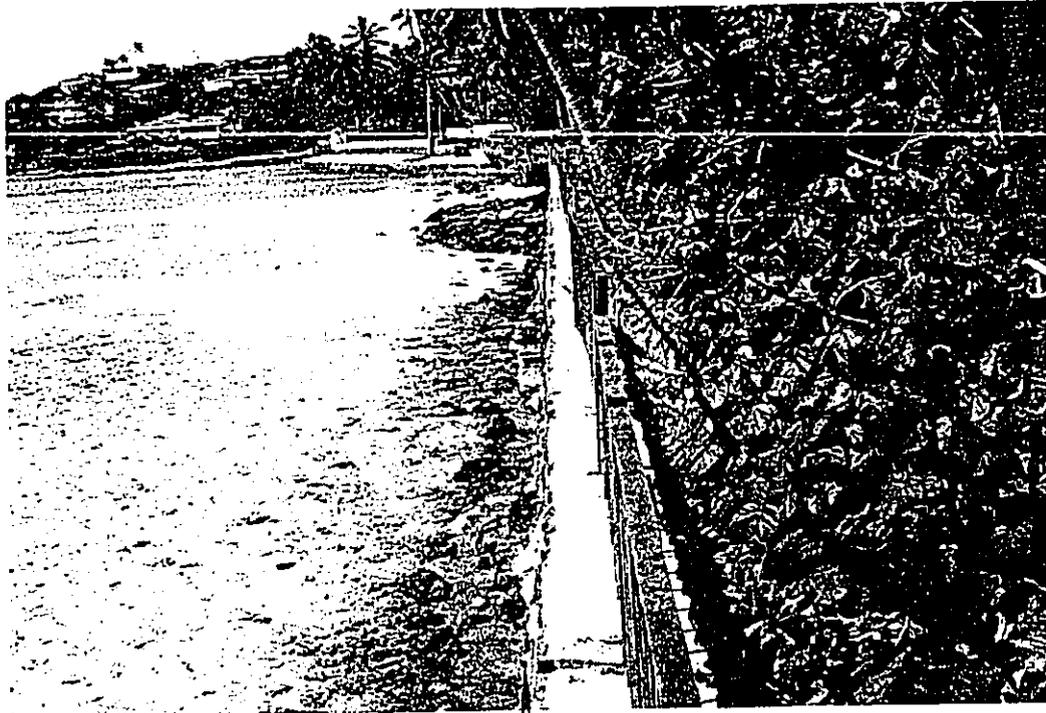


Image 2. Top of Seawall Looking Towards Diamond Head.



Image 3. Top of Seawall Looking Towards Koko Head.

SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

The Morita property is located in a well-established residential neighborhood along the south shore of Honolulu. The neighborhood is characterized by large residential lots, large single-family dwellings, and tall perimeter landscaping or finished stonewalls. The area features a mix of old residential homes with many, newer and finely appointed dwellings.

The property is located oceanside of Kahala Avenue just Kokohead of its intersection with Elepaio Street. The rectangular shaped property is approximately 275 feet deep and 120 wide with about equal frontage on Kahala Avenue and Kahala Beach. The Kahala Avenue frontage is fenced by a 6-foot high, green wooden fence. Because of the fence height, the interior of the lot cannot be viewed from the street. Access to the parcel is from a padlocked driveway on the Waikiki end of the lot.

A single-family dwelling was previously located on the property but was demolished in 1993. Currently, the lot is vacant and free of residential or accessory structures (See Image 4). Although vacant, the grounds and landscaping are regularly maintained.

A vacant lot borders the property to the east and a single-family dwelling to the west. There is no physical separation between both vacant lots thus giving the appearance of being one, large undeveloped parcel. A wood fence and chain link fence extending from Kahala Avenue to the ocean separates the property from the neighboring lot to the west. Both adjoining lots also have retaining walls along the shoreline. The retaining walls are identical in appearance, height, and construction material as the wall on Applicant's property.

Ground elevation falls from a high of 9 feet on the mauka side of the lot to a low of 8 feet fronting the seawall. Along this gradient, the slope is less than 1 percent.

Surface soil is identified as Jaucus sand which is commonly found on coastal plains near the ocean where the ground has a 0 to 15 percent slope (Soil Conservation Service, 1972). This soil is rapidly permeable and runoff is very slow to slow. The hazard of water erosion is slight but wind erosion poses a severe hazard where vegetation has been removed.

In some areas (probably where the dwelling and driveway were sited), broken pieces of concrete, crumbled bits of asphaltic concrete, and building rubble are mixed into the top few inches of soil.

The Flood Insurance Rate Map for the area places the property in two flood zones. The seaward portion of the property is classified Zone A (measured inland between 116 feet and 120 feet). Zone A is defined as "areas of 100 year flood; base elevation not determined". The landward half of the property is classified Zone X, which is defined as "areas determined to be outside 500-year flood plain". The lot is not in Zone VE, the coastal high hazard zone.

The property is landscaped with a variety of trees, palms, and shrubs. Bermuda grass covers most of the lot. Beach naupaka, coconut, and hau planted in front of the seawall form a deep (20 feet) landscape buffer (See Image 5). A dense growth of hau in the southern corner coupled with a corroded steel pipe frame structure suggests a garage or perhaps a pergola once stood in this corner.

Public rights of the way to the shore are delineated on either side of but not adjacent to the subject property. The nearest public right-of-way to the beach is located about 200 LF to the west and a second is about 850 LF to the east. Although there is no public access to the shore over the property, there is lateral access along the shoreline.

There is no sand beach per se fronting the seawall although there are small sand beaches fronting lots on either side of the subject parcel. At the time of our field investigation, ocean water was lapping at the base of the seawall. The sandy bottom, which is strewn with rocks, was under water.

The property does not appear to be exposed to **storm waves and high surf**. The lot is not located within a coastal high hazard zone and generally not susceptible to large waves. The ocean bottom is a limestone reef with onshore sand and sand deposits immediately offshore. The limestone reef extends seaward for about 1,000 feet. High bottom relief contributes to shallow inshore waters (less than 6 feet) that deepen as the reef drops off. Ocean waves break on the fringing reef or in deeper offshore water and proceed shoreward as smaller reformed waves. However, during conditions of high water and large wave heights waves can sweep over the fringing reef and subject the shoreline and shoreline structures to larger than normal wave runup.

Black Point, an ancient lava flow about 1,000 LF to the southwest of the property, helps to protect this section of Kahala Beach from waves generated from the west and southwest directions.

In this area, the shallow water, fringing reef, and generally calm waters are conducive to a range of ocean **recreation activities** such as pole fishing, torch fishing, throwing net, picking limu, and swimming (Aecos, 1981). The deeper water outside the fringing reef is good for spear fishing.

The Coastal View Study (Chu and Jones, 1987) does not identify significant stationary views, important coastal landform, important open space or landscape features, or intermittent coastal views from the coastal road (Kahala Avenue) between Waiālae Beach Park on the east and Black Point on the west. Waiālae Beach Park, about 1 mile to the east of the subject property, was noted for providing significant stationary views of the ocean and shoreline.

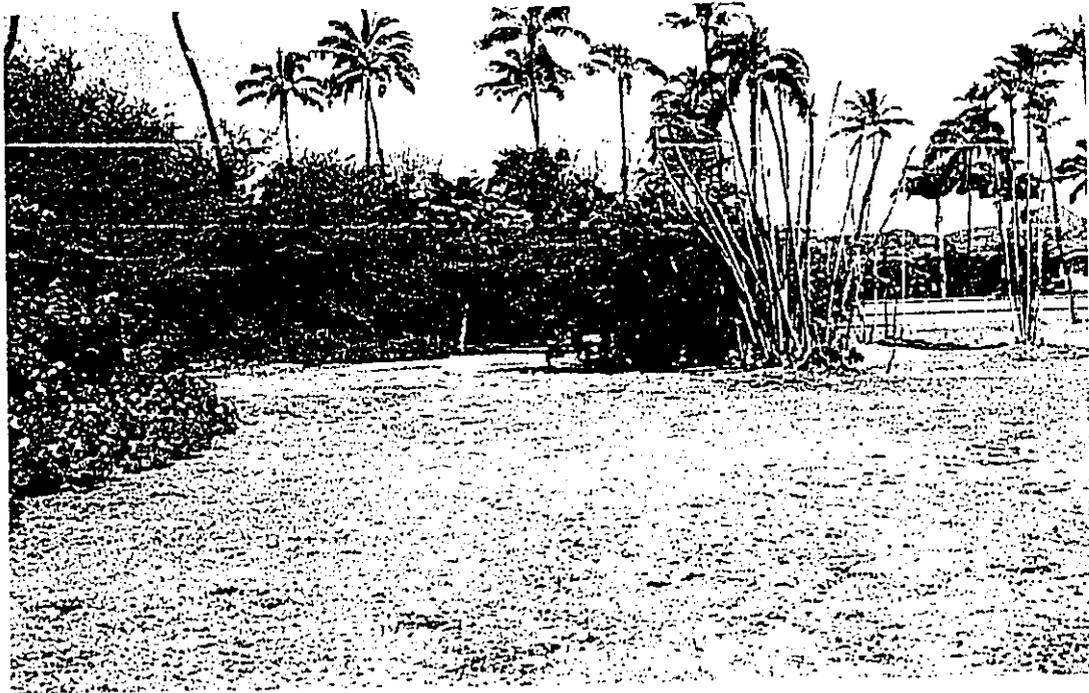


Image 4. Partial View of Property Looking Mauka.

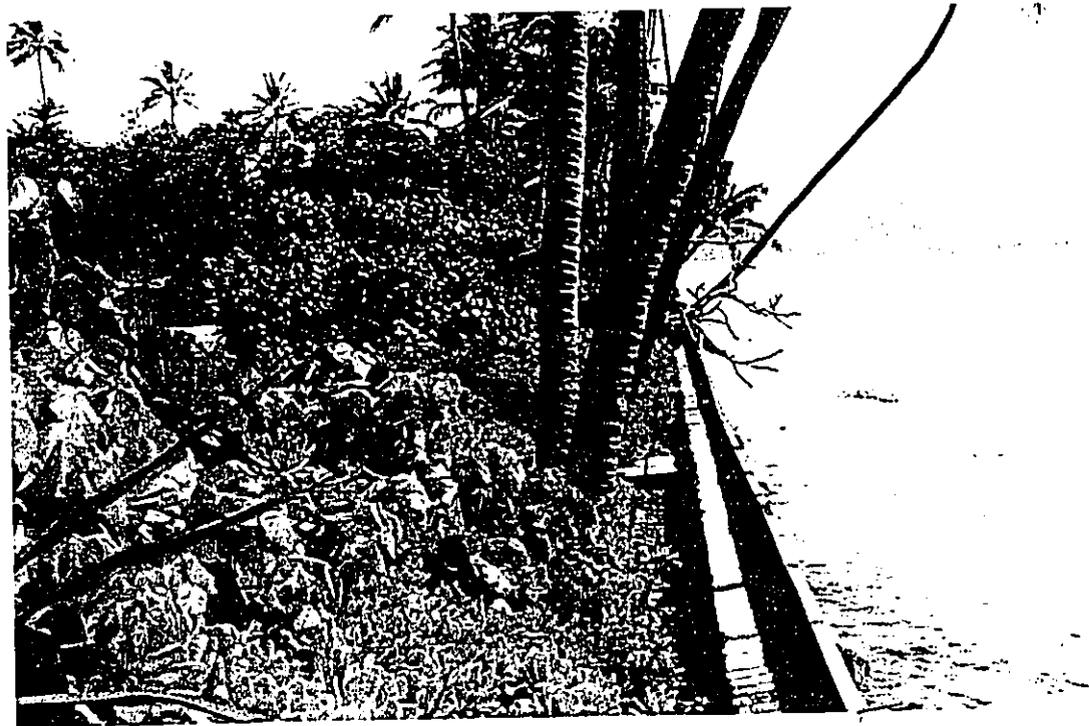


Image 5. Partial View of Landscaping Fronting Seawall.

SECTION 3

POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Description of the Assessment Process

The scope of the activity was discussed with the consulting architect and staff of the Department of Planning and Permitting. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the subject property. The sum total of our consultations and field investigations helped to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- The property is vacant;
- There are no rare, threatened, or endangered flora or fauna on the property;
- There are no historic resources on the property;
- The property is not an identified visual resource;
- Approximately one-half of the property is located in Flood Zone A;
- The property is not located in a coastal high hazard zone;
- The property does not front on a sand beach;
- The addition functions as a retaining wall; and
- The addition does not interfere with shoreline processes, coastal recreation opportunities, and lateral public access along the shoreline.

B. Short Term Impacts

No construction is proposed thus there should be no short-term construction impacts. Applicant is requesting an after the fact variance for a shoreline structure that was built prior to Applicant purchasing the property in 1998. This request for shoreline setback variance is an effort by Applicant to bring the illegal structure into compliance with shoreline setback rules.

C. Long-term Impacts

Long-term adverse impacts are not anticipated. The addition has been in place between 8 to 11 years. In evaluating existing conditions of the property and the shoreline, the addition:

- Retains farmland;
- Minimizes the discharge of storm water and sediment into the ocean;
- Creates a flatter, larger, and more useable building area; and
- Improves the visual and aesthetic qualities of the shoreline through landscaping behind the seawall.

With respect to regulatory impacts, the addition and perhaps the original seawall may also violate zoning standards for retaining wall heights. Applicant may have to apply for a zoning adjustment to allow a retaining wall greater than 6 feet in height.

The seawall encroaches well into the shoreline setback area delineated on the most current certified shoreline map. As was stated earlier, the original seawall was built prior to the inception of shoreline setback rules and the establishment of the 40-foot setback area. The original seawall is a non-conforming but legal structure. Because the structure was built so long ago there is no "baseline" information on which to measure changes the original seawall may have had on shoreline processes. Present shoreline conditions in the vicinity of the subject property are probably the result of the original seawall and seawalls built on either side of it. Because the

addition was built on top of the original seawall at a height of about 7 feet above the ocean bottom, its construction has had no apparent effect on beach processes.

If allowed to remain in place, the addition will not affect lateral access along the shoreline, historic resources, recreational resources, scenic and open space resources, coastal ecosystems, and marine resources.

SECTION 4

ALTERNATIVES

A. No Action

A No Action Alternative would maintain the status quo of the addition, the land and vegetation behind the seawall, and shoreline conditions on the ocean side of the seawall.

B. Remove Addition

If the addition were to be removed, there would be no measure in place to retain soil on the property. During heavy rain, runoff would follow the sloping contour of the land and discharge water and sediment into the ocean. Alternative measures would have to be constructed to attain the same environmental conditions as now exists with the addition.

SECTION 5

PERMITS AND APPROVALS

<u>Permit</u>	<u>Approving Authority</u>
SMA Permit (Minor Permit)	Department of Planning and Permitting
Shoreline Setback Variance	Department of Planning and Permitting
Zoning Adjustment for Retaining Wall Height	Department of Planning and Permitting

SECTION 6 AGENCIES AND ORGANIZATIONS TO BE CONSULTED

The Draft Environmental Assessment for the Shoreline Setback Variance for Seawall at 4415 Kahala Avenue was published in the Office of Environmental Quality Environmental Notice of May 23, 2002 and June 8, 2002. Publication initiated a 30-day public review period ending on June 22, 2002. The Draft Environmental Assessment was mailed to agencies and organizations below. An asterisk identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.

County

Department of Planning and Permitting

State

- *Department of Land and Natural Resources
 - *Division of Aquatic Resources
 - *Division of Boating and Ocean Recreation
 - *Commission on Water Resources Management
 - *Land Division
 - *Engineering Branch
 - *Planning and Technical Services
 - *Oahu District Land Office
 - *Historic Preservation Division
- *Office of Environmental Quality Control

Federal

US Army Corps of Engineers

Others

Kahala Neighborhood Board No. 3

SECTION 7

DETERMINATION OF SIGNIFICANCE

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

- 1) **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;**

Natural or cultural resources will not be lost.

- 2) **Curtails the range of beneficial uses of the environment;**

The addition does not curtail the beneficial uses of the environment.

- 3) **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;**

The addition does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii. The original seawall was constructed before 1967 and before the inception of shoreline rules and regulations.

- 4) **Substantially affects the economic or social welfare of the community or State;**

Economic and social welfare of the community will not be affected.

- 5) **Substantially affects public health;**

The addition does not affect public health.

- 6) **Involves substantial secondary impacts, such as population changes or effects on public facilities;**

Substantial secondary impacts are not anticipated.

- 7) **Involves a substantial degradation of environmental quality;**

Environmental quality of the ocean has not and will not be degraded because of the addition.

- 8) **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;**

Permitting the addition to remain will not result in significant adverse short and long-term environmental impacts or involve a commitment to a larger action.

- 9) **Substantially affects a rare, threatened or endangered species, or its habitat;**

Plant materials growing on the premises are common coastal varieties found throughout the State of Hawaii.

10) Detrimentially affects air or water quality or ambient noise levels;

Air and water quality and noise levels will not be affected.

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

The seawall is located in Flood Hazard Zone A.

12) Substantially affects scenic vistas and view planes identified in county or state plans or studies, or,

The addition does not affect scenic vistas and view planes in the Kahala area or lateral shoreline views in the vicinity of the seawall.

13) Requires substantial energy consumption.

Not Applicable.

REFERENCES

Aecos, Inc. 1981. *O'ahu Coastal Zone Atlas Representing the Hawaii Coral Reef Inventory Island of O'ahu, Part C*. Produced for U.S. Army Corps of Engineers, Pacific Ocean Division, Fort Shafter, Hawaii.

Department of Land Utilization, City and County of Honolulu. 1986. *Land Use Ordinance (As Amended through Ordinance No. 96-72)*.

Federal Emergency Management Agency. 2000. *Flood Insurance Rate Map, City and County of Honolulu*. Community Panel No. 150001 0125B.

Hirata, Ernest K. & Associates, Inc. 2002. *Due Diligence Study, 4415 Kahala Avenue*.

Park, Gerald. 2002. *Field Observation*.

U.S. Department of Agriculture, Soil Conservation Service. 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai*. In Cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

APPENDIX A
COMMENT LETTERS AND RESPONSES

2002/05/15/83
2002/05/18



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 451
HONOLULU, HAWAII 96813
May 22, 2002

LD-NRV
Ref.: SLV4415KHALAAVE
L-2539/2913/2734/2685/2781

Honorable Randall K. Fujiki, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Ms. Dana Teramoto

Dear Mr. Fujiki:

SUBJECT: Draft Environmental Assessment
I.D. Nos.: 2002-SV-3 (DT)
Purpose: Shoreline Setback Variance
Project: Seawall (CRM), Backfill and Metal Fence
Applicant: Morita Company Inc.
Authority: C&CoH Department of Planning and Permitting
Location: 4415 Kahala Avenue, Island of Oahu, Hawaii
TMK: 1st/ 3-5-003: 010

Thank you for the opportunity to review and comment on the subject matter.

A copy of the Draft Environmental Assessment covering the proposed project was distributed to the following Department of Land and Natural Resources' Divisions for their review and comment:

- Division of Aquatic Resources
- Division of Boating and Ocean Recreation
- Commission on Water Resource Management
- Land Division Engineering Branch
- Land Division Planning and Technical Services
- Oahu District Land Office

The Department of Land and Natural Resources has no comment to offer on the subject matter based on the attached responses. Should additional comments be received, they will be forwarded to the Department of Planning and Permitting at that time.

Should you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0438.

Very truly yours,
Nicholas A. Vaccaro
NICHOLAS A. VACCARO
Administrator

C: Oahu District Land Office



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 451
HONOLULU, HAWAII 96813
May 1, 2002

LD/NAV
Ref.: SLV4415KHALAAVE
File: 2002-SV-3 (DT)

MEMORANDUM:

TO:

- XXX Division of Aquatic Resources
- Division of Forestry & Wildlife
- Division of State Parks
- XXX Division of Boating and Ocean Recreation
- Historic Preservation Division
- XXX Commission on Water Resource Management
- Land Division Branches of:
- XXX Planning and Technical Services
- XXX Engineering Branch
- XXX Oahu District Land Office

FROM: *D. Mamiya*
Diandre S. Mamiya, Administrator
Land Division

SUBJECT: Review: Draft Environmental Assessment

Request: Shoreline Setback Variance
Purpose: Seawall (CRM), Backfill and Metal Fence
Applicant: Morita Company Inc.
File No: 2002/SV-3 (DT)
Authority: C&CoH Department of Planning and Permitting
Address: 4415 Kahala Avenue, Island of Oahu, Hawaii
TMK: 1st/ 3-5-003: 010

Please review the attached Draft Environmental Assessment covering the subject matter and submit your comment (if any) to us on Division letterhead signed and dated on or before the suspense date. If we do not receive a response by the suspense date, we will assume there are no comments.

Should you need more time to review this matter, please contact Nicholas A. Vaccaro at 587-0438

() We have no comment. () Comment attached.

Signed: *N. Vaccaro*
Title: P.E.
Date: 5/7/02

RECEIVED
LAND DIVISION
2002 MAY -8 P 4:12
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII

L-2539
Suspense Date: 5/17/02

802-0

ADULTIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESTORATION
COUNTRYSIDE DEVELOPMENT
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT



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2002 MAY -8 P 2 DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE OF HAWAII
LAND DIVISION
P.O. BOX 471
HONOLULU, HAWAII 96809

LD/NAV L-2539
Ref.: SLV4415KHALAAVE
File: 2002-SV-3 (DT)
Suspense Date: 5/17/02

MEMORANDUM:

TO: XXX Division of Aquatic Resources
Division of Forestry & Wildlife
Division of State Parks
XXX Division of Boating and Ocean Recreation
Historic Preservation Division
Commission on Water Resource Management
Land Division Branches of:
XXX Planning and Technical Services
XXX Engineering Branch
XXX Oahu District Land Office

FROM: *D* Dierdre S. Mamiya, Administrator *Chalera*
Land Division

SUBJECT: Review: Draft Environmental Assessment
Request: Shoreline Setback Variance
Purpose: Seawall (CRM), Backfill and Metal Fence
Applicant: Morita Company Inc.
File No: 2002/SV-3 (DT)
Authority: C&CoH Department of Planning and Permitting
Address: 4415 Kahala Avenue, Island of Oahu, Hawaii
TMK: 1" / 3-5-003: 010

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() We have no comment. () Comment attached.
Signed: *A. Vaccaro* Date: _____
Title: *Nicholas A. Vaccaro*

ADULTIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESTORATION
COUNTRYSIDE DEVELOPMENT
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT



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2002 MAY 14 P 4 DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE OF HAWAII
LAND DIVISION
P.O. BOX 471
HONOLULU, HAWAII 96809

LD/NAV L-2539
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Suspense Date: 5/17/02

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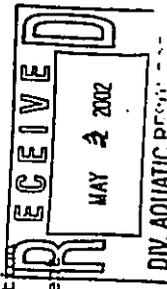
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(X) We have no comment. () Comment attached.
Signed: *N.A. Vaccaro* Date: 5-13-02
Title: *Nicholas A. Vaccaro*



DIV. AQUATIC PRO...

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2002 MAY -8 P 3: 57



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 651
HONOLULU, HAWAII 96809

AGRICULTURE
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESTORATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
NATURAL RESOURCE MANAGEMENT

LD/NAV

Ref.: SLV4415KHAHALAAVE
File: 2002-SV-3 (DT)

Suspense Date: 5/17/02
I-2539

MEMORANDUM:

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Division of State Parks
XXX Division of Boating and Ocean Recreation
Historic Preservation Division
Commission on Water Resource Management
Land Division Branches of:
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XXX Engineering Branch
XXX Oahu District Land Office

FROM: *Dierdre S. Mamiya*, Administrator
Land Division

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Should you need more time to review this matter, please contact Nicholas A. Vaccaro at 587-0438

() We have no comment.

Signed: *Andrew M. Nordon*

Title: *Chief Engineer*

Date: _____

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LAND DIVISION

2002 MAY -6 P 12: 58 DEPARTMENT OF LAND AND NATURAL RESOURCES



STATE OF HAWAII

LAND DIVISION
P.O. BOX 651
HONOLULU, HAWAII 96809

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NATURAL RESOURCES
STATE OF HAWAII

AGRICULTURE
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESTORATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
NATURAL RESOURCE MANAGEMENT

May 1, 2002

LD/NAV

Ref.: SLV4415KHAHALAAVE
File: 2002-SV-3 (DT)

Suspense Date: 5/17/02
I-2539

MEMORANDUM:

TO: XXX Division of Aquatic Resources
Division of Forestry & Wildlife
Division of State Parks
XXX Division of Boating and Ocean Recreation
Historic Preservation Division
Commission on Water Resource Management
Land Division Branches of:
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FROM: *Dierdre S. Mamiya*, Administrator
Land Division

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(X) We have no comment.

Signed: *Lin T. Yuen*

Title: *Chief Engineer*

Date: MAY -3 2002

BERNARD L. CATELINO
GOVERNOR

GENEVIEVE SALMONSON
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENT QUALITY CONTROL
228 SOUTH KEEWAHA STREET
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-1118
FACSIMILE (808) 586-1118

102 JUL 25 PM 3 23

June 27, 2002

TO: Mr. Don Hibbard, Administrator
Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
555 Kakuhihewa Building
601 Kamehila Boulevard
Kapolei, Hawaii 96707

RE: Shoreline Setback Variance
Seawall at 4415 Kahala Avenue
T.M.K. 3-5-003:010
Honolulu, Hawaii

Dear Mr. Hibbard,

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project and for the "no effect" determination. We offer the following responses to your comments:

1. The Applicant will be advised to forward a set of construction plans to the State Historic Preservation District for review prior to construction.
2. In the event of subsurface archaeological finds on burial sites are unearthed during construction, work in the immediate area will cease and the State Historic Preservation District notified for proper disposition of the finds.

We appreciate the participation of the State Historic Preservation Division in the environmental review process.

Please call me at 942-3666 if you have further questions.

Sincerely,

Roy K. Yamamoto, AIA

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning



1540 Makanihōa Street, Suite 701 Honolulu, Hawaii 96814
(808) 942-3666 Fax (808) 942-3665 e-mail: ryk@rykarch.com

Mr. Randall K. Fujiki, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment for the Morita Company Alter-the-Fact Shoreline Setback Variance, for Seawall Addition, O'ahu

Thank you for the opportunity to review the subject document. We do not have any comments. Should you have any questions, please call Jeyan Thiruganam at 586-4185.

Sincerely,

Genevieve Salmonson
Director

c: Gerald Park