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**Draft Environmental Assessment**

for a

**Shoreline Setback Variance Application for a Seawall,  
Wailupe Circle, Honolulu, Hawaii**

TMK (1) 3-6-001:038

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September 2009

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**Appendices**

- Appendix A Design Plans
- Appendix B Shoreline Certification
- Appendix C Pre-consultation Letters

**List of Acronyms**

- AAQS Ambient Air Quality Standards
- EA Environmental Assessment
- FEMA Federal Emergency Management Agency
- FONSI Finding of No Significant Impact
- ft Feet
- HRS Hawaii Revised Statutes
- HAR Hawaii Administrative Rules
- ROH Revised Ordinances of Honolulu
- SSV Shoreline Setback Variance
- TMK tax map key

## **1.0 Introduction**

### **1.1 Background**

The Kahn residence is situated on the west-facing, makai side of Wailupe Peninsula. The property contains a single-family detached house, with a seawall and recreational use pier. The seawall is composed of lava rocks and protects the property from the potentially damaging effects of exposure to ocean waters. Portions of the lava-rock seawall are missing, where rocks have fallen from the structure. Repairs to the existing seawall will be necessary to protect the Kahn residence from the ocean waters.

Wailupe Peninsula is located in Maunalua Bay, which opens to the Pacific Ocean. Before being developed for residential use, Wailupe Peninsula was one of three prehistoric Hawaiian fishponds in Maunalua Bay. In the 1940s, the fishpond was filled in. At this time, the original, prehistoric lava-rock seawall that enclosed the fishpond was strengthened to protect the filled area from ocean waters. Despite the prehistoric use of the surrounding area, there are no known cultural or historic resources located at the site of the proposed action. A cultural study conducted in the area identified no cultural resources (Clark 2003).

Developer Robert Hind, Ltd., began development of Wailupe Peninsula in 1948, and the area has been fully developed as a residential neighborhood for approximately sixty years. There are 120 single-family, detached, residential units on the peninsula at this time. The seawall located at the Kahn residence is part of the original seawall designed in 1948 and which encompasses the entire peninsula, protecting it from ocean hazards. Several seawalls located on other Wailupe Peninsula properties have been repaired and upgraded since 1948.

### **1.2 Scope and Authority**

This Environmental Assessment (EA) has been prepared pursuant to the Hawaii Revised Statutes (HRS), Chapter 343 (the EIS law) and the associated Title 11, Chapter 200, Hawaii Administrative Rules (HAR), Department of Health, State of Hawaii. The intent of this EA is to ensure that comprehensive and systematic consideration is given to potential impacts of the proposed action upon the natural and man-made environment. This EA is intended to serve as an environmental disclosure document which identifies the purpose of and need for the proposed action, reasonable implementation alternatives, existing environmental conditions, potential environmental impacts, and mitigation measures to avoid or minimize such impacts. The findings presented in this EA will provide the basis for determining whether an Environmental Impact Statement (EIS) is necessary, or whether a Finding of No Significant Impact (FONSI) is appropriate.

**Project Information**

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APPLICANTS REPRESENTATIVE	Randy Uchytel Darcey Builders, Inc. 501 Sumner Street # 605 Honolulu, Hawaii 96817 Ph (808) 524-2903
EA PREPARATION	Wil Chee - Planning & Environmental 1018 Palm Drive Honolulu, Hawaii 96814 Ph (808) 596-4688 Fax (808) 597-1851
TMK AND OWNER:	(1) 3-6-001:038 Kahn Family Trust 146 Wailupe Circle Honolulu, Hawaii 96821
LAND AREA:	13,056 square feet
ZONING	R-10 Residential District
STATE LAND USE	Urban District
AGENCIES CONSULTED:	Department of Planning and Permitting City & County of Honolulu 650 South King Street Honolulu, Hawaii 96813
REQUIRED PERMITS AND APPROVALS:	Shoreline Setback Variance Building Permit
ACCEPTING AUTHORITY	Department of Planning and Permitting City & County of Honolulu 650 South King Street Honolulu, Hawaii 96813

**2.0 Description of the Proposed Action****2.1 Project Location**

The project site is located on the west-facing, makai side of Wailupe Peninsula, on Wailupe Circle. The peninsula is located off Kalaniana'ole Highway, slightly northeast of Diamond Head, and extends into Maunalua Bay. (Figures 1–3).

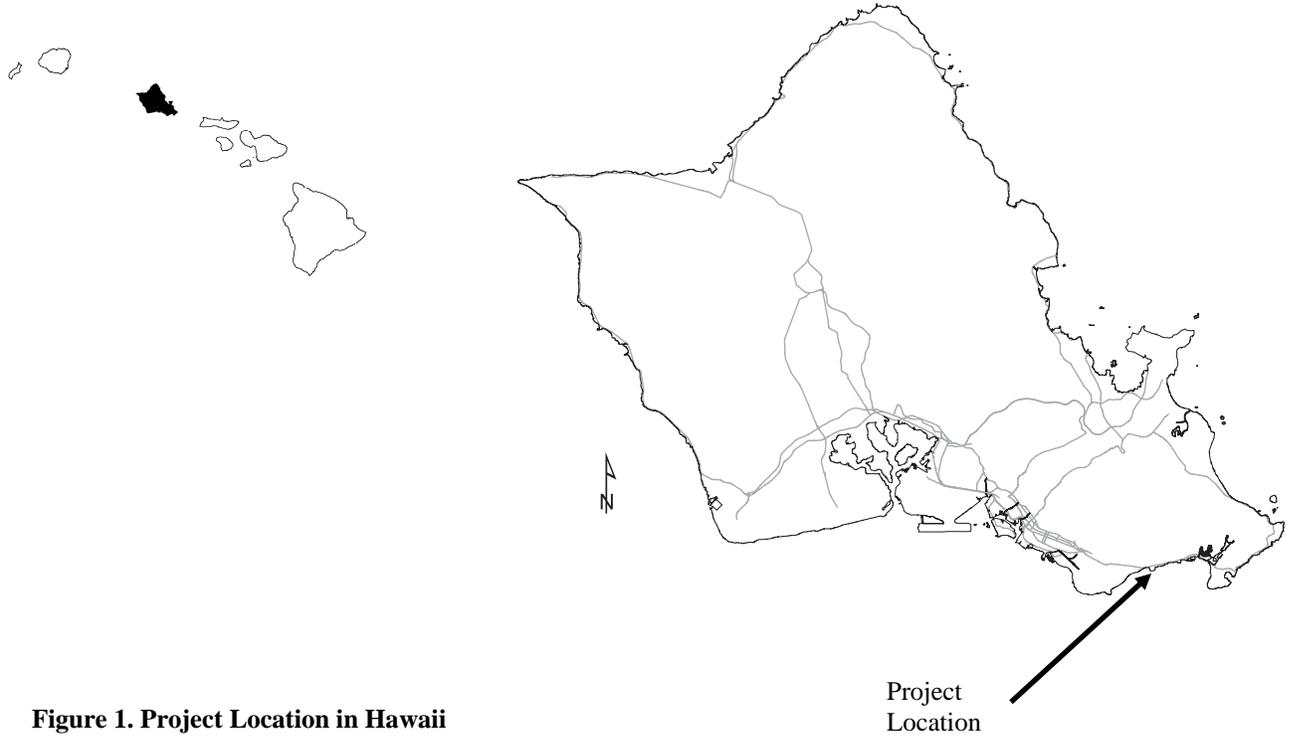
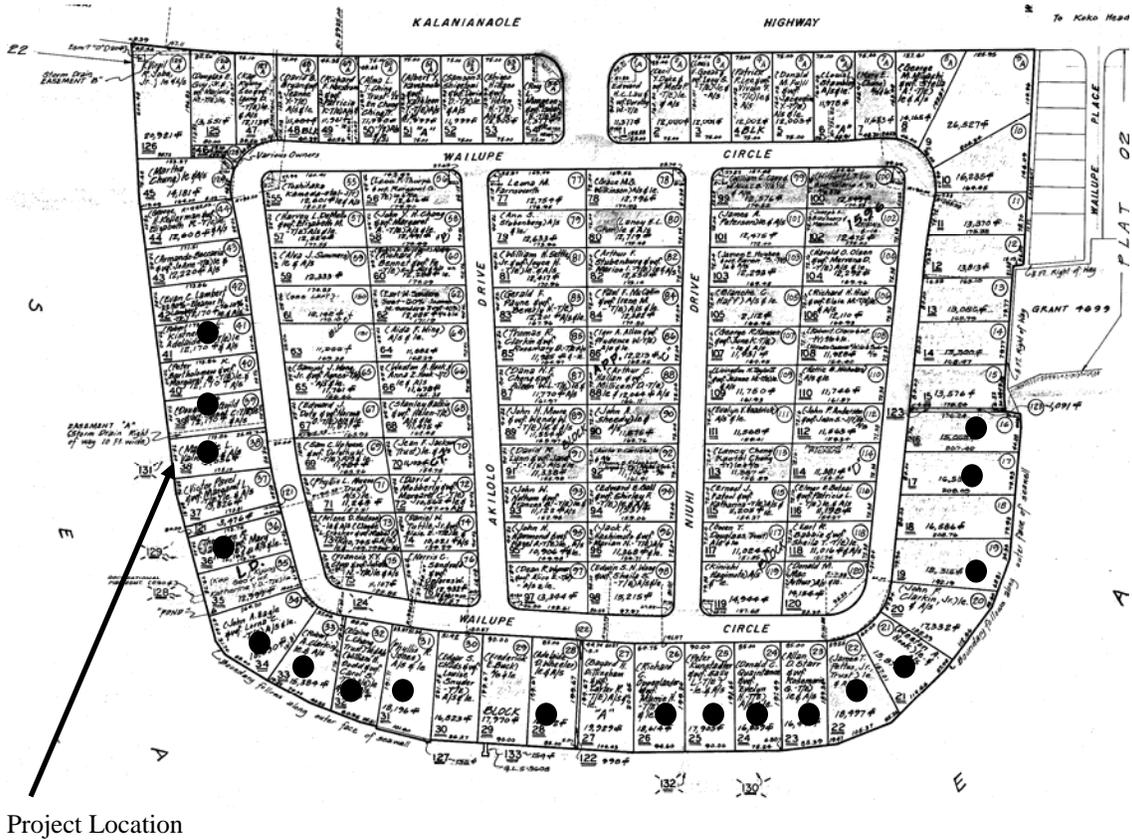


Figure 1. Project Location in Hawaii



● Properties with Certified Shorelines  
Figure 2. TMK map of project vicinity, showing parcels with certified shorelines



Project Location

**Figure 3. Aerial view of project location**

## 2.2 Existing Site Conditions

The project site contains a single-family, detached dwelling, with a lava-rock seawall and recreational use pier. The property was developed and the seawall built before implementation of shoreline setback regulations that required a setback of 10 feet in 1966, and a setback of 40 feet in 1970.

Several sections of the seawall have become unstable, and portions of the seawall are missing lava rocks, which have fallen off and are visible in Maunaloa Bay, in front of the Kahn property. Rocks falling from the seawall have reduced the total seawall elevation, and the wall is currently uneven and unstable. Piping that once ran behind the wall is now visible and drooping.

Currently, a wooden picket fence abuts the lava rock seawall, and a hedge of naupaka is growing on top of the seawall. A metal gate in the center of the seawall provides access to the Kahn property's recreational use pier and Maunaloa Bay. Figure 4 shows the current condition of the seawall. The loose and dislodged rocks, as well as the drooping piping that was once behind the seawall, are evident.



A: Kahn residence lava-stone seawall, looking south from recreational-use pier



B: Kahn residence lava rock seawall, looking north from recreational-use pier



C: Rocks dislodged from the seawall and the exposed, drooping piping



D: Rocks that have fallen from the seawall into Maunalua Bay

**Figure 4 (A–D). Kahn Property Seawall Condition**

In addition to the deteriorating condition of the Kahn property seawall, the top of the seawall is below the grade of the Kahn parcel by as much as 5 feet (ft) in places, and it is not flush with the elevation of the seawalls fronting neighboring parcels. Several properties on Wailupe Peninsula have razed their seawalls and replaced them with new a seawall, or done extensive repairs to their existing seawalls. Repairs to adjoining seawalls are evident in Figure 5, which also demonstrates the current height difference between the Kahn property seawall and adjoining property seawalls. The top of the Kahn property seawall sits considerably lower than the tops of the adjoining property seawalls.



Height of adjoining seawall

Height of Kahn residence seawall

A: Seawall height comparison of Kahn property and adjoining property to the south



Height of adjoining seawall

Height of Kahn residence seawall

B: Seawall Height Comparison of Kahn Property and Adjoining Property to the North  
Figure 5 (A, B). Height Comparison of Kahn Seawall and Neighboring Seawalls

### 2.3 Project Features

The purpose of this EA is to obtain a Shoreline Setback Variance (SSV) and Building Permit to restore the existing seawall on the Kahn property. The property has a current Certified Shoreline, which was issued on February 20, 2009 (Figure 6). The design plans for the restored seawall have been developed by a licensed contractor for Darcey Builders, Inc. (See Appendix A)

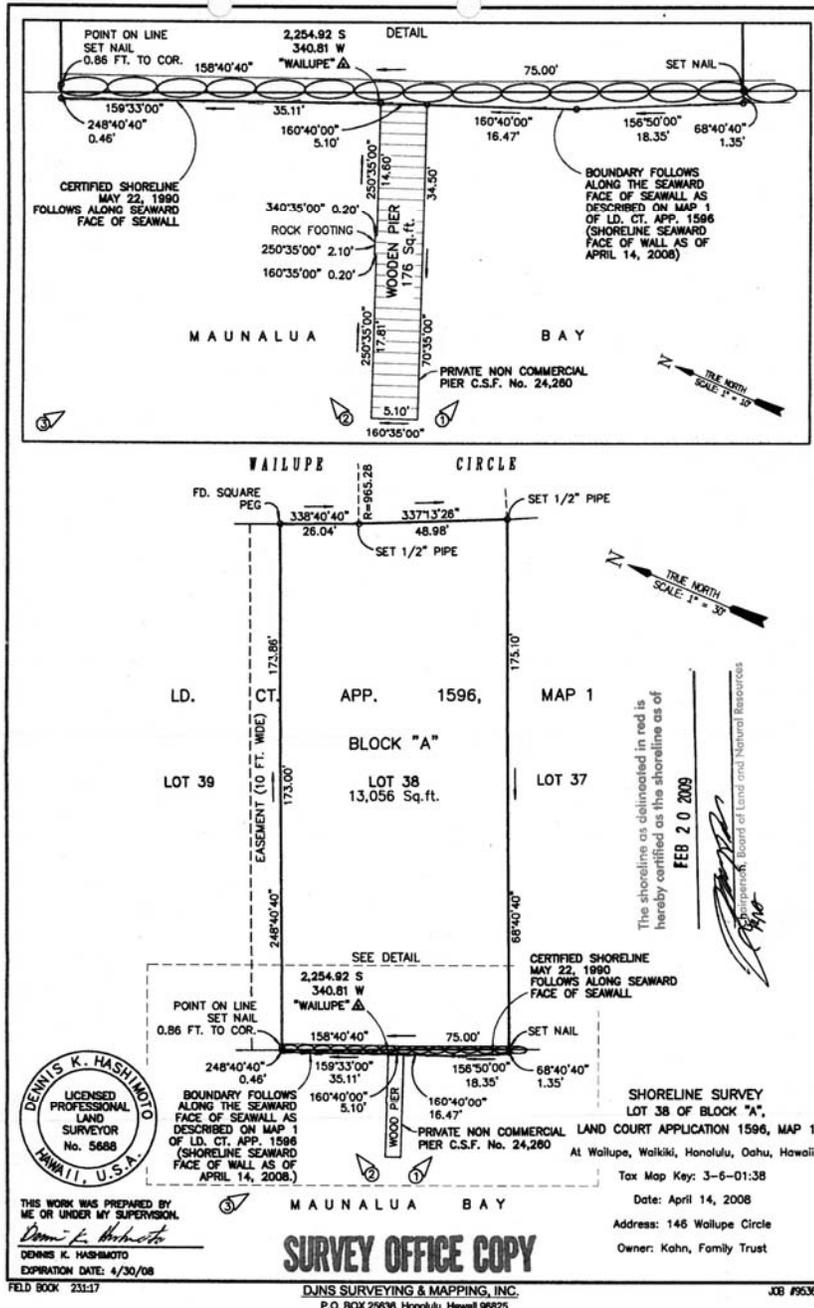


Figure 6. Shoreline survey 2008

### **2.3.1 Technical Characteristics**

The plans for repair include replacing lava rocks that have fallen from the seawall and raising the height of the wall to match the existing grade of the Kahn parcel. The top of the seawall is, in places, below the grade of the Kahn parcel by as much as 5 ft. These actions will raise the elevation of the Kahn seawall so that it is level with the seawalls of the neighboring parcels. Currently, a wooden picket fence and naupaka hedge extend along top the seawall. Repair plans include removing the fence and naupaka hedge to enable repair of the seawall and to raise its height.

After these repairs are made, a new, stainless steel cable-rail fence will be installed on top of the seawall, as well as parallel to the existing concrete steps that serve as access from the property to Maunalua Bay. The metal gate that currently controls access from the property to Maunalua Bay and the property's recreational use pier will remain. Appendix A contains development plans, which detail the current conditions of the wall, as well as repair plans.

## **3.0 Evaluation of Alternatives**

### **3.1 Alternative 1 – No Action**

A no-action alternative would consist of making no repairs to the seawall and leaving the wall in its current state of disrepair.

The only benefits of this alternative would be that no construction would occur and that a shoreline setback variance and building permit would not be required.

This alternative would result in continued deterioration of the existing lava rock wall on the Kahn property. Additional loss of lava rocks will eventually result in total failure of the wall and expose the Kahn property, and neighboring properties, to erosion and potential flooding. Inevitably, this would reduce the value of the Kahn property and that of the surrounding properties, and might render the area unsuitable for future residential use.

### **3.2 Alternative 2 – Repair and Replace Rocks on the Existing Wall**

This alternative would consist of making only necessary repairs to the seawall, in order to stabilize the structure. This option would not raise the height of the seawall to the current grade of the Kahn property or to the height of seawalls fronting the adjoining properties. The picket fence and naupaka hedge would be removed to make the necessary repairs to the seawall, and a stainless steel cable-rail fence would be installed on top of the seawall, as well as parallel to the existing stone stairwell that leads from the property to the recreational use pier. Rocks that have fallen from the seawall into Maunalua Bay would be removed.

This alternative includes stabilizing the seawall structure to prevent further deterioration, and would minimize construction activity in the area. This is not a viable alternative, however, because it will not raise the height of the wall to the elevation of the walls on the adjoining properties. Implementation of this alternative would leave the subject

property, as well as neighboring properties, exposed to wave action during high tides or storm surges, and the parcel could be subject to flooding.

Should this alternative be implemented, flooding and ponding behind the walls, due to horizontal overtopping, would be serious risks, with the encroaching water potentially spreading laterally. Horizontal overtopping, which occurs when water spills over the side or front of a seawall, is the primary cause of ponding in coastal situations such as this. This can cause soils behind a seawall to saturate and lead to ponding, loss of fill, and erosion. In extreme cases, severe ponding can result, with water flowing behind an expanse of seawall, potentially for hundreds of feet, moving sediment and eroding fill along a shoreline as the water flows toward an exit (Fulton-Bennett and Griggs 1987). Horizontal overtopping is known to cause catastrophic failure of shoreline protection structures. The U.S. Army Corps of Engineers lists inadequate height as one of the five most common reasons for seawall failure (Fulton-Bennett and Griggs 1987).

### **3.3 Alternative 3 – Preferred Alternative**

The preferred alternative (the proposed action) includes replacing lava rocks that have fallen from the seawall and raising the height of the wall to match the existing grade. These actions will raise the elevation of the Kahn property seawall so that it is level with the seawalls of neighboring parcels. Repair plans include removing the existing wooden picket fence and naupaka hedge, to enable repairs to and raise the elevation of the seawall. After these repairs are made, a new, stainless steel cable-rail fence will be installed on top of the seawall, as well as parallel to the existing concrete steps that serve as access from the property to Maunalua Bay. The metal gate that currently controls access from the property to Maunalua Bay and the property's recreational use pier will remain. Rocks that have fallen from the seawall into Maunalua Bay would be removed.

The benefits of the preferred alternative include stabilizing the seawall structure to prevent further degradation and raising the height of the Kahn property seawall to match the existing grade of the property and the height of adjoining property seawalls. Raising the height of the Kahn property seawall would substantially reduce the risk of overtopping by wave action and flooding during extreme high tides and storm surges. This action would offer the greatest amount of protection to the subject property, as well as neighboring properties, in the event of large wave action. (See Appendix A for repair plans). The preferred alternative is in character with repair actions that have been conducted on several other properties on Wailupe Peninsula.

## **4.0 Affected Environment and Environmental Consequences**

### **4.1 Geology and Soils**

Wailupe Peninsula is comprised of fill land (FL) – mixed variety (USDA Soil Conservation Service 1972). Areas filled with mixed varietal fill occur primarily at shoreline locations such as Pearl Harbor and Wailupe Peninsula. Typically consisting of material dredged from nearby coastal waters, areas with this soil type are generally developed for residential use, exclusively. At Wailupe Peninsula, mixed fill land is almost entirely made up of compacted fossil coral reef material that was dredged from Maunalua Bay in the 1940s, when the area was filled in and developed for residential use.

### **4.1.1 Impacts and Mitigation Measures**

There would be no impacts to the geology or soils of the area from the proposed action or any of the alternative actions. No mitigation measures are proposed.

## **4.2 Offshore and Nearshore**

Wailupe Peninsula is located in Maunalua Bay, which contains one of the shallowest and widest fringing reef flats in Hawaii (Fletcher, et al. 2002). The reef consists of a solid fossil limestone platform and patches of sand. Water depth in the vicinity of the subject property ranges from less than one foot, near the property edge at low tide, to approximately 20 feet in the dredged channel that surrounds the peninsula and extends out to Maunalua Bay (See areal photograph in Figure 3). The waters off Wailupe Peninsula are categorized as Open Coastal Class A, under (HAR) Title 11, Chapter 54.

The reef is home to a diverse community of fish and coral. The offshore area immediately adjacent to the Kahn property is a large sand patch. Rocks that have fallen from the seawall into Maunalua Bay are present in front of the seawall at this time.

### **4.2.1 Impacts and Mitigation Measures**

The proposed action is to repair a seawall that has been at the location for approximately sixty years. Rocks that have fallen from the seawall into Maunalua Bay will be removed from the nearshore waters. There will be no change in offshore or nearshore conditions due to the proposed action. No mitigation measures are proposed.

## **4.3 Hydrology**

Hydrology can drastically alter the topography and environmental qualities of an area. In the vicinity of the proposed project, hydrology influences water quality, and poses numerous hazards to residential communities from risk of stream flooding and wave action.

### **4.3.1 Groundwater and Surface Water**

Groundwater at the project site is anticipated to be brackish due to its immediate proximity to Maunalua Bay. There is no surface water located on the project site itself, or anywhere on Wailupe Peninsula. The fill at the site is extremely porous, and rainfall rapidly percolates into the ground.

#### **4.3.1.1 Impacts and Mitigation Measures**

There would be no impacts to groundwater quality in the vicinity of the project site from the proposed action or from any of the alternative actions. Best management practices, such as the use of silt fencing and sediment control measures, will be followed during construction, to avoid contaminating groundwater.

There are no anticipated impacts to surface water or the hydrological cycle from the proposed action or from any of the alternative actions. Surface water is not present at or near the project site. No mitigation measures are proposed.

### **4.3.2 Flooding, Tsunami, and Wave Action**

According to the Flood Insurance Rate Map (FEMA 2004), the project site is located in Zone A: No Base Flood Elevation determined. This means that there is a 1% annual chance of a base flood—also known as the 100-year flood—occurring at the project site.

The project site is also exposed to ocean hazards. The USGS tsunami Overall Hazard Assessment for the project site is high (Fletcher, et al. 2002), and the site is located within the Tsunami Evacuation Zone. The coastal slope in the region is very low, and the makai edge of the property is nearly at sea level. The area is surrounded by a shallow, fringing reef. The combination of these conditions contributes to the relatively high risk of tsunami for the project site and surrounding areas. No data about height or the frequency of occurrence of tsunami for the project site is available; however, a 1960 tsunami on the western side of Diamond Head reached 13 ft, and a 1946 tsunami at Makapuu Point reached 37 ft. It is unclear what the potential height of a tsunami could be at the project site, but in the event of a large tsunami, flooding can be anticipated.

The risk of damage from wave action at Wailupe Peninsula occurs from south swells and Kona storm waves. South swells occur most frequently in summer, but they can occur year round. They typically have 4 to 6 ft swells, with longer periods between crests than in other locations on Hawaiian shores. Kona storm waves occur most frequent between October and April, when the tradewinds are less prevalent and Kona winds tend to occur. The size and periods of Kona storm waves vary according to the strength of storm winds, yet, typically, they are similar in size to south swells, with more frequent periods. Flooding from wave action is a relatively high risk for this area. The rise of deep ocean waves from storms in the southern hemisphere, combined with the broad and shallow fringing reef surrounding the peninsula, creates the potential for property damage from ocean generated flooding, erosion of nearshore property, and debris overwash.

Risk of flooding from sea level rise is moderately low in this area. Wailupe Peninsula and the greater Diamond Head coastal district of Oahu are experiencing lower rates of sea level rise than other coastal areas of the island (Fletcher, et al. 2002).

#### **4.3.2.1 Flooding, Tsunami, and Wave Action Impacts and Mitigation Measures**

The proposed action and any of the alternative actions would have no effect on the property's potential exposure to base flood conditions. The proposed action is intended to protect the property from ocean generated water hazards in conditions that vary from typical to moderate wave action and storm surges. It is unlikely that the seawall would have a significant impact on hazards associated with tsunami; however, the repaired seawall may offer more protection than the seawall in its existing condition, depending on the size and intensity of the waves. The proposed action, and the alternatives actions, will not increase the likelihood of exposure to flooding or tsunami, however, therefore no mitigation measures are proposed.

## **4.4 Climate**

The climate of Hawaii is maritime/tropical, distinguished by continuous mild weather and stable temperatures throughout the year. The Hawaiian Islands experience only two distinct seasons, *kau* (May to October) and *ho‘oilo* (October to April). *Kau* is characterized by warmer temperatures, the nearly-continuous presence of tradewinds (east-northeasterly winds), and the sun reaching zenith nearly directly overhead. *Ho‘oilo* is characterized by cooler temperatures, interrupted tradewind patterns, higher levels of average rainfall, and the sun passing slightly lower in the sky. Annually, trade winds occur approximately 75 percent of the time, with a winter average of about 45 percent and a summer average of about 90 percent. Average wind speed is about 14 miles per hour. Temperatures vary, yet average between 70 and 80 degrees Fahrenheit, depending on the season and local topography.

### **4.4.1 Impacts and Mitigation Measures**

The project site is located on the southern shore of the island of Oahu. The proposed action and alternative actions are miniscule in scale compared to processes that are capable of altering climate and weather patterns. There are no anticipated impacts on climate from the proposed action or any of the alternative actions. No climate change mitigation measures are proposed.

## **4.5 Air Quality**

Air quality is a measure of concentrations of specific pollutants in ambient air compared to state and federal Ambient Air Quality Standards (AAQS). Due to the prevailing trade winds, Hawaii has pollutant concentrations that are far less than the national average. However, when the trade winds are weak, gas and aerosol levels in the atmosphere approach the upper limits outlined in the air quality standards. Pockets where carbon monoxide levels are higher than AAQS standards can then occur in industrial areas and areas of heavy vehicular traffic. Due to onshore and offshore breezes, air quality at the proposed site is relatively good.

### **4.5.1 Impacts and Mitigation Measures**

There will be no changes in air quality from the proposed action or any of the alternative actions. Air quality will be the same after construction as it was before. Equipment use during construction may cause temporary increases in air pollution. Mitigation will include dust control, as needed, and assurance from the contractor that all motorized equipment meets emissions control standards.

## **4.6 Noise**

Ambient sound levels at the project site are relatively low. The largest contribution to noise in the area is from Kalanianaʻole Highway. The subject property is not heavily impacted by noise from the highway. Ambient sounds in the area of the proposed action are primarily from natural sources, such as waves and wind.

#### **4.6.1 Impacts and Mitigation Measures**

Noise levels may increase during the construction phase of the proposed action. Mitigation measures to reduce the surrounding area's exposure to increased noise levels during this time include using mufflers to diminish sounds from construction equipment and prohibiting construction activities between 6:00 p.m. and 7:30 a.m., Monday through Friday.

#### **4.7 Flora and Fauna**

Flora and fauna on the landward portion of the project site are typical of those commonly found in ocean-front residential communities in Hawaii. Flora in the area consists of typical landscaping plants. Wailupe Peninsula was filled with dredged materials in the 1940s and then developed for residential use. There are no naturally occurring endemic or endangered plants located on the peninsula, although some may have been planted there for landscaping purposes. Fauna at the project site and in the surrounding vicinity consists of those species commonly found in residential communities.

During a preliminary site visit to the Kahn parcel, flora and fauna seaward of the property, in the immediate vicinity of the proposed action, was examined. The portion of Maunalua Bay abutting the property edge and existing seawall has a sandy pocket bottom that may contain algae, but contains no coral. The seawall offers no habitat for fish or other sea creatures.

The naupaka hedge on top of the seawall will be removed during the proposed action so that the necessary repairs to the seawall can be made. The naupaka hedge is not crucial habitat to any fauna.

#### **4.7.1 Impacts and Mitigation Measures**

There will be no impact to existing flora or fauna on either the landward or seaward side of the project site. Consultation with U.S. Fish & Wildlife Service has been initiated, and if any rare or endangered species are in the area, mitigation will take place.

#### **4.8 Historic, Archaeological, and Cultural Resources**

Wailupe Peninsula, before being developed for residential use, was the location of one of three prehistoric Hawaiian fishponds in Maunalua Bay. In the 1940s, the fishpond that is now Wailupe Peninsula was filled in with dredged material. A lava-stone seawall was augmented to protect the land area from the ocean. Developer Robert Hind, Ltd., developed Wailupe Peninsula for residential use in 1948, and the area has been fully developed as a residential neighborhood for nearly sixty years. The seawall located on the Kahn residence is the seawall that was refurbished in 1948, and which encompasses the entire peninsula and its residential structures to protect the area from ocean hazards.

Currently, the waters of Maunalua Bay are frequented by residents of Wailupe Peninsula, other residents of Oahu, and island visitors for recreational use such as boating, kayaking, and surfing. Public access to the ocean and reef surrounding Wailupe Peninsula is from either Wailupe Beach Park, to the west of the proposed project, at TMK 3-5-022:023, or

from the public right-of-way located off of Kalanianaʻole Highway, to the east of the proposed project, at TMK 3-7-001:020.

#### **4.8.1 Impacts and Mitigation Measures**

Despite the prehistoric use of the area as a fishpond, there are no known or expected cultural or historic resources located at the site of the proposed action. A previous cultural study conducted in the area identified no significant resources (Clark 2003). Further, during development of the project site for residential use, the entire parcel was disturbed and it is highly unlikely that the proposed action, or any of the alternative actions, would impact archaeologically or culturally sensitive materials. However, should contractors encounter such items, construction will cease immediately, and the proper authorities will be contacted.

#### **4.9 Land Use**

Land on Wailupe Peninsula is zoned R-10 Residential. The area was developed for residential dwellings in the 1940s and has been used for this purpose for the past sixty years. There are 120 homes on Wailupe Peninsula at this time.

#### **4.9.1 Impacts and Mitigation Measures**

No change in land use will result from the proposed action. Restoring an existing seawall will help ensure that the area remains in residential use by protecting the project site and surrounding properties from ocean waters. Should a SSV not be granted for restoration of the Kahn residence's seawall, eventual damage to the Kahn property, and potentially to neighboring properties, from storms or other shoreline hazards would substantially diminish the value of the home(s). Such factors would greatly reduce local property values and affect the suitability for the peninsula to remain in residential land use. Because no changes to land use from the proposed action, or any of the alternative actions, are anticipated, no land use mitigation measures are planned for the proposed action.

#### **4.10 Circulation and Traffic**

Wailupe Circle is a small residential neighborhood comprising 120 dwellings. Traffic is very light throughout the neighborhood. Wailupe Circle is accessed from Kalanianaʻole Highway, which can experience moderate traffic during typical morning and afternoon rush hours and on weekends.

#### **4.10.1 Impacts and Mitigation Measures**

There will be no long-term or permanent changes to traffic patterns or traffic circulation from the proposed action or any of the alternative actions. During the construction phase of the project, congestion may temporarily increase on the portion of Wailupe Circle where the project site is located; however any such increase is anticipated to be very slight and could be easily avoided by taking alternative routes through the neighborhood. There will be no long-term or permanent effects on traffic patterns or circulation from the proposed action, and no mitigation measures for circulation and traffic are planned.

## 4.11 Public Services and Facilities

This single-family residential property currently uses electricity, telephone, cable, and city water, sewer, and garbage services.

### 4.11.1 Impacts and Mitigation Measures

There will be no change in services or facilities use; therefore, no mitigation measures are planned.

## 4.12 Visual Resources

The project site is located on the west-facing makai-side of Wailupe Circle and has views of Maunalua Bay and the east-facing slopes of Diamond Head. Section 3.1.3.6 of the *East Honolulu Sustainable Communities Plan* states that it is important to retain and, if possible, expand visual access to the shoreline from Kalanianaʻole Highway (City and County of Honolulu 1999). Structures that limit the public viewshed along this coastline are discouraged.

Figure 7 shows the view from Kalanianaʻole Highway of Wailupe Peninsula and Maunalua Bay, adjacent to the project site. The atmosphere of the location is characteristic of a low-density residential and natural setting.



Figure 7. View from Wailupe Beach Park toward Maunalua Bay

#### **4.12.1 Impacts and Mitigation Measures**

The proposed action and the alternative actions will have no effect on private or public views of Maunalua Bay or any other natural features. No mitigation measures are proposed.

#### **4.13 Socio-Economic Resources**

The proposed action would have few economic consequences. The most significant economic consequence of repairing the Kahn residence seawall will be the maintenance of the property's long term value in the real estate market and, thus, its contribution to the local property tax base. Should a SSV not be granted, eventual damage to the property from large waves, storm surges, or other shoreline hazards would substantially diminish the value of the property, potentially making it unlivable. The project will also create a few short-term construction jobs.

The project site and greater Wailupe Peninsula are residential in nature. There are 120 residential units located on Wailupe Peninsula. They are primarily one- to two-story, single-family, detached dwellings. Many of the properties located on the makai side of the peninsula contain recreational use piers and all are encompassed by a seawall to protect individual properties, as well as the area as a whole from waves, storm surges, and other shoreline hazards that would otherwise inundate Wailupe Peninsula.

The waters of Maunalua Bay are frequented by Wailupe Peninsula residents, other Oahu residents, and island visitors for swimming, snorkeling, boating, and other ocean recreational activities.

#### **4.13.1 Impacts and Mitigation Measures**

No long-term changes to socio-economic resources are anticipated as a result of the proposed action; therefore, no impacts or mitigation measures are proposed.

### **5.0 Cumulative Impacts**

Cumulative impacts can result from actions that are individually minor but collectively significant, taking place over a period of time. The impacts from such minor or small-scale actions become significant when added to other past, present, and reasonably foreseeable future actions.

The proposed action, however, is not a new development project. It does not change a land use or alter the natural environment in a new way. The proposed action is repair of an existing seawall on a property that has been developed for ocean-front residential use for approximately 60 years. The proposed action would also raise the height of the existing seawall to the current property grade and align the top with the height of the tops of the adjoining seawalls. This action would not result in any cumulative impact. Rather, it would prevent an adverse impact by protecting the existing shoreline from erosion and damage from wave overtopping.

## 6.0 Findings and Determinations

This Draft EA demonstrates that the proposed action is not anticipated to impose adverse environmental impacts at the project site or any other area; therefore, an EIS is not warranted. A Finding of No Significant Impact (FONSI) is anticipated for this project.

### 6.1 Reasons for Supporting this Preliminary Determination

This determination is based upon criteria outlined in Chapter 343, HRS, as amended, and Title 11, Chapter 200, HAR 1996.

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

The project would not change, alter, or destroy any natural or cultural resources. The project would restore an existing feature that is substantially the same as adjacent existing features.

**(2) Curtail the range of beneficial uses of the environment**

No changes to beneficial uses of the environment would result from the proposed action. Public access to Maunalua Bay would not be affected; visual resources would not be impaired; and no changes in environmental processes would result from the proposed action.

**(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**

As proposed, the project conforms with the state's long-term goals and guidelines as expressed in Chapter 343, HRS. The project is also in compliance with the *East Honolulu Sustainable Communities Plan*.

**(4) Substantially affects the economic or social welfare of the community or state**

As proposed, the project does not significantly impact the economic or social welfare of the community or state. The proposed action will have a positive economic impact on the applicant as well as on the other residents of Wailupe Circle by preventing further erosion of property and maintaining safety measures that have a stabilizing effect on properties located on Wailupe Peninsula.

**(5) Substantially affects public health**

As proposed, there would be no effect on public health from the proposed action.

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

As proposed, the project would not have secondary effects, such as changes in demographics and infrastructure. No new infrastructure will be required and the demand on existing infrastructure will not change.

**(7) Involves a substantial degradation of environmental quality**

The project as planned would not result in the significant degradation of environmental quality. It will not degrade water quality or impact marine or terrestrial flora and fauna.

The proposed repairs to the existing seawall will be consistent with all of the protected properties along that portion of the shoreline.

**(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions**

As proposed, there would be no cumulative adverse effects on the environment or a commitment for larger actions resulting from the proposed action. Some of the alternative actions have negative cumulative impacts, however. The no-action alternative would reduce property values and would possibly—if large scale wave action or storm surges damaged properties adjacent to the project site—diminish the ability of the area to be used for residential purposes. Alternative 2 –repair and replace rocks that have fallen from the wall- could also result in a long-term adverse impact with a similar outcomes.

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

As proposed, the project would not impact any rare, threatened, or endangered species or its habitat. Consultation with U.S. Fish & Wildlife has been initiated, and if any rare or endangered species are in the area, mitigation will occur.

**(10) Detrimentially affects air or water quality or ambient noise levels**

As proposed, the project would not have any adverse impacts on air or water quality or on ambient noise levels. There may be a temporary increase in noise levels during the construction phase of the proposed project; therefore, construction activities will be restricted to the period 7:30 a.m. to 6:00 p.m., Monday through Friday. No material will be placed in the nearshore water. No debris, petroleum products, or other construction related substances or materials will be allowed to flow, fall, leach, or otherwise enter the coastal waters. All construction material will be free of contaminants or pollutants. Best management practices will be followed during construction to minimize environmental pollution and damage.

**(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, freshwater, or coastal waters**

The proposed and existing seawall is functionally consistent with adjacent existing seawalls along this coastal reach. The existing seawalls do not alter seasonal erosion-accretion patterns.

Flood Insurance Rate Map indicates that the parcel is in Zone A (FEMA 2004). Fletcher et al. (2002), in the *Atlas of Natural Hazards in the Hawaiian Coastal Zone*, rank the flooding hazard from stream overflow in this area as high and exposure to hazards from tsunami high, as well. If a tsunami or storm surge should approach Wailupe Peninsula, flooding should be anticipated. The proposed seawall would not protect against such natural hazards. The proposed improvements to the seawall are designed to provide erosion and wave protection for a single family residence. If a tsunami should approach from the south, flooding can be anticipated.

**(12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies**

The proposed action would have no affect on scenic vistas or viewsheds. The proposed action is in compliance with the *East Honolulu Sustainable Communities Plan* regarding protection of scenic viewsheds in the area.

**(13) Requires substantial energy consumption.**

As planned, the proposed action does not require long-term additional consumption of energy.

## 7.0 Shoreline Setback Variance Justification

The property owner will suffer hardship if the shoreline setback variance for the proposed seawall is not granted and if the existing seawall had to be removed. This application for such a variance fulfills the three criteria for hardship as set forth in ROH Sect. 23-1.8 (3) (A).

(A) *A structure or activity may be granted a variance upon grounds of Hardship if:*

- (i) *The applicant would be deprived of reasonable use of the land if required to comply with the shoreline setback ordinance and the shoreline setback rules*

The subject property was developed for residential use in the 1940s, before the implementation of shoreline setback regulations that required a setback of 10 feet in 1966, and a setback of 40 feet in 1970. The Wailupe Peninsula was created in an area that was already surrounded by a wall forming a prehistoric fishpond. To develop the area for residential use in the 1940s, the fishpond was filled, and the existing wall was strengthened to prevent erosion of the dredged, mixed variety fill. This is the wall of which the Kahn seawall is a part.

Should a Shoreline Setback Variance not be granted, the existing seawall would not be repaired, and the height of the seawall would not be raised to meet the current grade of the property or that of the adjoining, existing seawalls. This would expose the Kahn property to damage from storm surges or high waves that could erode the property, potentially causing it to become unstable, due to the nature of the soil. Subsequently, this could compromise the integrity of adjoining seawalls on neighboring parcels and place those parcels in jeopardy of erosion, as well.

These adverse impacts would deprive the applicant of reasonable use of the land and, potentially, deprive neighboring land owners of reasonable use of their property, as well.

- (ii) *The applicant's proposal is due to unique circumstances and does not draw into question the reasonableness of this chapter and the shoreline setback rules*

The circumstances of this application for a Shoreline Setback Variance are unique. Before being developed for residential use, Wailupe Peninsula was the site of a prehistoric Hawaiian fishpond. In the 1940s, the area was filled with dredged materials, enclosed with a seawall, and developed for residential use. The development of Wailupe Peninsula was designed in such a way that a seawall is necessary to protect the residential units from wave action occurring at high tide and during storms or other natural hazard events. Since the 1940s, the seawall has experienced damage, and several rocks have become dislodged from the wall, compromising the integrity of the structure and

exposing the property to erosion. The height of the existing seawall is currently below the grade of the Kahn property by as much as 5 ft, and it is below the height of the adjoining seawalls on neighboring parcels.

This Shoreline Setback Variance application is necessary to ensure that Wailupe Peninsula remains suitable for residential use by permitting repairs to the only structure that protects the area homes from damage by ocean forces.

*(iii) The proposal is the practicable alternative which conforms best to the purpose of the shoreline setback regulations*

This Shoreline Setback Variance application and Environmental Assessment examine three alternative actions. This first alternative action is a no-action option. Under the no-action alternative, no repairs would be made to the seawall. This would result in no construction activity and would not require a Shoreline Setback Variance or building permit. Though in compliance with setback regulations, this alternative would result in continued deterioration of the existing lava-rock seawall on the Kahn property. Additional loss of rocks will eventually result in total failure of the seawall and expose the Kahn property, and neighboring properties, to erosion and potential flooding from ocean hazards. Inevitably, this would reduce the value of the Kahn property and that of the surrounding properties, and may render the area unsuitable for future residential use.

The second applicable alternative is to repair and replace rocks on the existing wall. Under this alternative repairs to the existing wall would be made in order to stabilize the structure and rocks that have fallen from the wall into Maunalua Bay would be removed. This option, however, would not raise the height of the wall to match the existing grade or the heights of adjoining seawalls on neighboring parcels. This alternative would stabilize the structure to prevent further deterioration and would be a minimal construction option. However, this is not a viable long-term alternative because the height of the seawall would not meet the existing grade. This would expose the Kahn property to erosion from horizontal overtopping, and may, in the future, compromise the integrity of the Kahn seawall and the adjoining seawalls, as well. Implementation of this alternative would leave the parcels exposed to wave action during high tides and storm surges, and would result in flooding.

The third applicable alternative is the preferred alternative (the proposed action), which would repair and replace rocks on the existing wall, as well as raise the height of the top of the wall to meet the current grade of the property and the height of adjoining seawalls on neighboring parcels. Rocks that have fallen from the wall into Maunalua Bay would also be removed. Benefits of the preferred alternative include stabilizing the seawall to prevent further degradation and eliminating potential erosion of the Kahn property and neighboring properties by reducing the risk of horizontal overtopping and flooding from high tides and storm surges. This alternative is the best option for long-term protection of public health and safety.

*(B) Before granting a hardship variance, the director must determine that the applicant's proposal is a reasonable use of the land. Because of the dynamic nature of the shoreline environment, inappropriate development may easily pose a risk to individuals or to the public health and safety. For this reason, the determination of the reasonableness of the use of land should properly consider factors such as shoreline conditions, erosion, surf and flood conditions and the geography of the lot.*

Wailupe Peninsula was developed for residential use in the 1940s. Before being developed for residential use, the peninsula was entirely enclosed by a prehistoric wall forming a fishpond. During development, the existing wall was strengthened to ensure public health and safety by protecting Wailupe Peninsula residents and their property from ocean hazards. The Kahn property abuts the shoreline and is exposed to ocean hazards such as flooding from high tides and storm surges, and erosion from wave action against the dredged material used as fill to stabilize the peninsula. In addition, the grade of the property is as much as 5 ft above the top of the seawall. The proposed action is a reasonable use of the land because it will repair an existing, damaged, and deteriorating seawall and raise its height to grade. This will protect the Kahn property and neighboring properties by reducing the risk of horizontal overtopping, flooding, and erosion from high tides and storm surges. Without the proposed repair, the suitability for continued residential use of the Kahn and neighboring properties would be imperiled.

#### Shoreline Conditions

The shoreline at the project site is dominated by an uninterrupted seawall that encompasses Wailupe Peninsula and protects the residential community from hazardous ocean conditions. There is no sandy beach on this stretch of the shoreline. The peninsula consists of fill material composed nearly entirely of compressed coral material dredged from Maunalua Bay in the 1940s. All oceanfront properties on Wailupe Peninsula have a seawall, and most of the properties have recreational use piers. The Kahn property seawall is in disrepair, and rocks are falling off into Maunalua Bay. The height of the Kahn seawall is substantially lower than the grade of the Kahn property and the height of the adjoining seawalls on neighboring parcels. Thus the Kahn property and neighboring properties are exposed to horizontal overtopping during high tides and storm surges that could lead to flooding, ponding, and erosion.

#### Erosion

The original prehistoric wall forming the fishpond was strengthened in the 1940s to protect the future residential community from ocean hazards and the forces of erosion. This is the wall of which the Kahn seawall is a part. The peninsula itself was created by filling the fishpond with dredged material. It is unclear how quickly the forces of erosion would affect Wailupe Peninsula were the seawall not protecting the shoreline and residential developments. However, it can reasonably be assumed that without the protection of a seawall, the peninsula would face disastrous damage from erosion and would no longer be suitable for residential land use.

#### Surf and Flood Conditions

The position of the project site puts it at risk of flooding due to high tides, storm surges, and tsunami. The USGS tsunami Overall Hazard Assessment for the project site is high

(Fletcher, et al. 2002), and the site is located within the Tsunami Evacuation Zone. The coastal slope in the region is very low and the makai edge of the property is nearly at sea level. The area is surrounded by a shallow fringing reef. The combination of these conditions makes the risk of tsunami relatively high for the project site and surrounding areas. No data about height or frequency of occurrence of tsunami is available for the project site; however, a 1960 tsunami on the western side of Diamond Head reached 13 ft, and a 1946 tsunami at Makapuu Point reached 37 ft. It is unclear what the potential height of a tsunami could be at the project site; however, in the event of a large tsunami, flooding can be anticipated.

Damage from wave action at Wailupe Peninsula is most likely to occur during periods of south swells and Kona storm waves. South swells occur most frequently in summer, but can occur year round. Wave heights typically reach 4 to 6 ft, and in the vicinity of Wailupe Peninsula have longer periods between crests than in other Hawaii locations. Kona storm waves occur most frequently between October and April, when the tradewinds are less prevalent and Kona winds more so. The size and periods of Kona storm waves vary according to the strength of storm winds, yet they are typically similar in size to south swells, but with more frequent periods. Flooding from wave action is a relatively high risk for this area. The rise of deep ocean waves from storms in the southern hemisphere, combined with the broad and shallow fringing reef surrounding the peninsula, creates the potential for property damage from ocean generated flooding, erosion of nearshore property, and debris overwash.

Flooding from sea level rise is moderately low in this area. Wailupe Peninsula and the greater Diamond Head coastal district of Oahu are experiencing lower rates of sea level rise than other coastal areas of Hawaii (Fletcher, et al. 2002).

#### Geography of the Lot

The subject parcel is approximately 75 ft wide by 175 ft deep. The residential structure located on the property is situated approximately 32 ft from the shoreline. Appendix A contains a map of the parcel showing the layout of development within the parcel, relative to the shoreline.

*(C) If the activity or structure may artificially fix the shoreline, a variance may be granted only if hardship is likely to be caused by shoreline erosion; provided that conditions are imposed prohibiting any such structure seaward of the existing shoreline unless it is clearly in the public interest.*

The Kahn seawall is a portion of a prehistoric wall that formerly enclosed a fishpond and which was strengthened in the 1940s to protect the property, and all of Wailupe Peninsula, from erosion. Without repairs to the seawall as proposed in the preferred alternative, the subject property, as well as neighboring properties, would be at high risk of erosion that could destroy their land and homes, causing hardship to the property owners. The preferred alternative is the repair of an existing seawall; no structure seaward of the existing shoreline is proposed.

*(D) Hardship shall not be determined as a result of a zone change, plan review use approval, subdivision approval, cluster housing approval, planned development housing approval, conditional use permit, or any other discretionary land use permit granted after June 16, 1989.*

The subject property was developed for residential use in the 1940s. Hardship is not the result of a zone change, plan review use approval, subdivision approval, or any other change to land use granted after June 16, 1989. The property was developed before the shoreline setback regulations that required a setback of 10 feet in 1966, and a setback of 40 feet in 1970. No changes in land use have occurred since the property was originally developed.

## **8.0 Public Agency Involvement, Review and Consultation**

### **Agencies**

#### Federal Agencies

U.S. Fish & Wildlife

#### State of Hawaii

Office of Environmental Quality Control

Office of Hawaiian Affairs

Department of Land and Natural Resources

#### City and County of Honolulu

Department of Planning and Permitting

### **Individuals**

Clegg, Donald. Analytical Planning Consultants, Inc.

Uchytel, Randy. Darcey Builders, Inc.

## **9.0 List of Preparers**

Davis, Angelyn. Wil Chee - Planning & Environmental

Mariant, Judy. Wil Chee - Planning & Environmental

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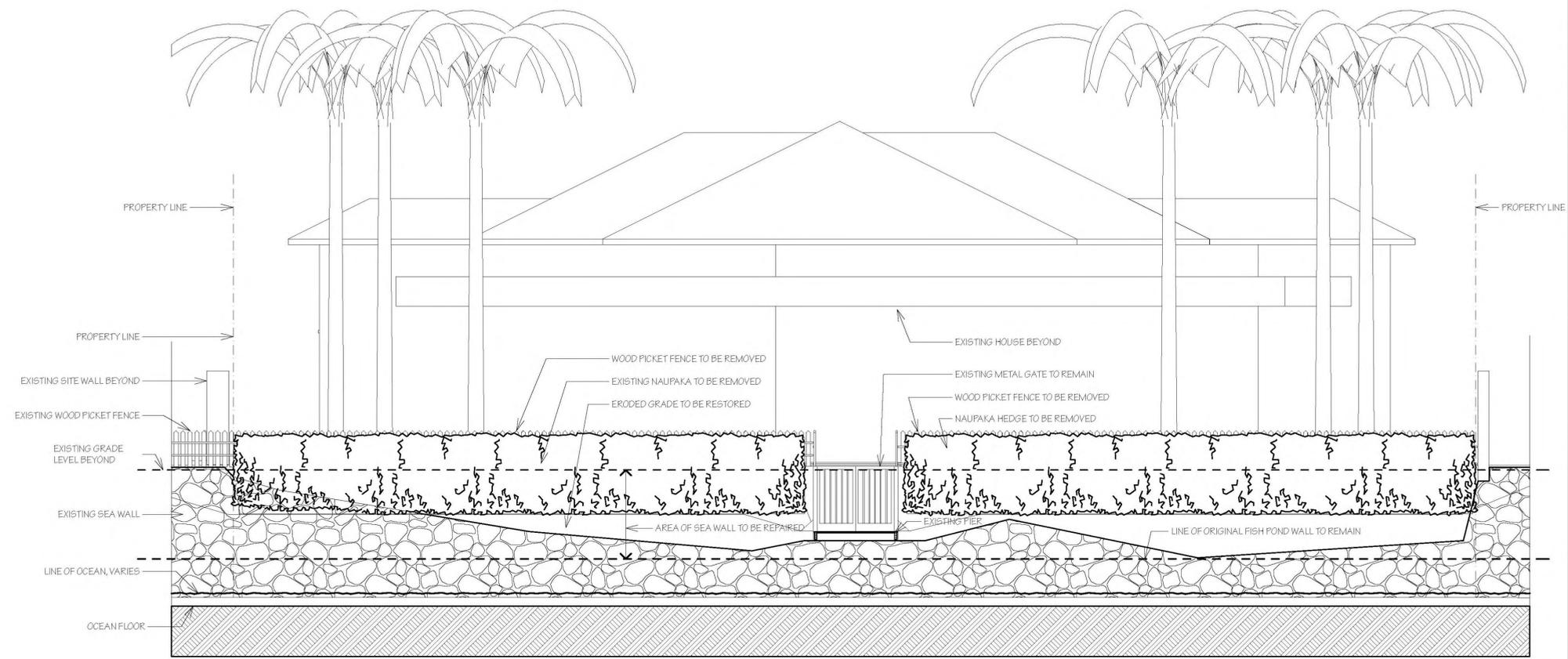
## 10.0 References Cited

- City and County of Honolulu. 1999. *East Honolulu Sustainable Communities Plan*. Department of Planning and Permitting. April.
- Clark, John. 2003. *Cultural Impact Assessment for New Pier at 292 Wailupe Circle*.
- Federal Emergency Management Agency (FEMA). 2004. Flood Insurance Rate Map 15003C039F, City and County of Honolulu, Hawaii. Panels 390 and 395. September 30.
- Fletcher, Charles H., Grossman, Eric E., Richmond, Bruce M., and Gibbs, Anne E. 2002. *Atlas of Natural Hazards in the Hawaiian Coastal Zone*. United States Geological Survey. United States Department of the Interior.
- Fulton-Bennett, Kim and Gary B. Griggs. 1987. *Coastal Protection Structures and their Effectiveness*. State of California, Department of Boating and Waterways and the Marine Sciences Institute of the University of California at Santa Cruz.
- United States Department of Agriculture (USDA) Soil Conservation Service. 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. U.S. Government Printing Office, Washington D.C.

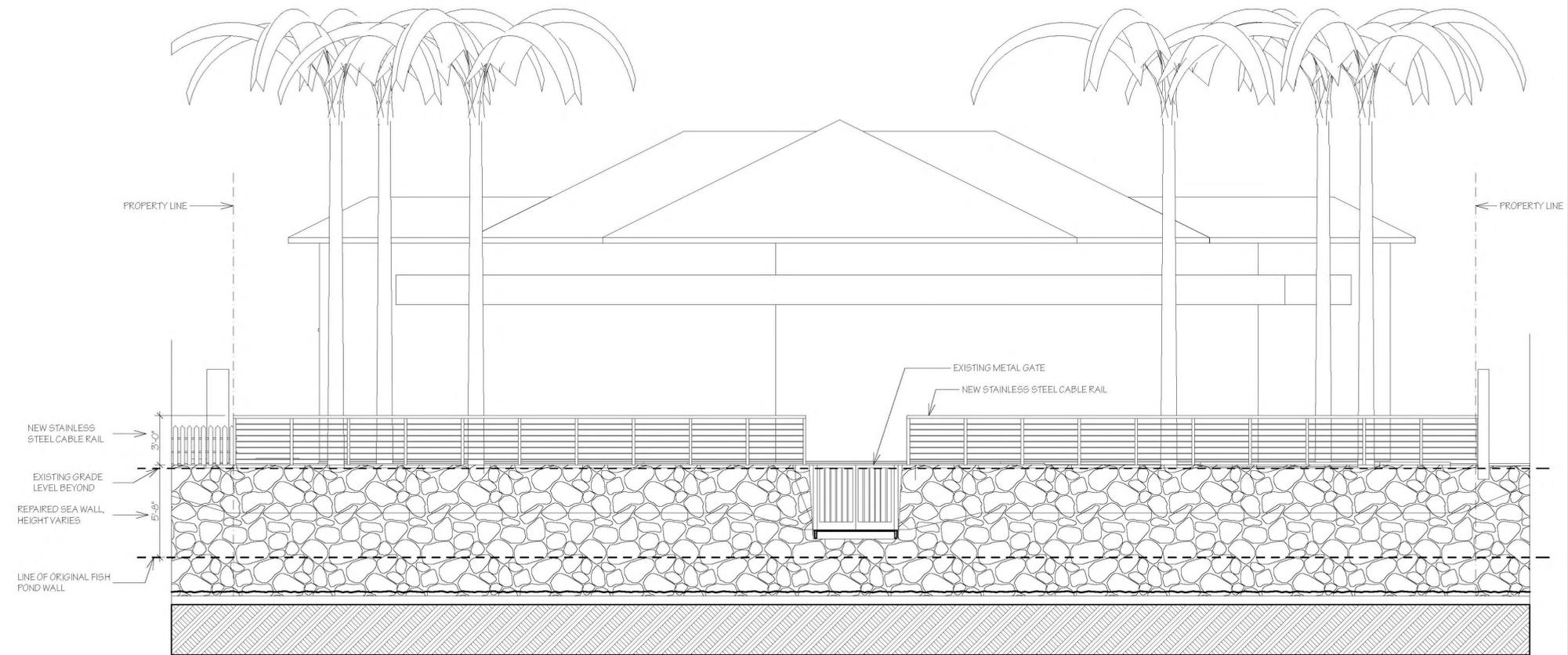
## APPENDIX A

### Design Plans



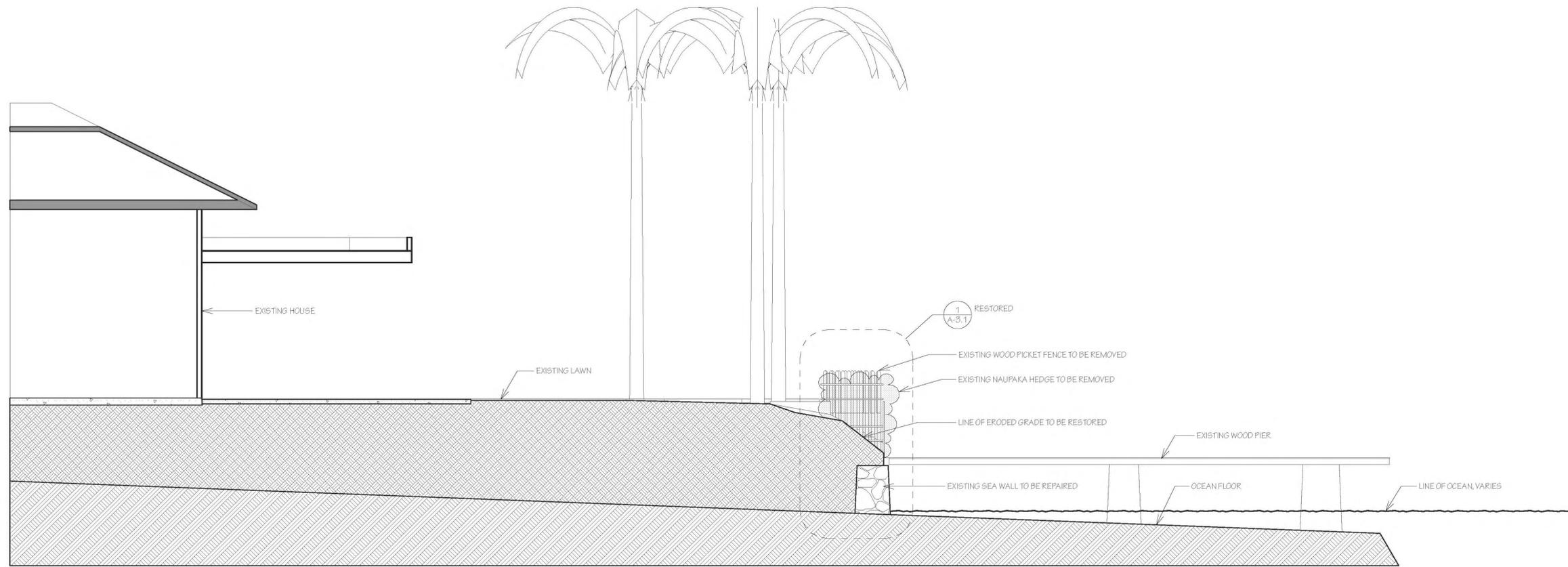


1 Existing Sea Wall Elevation @ 146 Wailupe Circle  
Scale: 1/4" = 1'-0"

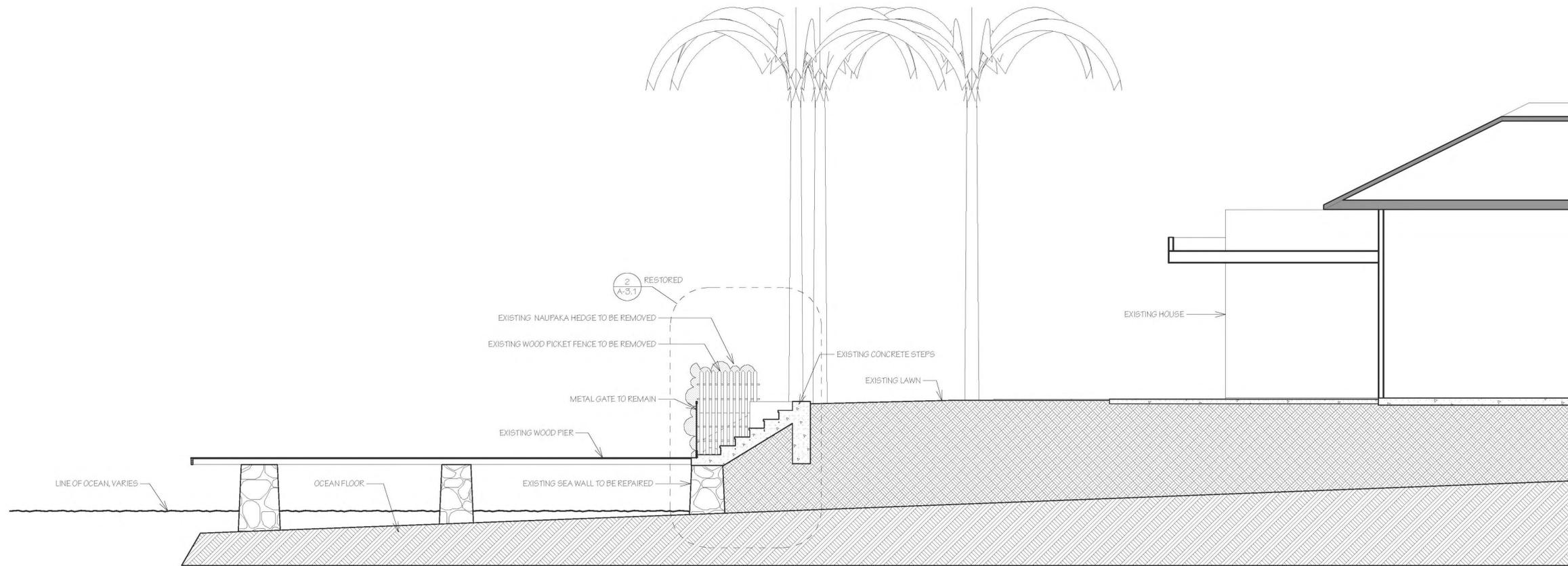


2 Repaired Sea Wall Elevation @ 146 Wailupe Circle  
Scale: 1/4" = 1'-0"

No.	Date	Revision
<p>This work was prepared by me or under my supervision, observation, or direction and I am a duly Licensed Professional Engineer in the State of Hawaii. My License No. is 115. My License Expiration Date is 04/30/08.</p>		
<p>1188 Bishop Street, Suite 1411 Honolulu, Hawaii 96813-3306 Tel: 808.545.4000 Fax: 808.545.4024 www.lapishawaii.com</p>		
<p><b>LAPIS DESIGN PARTNERS</b> Residential Architecture &amp; Interior Design</p>		
<p><b>Kahn Residence Sea Wall Repair</b> 146 Wailupe Circle, Honolulu, Hawaii TMK: 3-6-01: 38</p>		
<p>Sea Wall Elevation A-2.1 Sea Wall Elevation - Plotted on 2/18/08</p>		
<p>Issue Date: 18 Feb 08 Job #: 07-KWC Sheet Number:</p>		
<p><b>A-2.1</b></p>		
<p>Total Sheets: 4</p>		



1 Existing Sea Wall Section Towards Makai  
Scale: 1/4" = 1'-0"



2 Existing Sea Wall Section @ Pier  
Scale: 1/4" = 1'-0"

No.	Date	Revision

This work was prepared by me or under my supervision, and I am a duly Licensed Professional Engineer in the State of Hawaii. My License No. is 10000. My License Expiration Date is 04/30/08.

1188 Bishop Street, Suite 1411  
Honolulu, Hawaii 96813-3306  
Tel: 808.545.4000  
Fax: 808.545.4024  
www.lapishawaii.com



Kahn Residence  
Sea Wall Repair  
146 Waiupe Circle, Honolulu, Hawaii  
TMK: 3-6-01: 38

Sea Wall Sections  
A-2.2 Sea Wall Sections - Plotted on 2/18/08

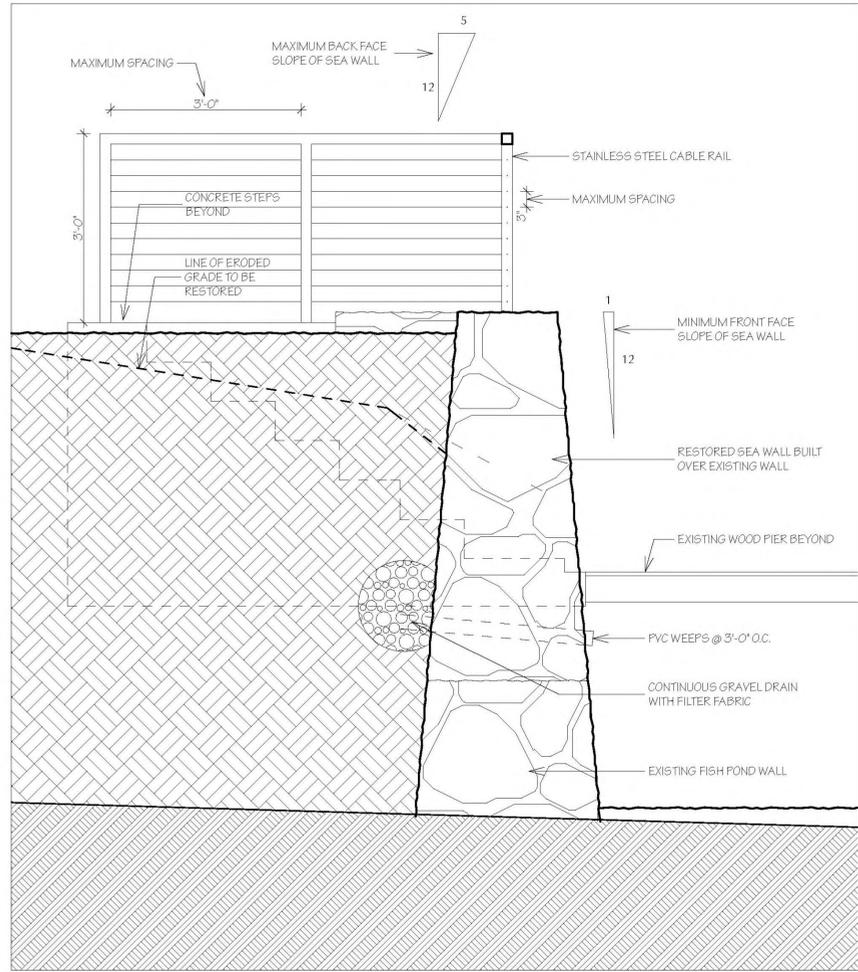
Issue Date: 18 Feb 08

Job #: 07-KWC

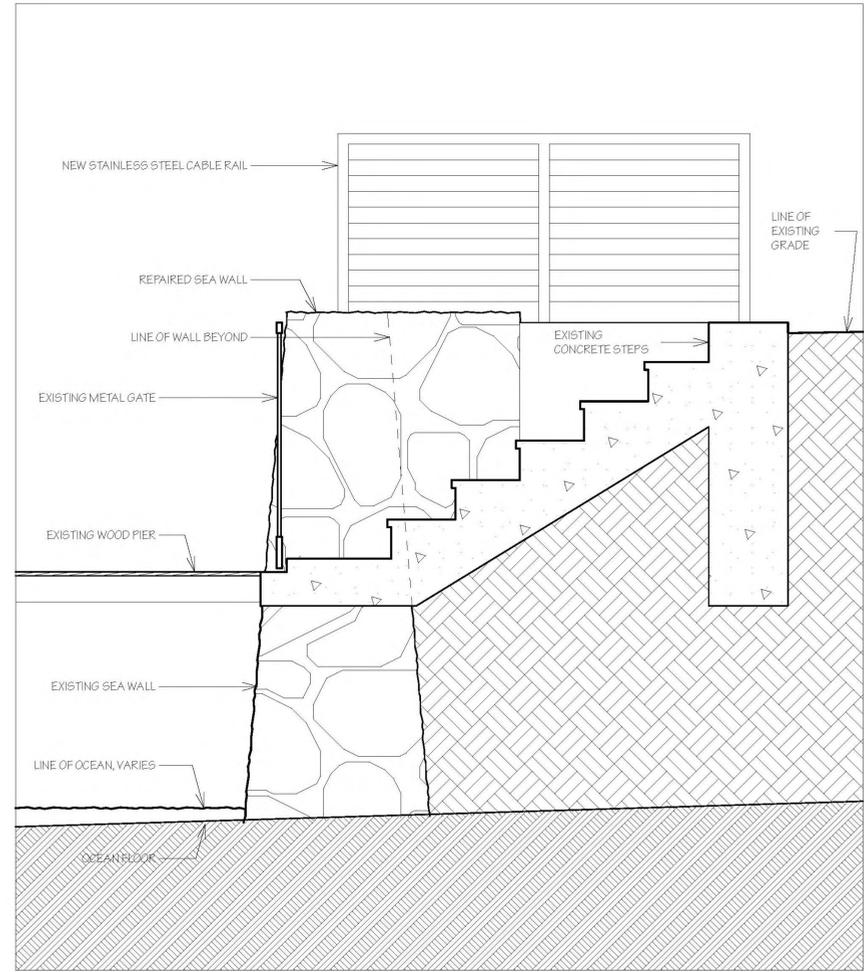
Sheet Number:

**A-2.2**

Total Sheets: 4



1 New Section @ Repaired Sea Wall  
Scale: 3/4" = 1'-0"



2 New Section @ Repaired Sea Wall  
Scale: 3/4" = 1'-0"

No.	Date	Revision

This work was prepared by me or under my supervision, observation, or operation of construction as defined in Hawaii Administrative Rules Title 16, Chapter 115. License Expiration Date: 04/30/08

1188 Bishop Street, Suite 1411  
Honolulu, Hawaii 96813-3306  
Tel: 808.545.4000  
Fax: 808.545.4024  
www.lapishawaii.com



Kahn Residence  
Sea Wall Repair  
146 Waiupe Circle, Honolulu, Hawaii  
TMK: 3-6-01:38

Proposed Wall Detail  
A-3.1 Proposed Wall Detail: Plotted on 2/18/08

Issue Date: 18 Feb 08

Job #: 07-KWC

Sheet Number:

**A-3.1**

Total Sheets: 4

## APPENDIX B

### Shoreline Certification

LINDA LINGLE  
GOVERNOR OF HAWAII



SURVEY DIVISION  
D.A.G.S.

LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

FEB 24 12 57 PM '09



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

February 23, 2009

File No.: OA-1229

Dennis K. Hashimoto  
P.O. Box 25636  
Honolulu, Hawaii 96825

Dear Applicant:

Subject: Transmittal of Signed Shoreline Certification Maps  
Owner(s): Kahn Family Trust  
Tax Map Key: (1) 3-6-001:038

Enclosed please find three (3) copies of the certified shoreline survey maps for the subject property.

If you have any questions, please feel free to call us at (808) 587-0420. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian Hirokawa".

Ian Hirokawa  
Project Development Specialist

Enclosures

cc: DAGS

LINDA LINGLE  
GOVERNOR



RUSS K. SAITO  
Comptroller

BARBARA A. ANNIS  
Deputy Comptroller

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING  
AND GENERAL SERVICES  
SURVEY DIVISION  
P.O. BOX 119  
HONOLULU, HAWAII 96810-0119

Response refer to:  
O-189(08)  
OA-1229

January 12, 2008<sup>9</sup>

Shoreline Determination  
T.M.K. 3-6-01: 38  
Wailupe, Waikiki, Honolulu, Oahu, Hawaii

Mr. Morris M. Atta, Administrator  
Land Division  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawaii

Attn.: Mr. Ian Hirokawa, Project Development Specialist

Dear Mr. Atta:

Your request dated May 23, 2008 for shoreline determination has been reviewed.

This shoreline was inspected on the ground on June 12, 2008 by Chris Conger, Ian Hirokawa and Ryan Morales. As a result of the inspection, unauthorized improvements on the wooden pier and concrete debris were found in the near shore area. The applicant's surveyor was instructed to resolve the encroachments and potential violations. A copy of the letter of agreement signed by the owner to amend the General Lease No. 5889 with DLNR Land Division and photos confirming the removal of the concrete debris were received.

The State of Hawaii should have no objections, therefore, to adopting the seaward face of wall as the shoreline as delineated on the map prepared by Mr. Dennis K. Hashimoto, Licensed Professional Land Surveyor.

Six (6) copies of the map are enclosed for your approval. Upon certification, please return the copy marked "SURVEY OFFICE COPY" to the Survey Division.

Very truly yours,

REID K. SIAROT  
State Land Surveyor

Enclosures  
RM:lk

Received From  
S.A.G.S. - SURVEY DIVISION

BY:

DATE: 1/14/09

LINDA LINGLE  
GOVERNOR OF HAWAII



LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

July 9, 2008

Ref: OA-1229

Dennis K. Hashimoto  
P.O. Box 25636  
Honolulu, Hawaii 96825

Dear Applicant:

Subject: Extension of Time to Process Shoreline Certification  
Owner: Kahn, Family Trust  
Tax Map Key: (1) 3-6-001:038

We write to follow-up on the subject shoreline application.

Pursuant to §13-222-7(j), Hawaii Administrative Rules, the Department finds that due to time constraints, it is necessary to extend the time period for processing this application for shoreline certification. The completion date for processing this application for shoreline certification is therefore extended to February 16, 2009.

If you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or DAGS Survey Division at (808) 586-0380. Thank you.

Sincerely,

Handwritten signature of Barry Cheung in cursive.  
for Barry Cheung  
District Land Agent

cc: DAGS



0-189(08)

SURVEY DIVISION  
D.A.C.S.

MAY 23 2 59 PM '08



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

May 23, 2008

File No.: OA-1229

MEMORANDUM

TO: Reid Siarot, State Land Surveyor  
Department of Accounting and General Services, Survey Division

FROM: Barry Cheung, District Land Agent *Barry Cheung*  
Department of Land and Natural Resources, Land Division

SUBJECT: Request Review of Shoreline Certification Application  
Applicant: Dennis K. Hashimoto  
Owner(s): Kahn, Family Trust  
Tax Map Key: (1) 3-6-001:038

Transmitted herewith for your review and appropriate action are the following items:

- 1) 6 copies of shoreline survey maps;
- 2) 1 set of photographs dated April 14, 2008;
- 3) Copy of application;
- 4) Copy of right-of-entry from property owner; and
- 5) Copy of shoreline application content checklist.

Please review and recommend the shoreline for certification or rejection. Public notice of this application is scheduled to appear in the May 23, 2008 OEQC Environmental Notice.

The commencement date for processing this application for shoreline certification is May 23, 2008 and the completion date is August 20, 2008.

If you have any questions, please feel free to contact us at (808) 587-0430. Thank you.

Enclosures

STATE OF HAWAII  
DEPARTMENT OF LAND & NATURAL RESOURCES

SHORELINE CERTIFICATION  
APPLICATION FORM

For DLNR use only:

Case file no.: \_\_\_\_\_  
Date application recvd: \_\_\_\_\_  
Date applic. complete: \_\_\_\_\_  
Completion date (+90): \_\_\_\_\_  
1st OEQC notice: \_\_\_\_\_  
2nd OEQC notice: \_\_\_\_\_  
Date appeals due (+20): \_\_\_\_\_  
Date briefs due: \_\_\_\_\_  
Date of decision (+60): \_\_\_\_\_

I. APPLICANT/AGENT

Applicant means the person submitting an application for shoreline certification.

Applicant name: Dennis K. Hashimoto  
Applicant address: P.O. Box 25636  
Honolulu, HI 96825  
Phone numbers: (808) 395 5476 (808) 3955477 djns@hawaii.rr.com  
Phone. Fax E-mail

II. PROPERTY OWNER

Property owner means the equitable or legal holder of interest in, or the lessee holding under a recorded lease for the property for which a shoreline certification is requested, or the authorized agent.

Owner name: Kahn, Family Tr.  
Owner address: 146 Wailupe Circle

Signature: *Sonja Kahn* Date: 4/24/08

III. LOCATION AND ADDRESS

Island:  Oahu  Kauai  Molokai  
 Hawaii  Maui  Lanai

Town, District: Wailupe, Honolulu Tax Map Key: 3-6-01:38

Address: 146 Wailupe Circle

IV. PURPOSE

State the purpose for which the certification is being applied:

Repair seawall

2008 MAY 18 P. 2: 56  
DEPARTMENT OF LAND & NATURAL RESOURCES  
STATE OF HAWAII  
Page 2 of 2

RECEIVED  
LAND DIVISION

V. CHECKLIST OF ENCLOSURES

- ( ) At least three (3) sets of color photographs of the shoreline, in accordance with §13-222-8, HAR:
  - ( ) Shoreline, as delineated on the map, is indicated on each photograph.
  - ( ) Permanent markings on the ground or flaggings are indicated on the photographs.
  - ( ) Each photograph is labeled by number or alphabet to coincide with the map showing the direction the photograph was taken.
  - ( ) Photographs provide accurate perspectives of the shoreline in relation to permanent markings or other land features.
  - ( ) Each photograph is marked with the date and time taken.
  
- ( ) At least seven (7) maps of the shoreline, in accordance with §13-222-9, HAR:
  - ( ) Maps are on whiteprints and are one of the following sizes (in inches): 8.5 x 13, 10 x 15, 13 x 23, 15 x 21, 21 x 32, 22 x 36, 24 x 36, 30 x 36, 36 x 42, 42 x 42-72.
  - ( ) Maps are drawn using an engineer or architect scale, in units of feet. Scale is clearly noted on the map. No reduced or enlarged maps allowed.
  - ( ) Maps are based on an actual field survey conducted within the prior 90 days.
  - ( ) Maps have the licensed surveyor's seal and testament indicating the work was done by the surveyor or under the surveyor's supervision.
  - ( ) Maps indicate true north pointing towards the top.
  - ( ) Map title and reference to location include the original source of title and name of awardee, patentee, or grantee and the ili, ahupuaa, and the TMK and the property owner's name and address.
  - ( ) Maps show all permanent identification marks established on the ground and all pertinent azimuths and distances.
  - ( ) Maps indicate the type of shoreline being determined (i.e., vegetation line, debris line, upper reaches of the wash of waves, face of artificial structure, or combination).
  - ( ) At least two (2) of the maps show the direction the photographs were taken and the point or shoreline depicted in the photographs.
  
- ( ) Field survey was conducted on Apr. 14, 2008 by Dennis K. Hashimoto.  
(date of field survey) (name of person who conducted field survey)
  
- ( ) The licensed land surveyor who made or supervised the field survey was:

Name	<u>Dennis K. Hashimoto</u>
Address	<u>P.O. Box 25636 Honolulu, HI 96825</u>
Phone no.	<u>(808) 395 5476</u>
  
- Application fee of \$75 is enclosed.
  
- ( ) Statement signed by property owner granting the State of Hawaii the right to enter the property.
  
- ( ) Statement(s) signed by applicable owners granting the State of Hawaii the right to enter land not owned by the property owner necessary for access.

- ( ) Copy of any federal, State or county enforcement or other legal action involving the subject shoreline.
- ( ) If shoreline is being located at the base of a manmade structure, copy of all documents supporting that the structure has been approved by the appropriate government agencies or is exempt from such approval.

VI. CERTIFICATION

I hereby certify that the statements and information contained in this application, including all attachments, are true and accurate to the best of my knowledge and understand that if any statements are shown to be false or misrepresented, this application may be rejected. Further, I understand that the Department may review any shoreline certification during its 12-month validity period and may rescind the certification where there is substantial misrepresentation or material fact in the application, whether intentional or unintentional, as determined by the State Land Surveyor or the Department.

SONIA LEE KAHN  
Printed Name

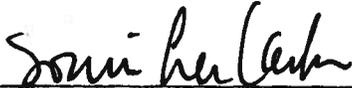
4/24/08  
Date

X *Sonia Lee Kahn*  
Signature

# AUTHORIZATION FOR ENTRY FOR SHORELINE CERTIFICATION INSPECTION

I/We authorize the appropriate representatives of the State of Hawaii to enter our property at reasonable hours to inspect our shoreline for certification purposes only.

4-27-08  
Date

  
Owner, or the owner's legal representative

4-27-08  
Date

  
Owner, or the owner's legal representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner, or the owner's legal representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner, or the owner's legal representative

\_\_\_\_\_  
Date

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Owner, or the owner's legal representative

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Date

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Owner, or the owner's legal representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner, or the owner's legal representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner, or the owner's legal representative

LINDA LINGLE  
GOVERNOR OF HAWAII



LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

SURVEY DIVISION

AUG 13 11 13 AM '08



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 11, 2008

Ref: OA-1229  
GL 5889

Dennis K. Hashimoto, LPLS  
P.O. Box 25636  
Honolulu, Hawaii 96825

Dear Mr. Hashimoto:

Subject: Shoreline Certification, Wailupe, Honolulu, Oahu; TMK (1) 3-6-001:038

This letter is in reference to the above referenced shoreline certification application. During the site inspection by the staff, the following items were observed at the subject location. They are four boat holders, a ladder, and two rock blocks in the nearshore area.

We understand that first two items are not covered in the General Lease No. 5889 for private non-commercial pier issued to your client and are considered encroachments that preclude the processing of your application. Therefore, your client is required to resolve these encroachments either by removing them or entering an amendment to the lease. If you desire an amendment of the lease to resolve this issue, it requires a map and legal description of the additional area, and additional consideration for the area added to the originally leased area. Regarding the rock blocks, they have to be removed.

We will proceed with processing the subject certification application only after we have determined that the encroachment issue has been appropriately resolved. Please inform us of your client's decision by indicating their preference in the space provided below, and having them sign, date and return this letter. If you have any further questions, please feel free to contact Ian Hirokawa at 587-0440. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Morris M. Atta".

Morris M. Atta  
Administrator

\_\_\_\_ We agree to remove the boat holders, ladder and the rock blocks at the subject location.

\_\_\_\_ We agree to enter into an amendment of General Lease No. 5889, and remove the rock blocks at the subject location.

Print & Sign

Date

c DAGS  
OCCL



**Darcey Builders, Inc.**  
Interior Contractors

501 Sumner Street, Suite 605  
Honolulu, Hawaii 96817  
Tel (808) 524-2903 Fax (808) 533-0497

September 22, 2008

**MEMORANDUM**

To: State of Hawaii; Department of Land and Natural Resources  
Attn: Barry Cheung

From: Randy L. Uchytel  
Operations Director

Re: Kahn Residence  
146 Wailupe Circle

**SENT VIA FAX TO: 587-0455**

Please find the attached signed letter from our client, Mrs. Philippe Kahn, with agreement to amend their pier lease agreement with the State of Hawaii, to include the pier ladder and boat hooks. After you have reviewed, please forward any of your questions and/or concerns to my attention. Thank you!

Mahalo!

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

2008 SEP 22 A 8:31

RECEIVED  
LAND DIVISION

Attachments: Owners Agreement to Amend Pier Lease #5889  
Cc: Project File: #09-001

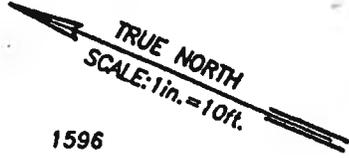


Easement A for Storm Drain Right of Way  
Lot 38 (10 ft. wide)

172.88

248'40"40"

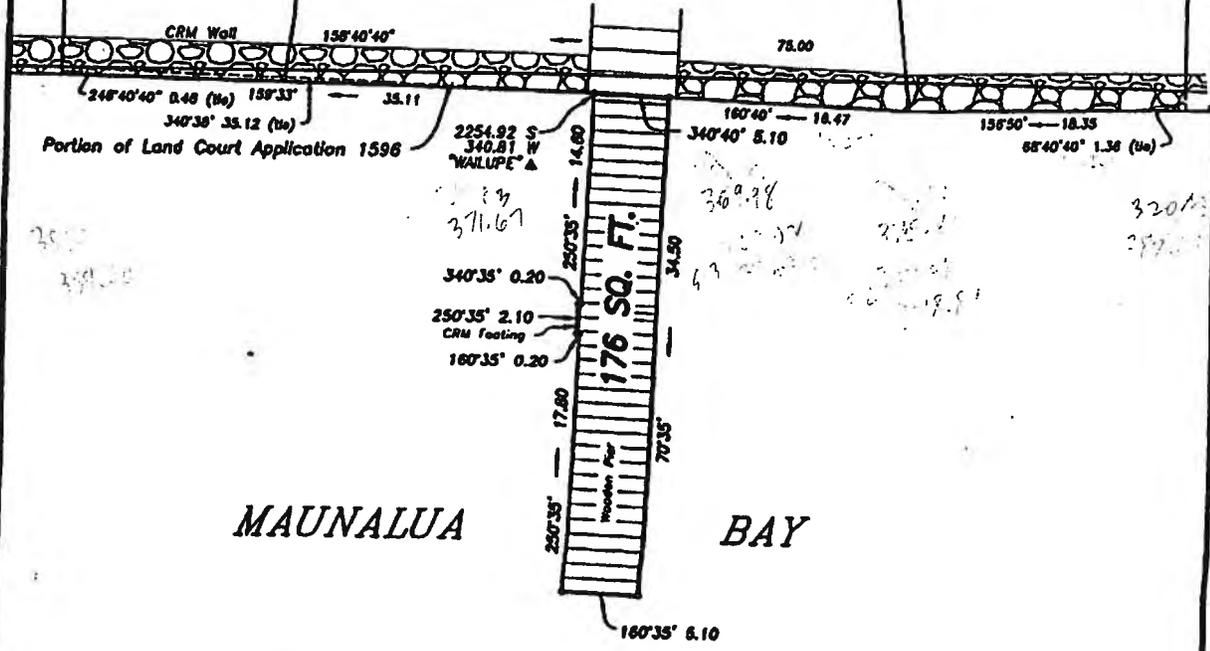
Land Court Application 1596  
(Map 1)  
Lot 38



175.10

68'40"40"

Boundary follows along the outer face of seawall as shown on Map 1 of Land Court Application 1596



MAUNALUA BAY

PRELIM. APPR'D.  
Department of the  
Attorney General

**PRIVATE NONCOMMERCIAL PIER**  
Fronting Lot 38 of Land Court Application 1596  
Wailupe, Waikiki, Honolulu, Oahu, Hawaii

Scale: 1 inch = 10 feet

JOB 0-172(06)  
C. BK.

REDUCED NOT TO SCALE

**EXHIBIT "B"**

Fronting Parcel 38 of TMK 3-8-01

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

C.S.F. NO. 24,280

JCL May 21, 2008



PICTURE #1  
4-14-08 1:00 pm



PICTURE #2  
4-14-08 1:00 pm



PICTURE #3  
4-14-08 1:00 pm



View of Kahn Property Before Debris Removal (01/08/09)



Debris Being Removed From Kahn Property (01/08/09)



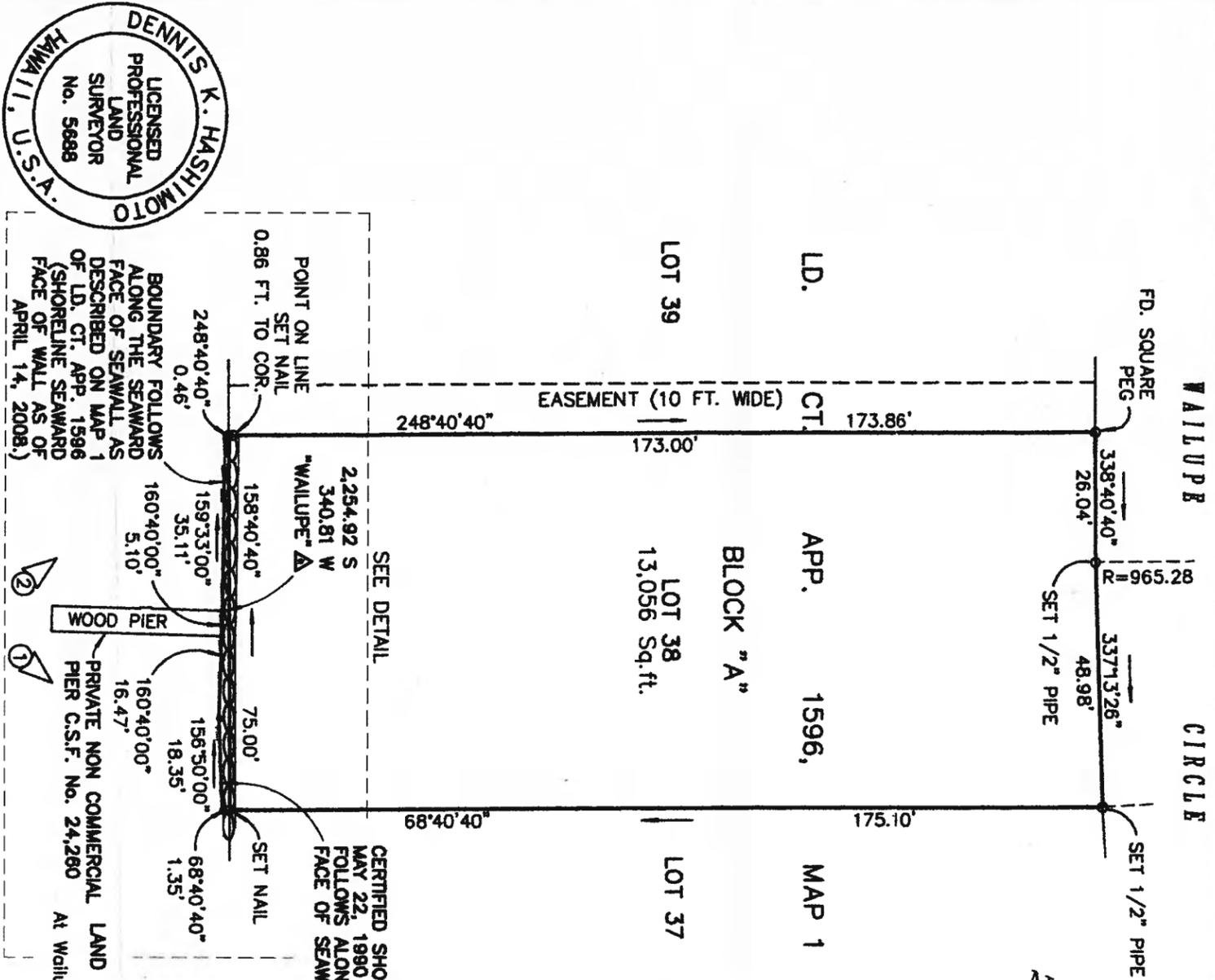
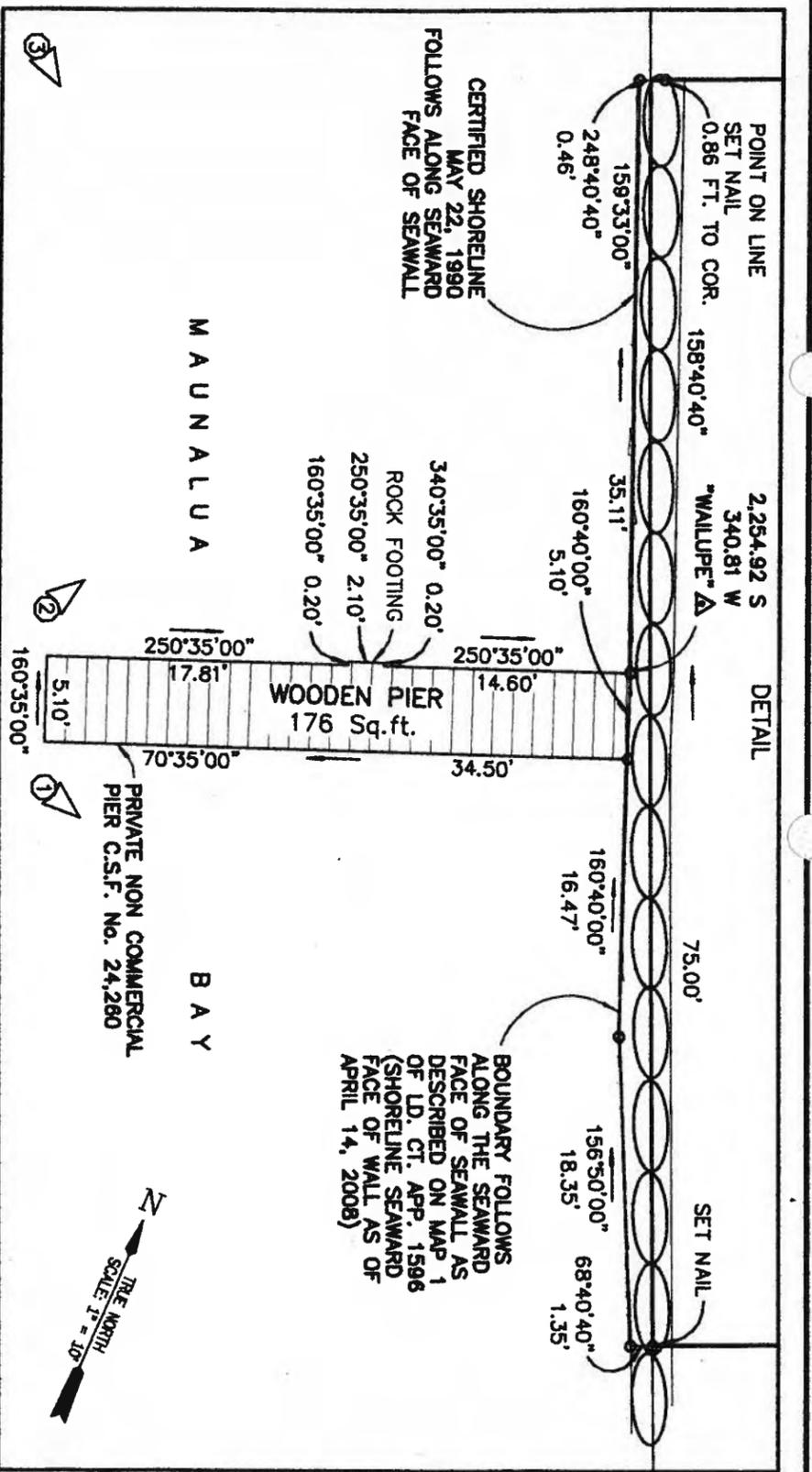
Debris Removed from Property (01/08/09)



Kahn Property Coastline After Debris Removal (01/08/09)



View of Kahn Property After Debris Removal (01/08/09)



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.  
 DENNIS K. HASHIMOTO  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 No. 5688  
 EXPIRATION DATE: 4/30/08

**SURVEY OFFICE COPY**

DJNS SURVEYING & MAPPING, INC.  
 P.O. BOX 25636, Honolulu, Hawaii 96825

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

FEB 20 2009

*[Signature]*  
 Chairperson, Board of Land and Natural Resources

SHORELINE SURVEY  
 LOT 38 OF BLOCK "A",  
 LAND COURT APPLICATION 1596, MAP 1  
 At Wailupe, Waikiki, Honolulu, Oahu, Hawaii  
 Tax Map Key: 3-6-01:38  
 Date: April 14, 2008  
 Address: 146 Wailupe Circle  
 Owner: Kahn, Family Trust

## APPENDIX C

### Pre-consultation Letters and Responses



WIL CHEE - PLANNING & ENVIRONMENTAL

August 19, 2009

Patrick Leonard, Field Supervisor  
U.S. Fish and Wildlife Service  
300 Ala Moana Boulevard  
Room 3122, Box 50088  
Honolulu, HI 96850

Subject: Project Information for an Environmental Assessment (EA) and Shoreline Setback Variance (SSV) and for a Seawall located at Wailupe Peninsula, O'ahu, Hawai'i

Dear Patrick Leonard:

Wil Chee - Planning & Environmental is preparing an Environmental Assessment in conjunction with a Shoreline Setback Variance application for a seawall located on the westward-facing makai side of Wailupe Circle. The project site is located on Wailupe Peninsula, in Maunalua Bay, O'ahu, Hawai'i.

The project will repair an existing seawall, and raise the height of the seawall to meet the level of the existing grade.

In compliance with §11-200-9 Hawaii Administrative Rules, Department of Health, Title 11 Chapter 200, *Environmental Impact Statement Rules*, this letter is intended to initiate early consultation with agencies and groups having jurisdiction or expertise related to the proposed project. We have enclosed a project information sheet with maps and a description of the proposed project. We would appreciate receiving any comments or concerns you may have that might influence the subject EA.

If you have any questions or need more information on this project please call Angelyn Davis or Judy Mariant at (808) 596-4688. Thank you for your time and interest.

Sincerely,

Angelyn Davis, Planner  
Wil Chee – Planning & Environmental

Attachments

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*Land Use Planners and Environmental Consultants*



WIL CHEE - PLANNING & ENVIRONMENTAL

August 19, 2009

Clyde Nāmu‘o, Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Boulevard, Suite 500  
Honolulu, HI 96813

Subject: Project Information for an Environmental Assessment (EA) and Shoreline Setback Variance (SSV) and for a Seawall located at Wailupe Peninsula, O‘ahu, Hawai‘i

Dear Clyde Nāmu‘o:

Wil Chee - Planning & Environmental is preparing an Environmental Assessment in conjunction with a Shoreline Setback Variance application for a seawall located on the westward-facing makai side of Wailupe Circle. The project site is located on Wailupe Peninsula, in Maunaloa Bay, O‘ahu, Hawai‘i.

The project will repair an existing seawall, and raise the height of the seawall to meet the level of the existing grade.

In compliance with §11-200-9 Hawaii Administrative Rules, Department of Health, Title 11 Chapter 200, *Environmental Impact Statement Rules*, this letter is intended to initiate early consultation with agencies and groups having jurisdiction or expertise related to the proposed project. We have enclosed a project information sheet with maps and a description of the proposed project. We would appreciate receiving any comments or concerns you may have that might influence the subject EA.

If you have any questions or need more information on this project please call Angelyn Davis or Judy Mariant at (808) 596-4688. Thank you for your time and interest.

Sincerely,

Angelyn Davis, Planner  
Wil Chee – Planning & Environmental

Attachments

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PHONE (808) 594-1888

FAX (808) 594-1865



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD09/4628

September 8, 2009

Angelyn Davis  
Wil Chee- Planning & Environmental  
1018 Palm Drive  
Honolulu, HI 96814

**RE: Request for early consultation on the proposed environmental assessment (EA) and shoreline setback variance application for seawall, Wailupe, O'ahu, TMK: 3-6-001:038.**

Aloha e Angelyn Davis,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated August 19, 2009. OHA has reviewed the project and offers the following comments.

We look forward to reviewing the EA and the shoreline setback variance permit application. We do ask if the concrete steps that serve as access from the property to Maunalua Bay are encroaching onto public trust and ceded lands.

Thank you for the opportunity to comment. If you have further questions, please contact Grant Arnold by phone at (808) 594-0263 or e-mail him at [granta@oha.org](mailto:granta@oha.org).

'O wau iho nō me ka 'oia 'i'o,

Clyde W. Nāmu'o  
Administrator



WIL CHEE - PLANNING & ENVIRONMENTAL

August 19, 2009

Laura H. Thielen, Chairperson  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, HI 96813

Subject: Project Information for an Environmental Assessment (EA) and Shoreline Setback Variance (SSV) and for a Seawall located at Wailupe Peninsula, O'ahu, Hawai'i

Dear Laura H. Thielen:

Wil Chee - Planning & Environmental is preparing an Environmental Assessment in conjunction with a Shoreline Setback Variance application for a seawall located on the westward-facing makai side of Wailupe Circle. The project site is located on Wailupe Peninsula, in Maunalua Bay, O'ahu, Hawai'i.

The project will repair an existing seawall, and raise the height of the seawall to meet the level of the existing grade.

In compliance with §11-200-9 Hawaii Administrative Rules, Department of Health, Title 11 Chapter 200, *Environmental Impact Statement Rules*, this letter is intended to initiate early consultation with agencies and groups having jurisdiction or expertise related to the proposed project. We have enclosed a project information sheet with maps and a description of the proposed project. We would appreciate receiving any comments or concerns you may have that might influence the subject EA.

If you have any questions or need more information on this project please call Angelyn Davis or Judy Mariant at (808) 596-4688. Thank you for your time and interest.

Sincerely,

Angelyn Davis, Planner  
Wil Chee - Planning & Environmental

Attachments

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*Land Use Planners and Environmental Consultants*

LINDA LINGLE  
GOVERNOR OF HAWAII



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**OFFICE OF CONSERVATION AND COASTAL LANDS**  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI  
FIRST DEPUTY

KEN C. KAWAHARA  
DEPUTY DIRECTOR - WATER

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

REF:OCCL:AB

Correspondence OA-10-44

AUG 31 2009

Angelyn Davis  
Wil Chee – Planning & Environmental  
1018 Palm Drive  
Honolulu, Hawai'i 96814

**SUBJECT:** Pre-consultation for an Environmental Assessment and Shoreline Setback Variance for a Seawall Located at Wailupe Peninsula, O'ahu, TMK: (1) 3-6-001:038

Dear Ms. Davis:

The Department of Land and Natural Resources (DLNR) Office of Conservation and Coastal Lands (OCCL) has reviewed the information you provided regarding the forthcoming Environmental Assessment (EA) and Shoreline Setback Variance (SSV) application for a seawall located at Wailupe Peninsula, O'ahu, TMK: (1) 3-6-001:038.

According to the information provided, the proposed action is to repair the existing seawall and raise the height to meet the level of the existing grade. The subject seawall was originally built in 1948. Portions of the seawall have become damaged and rocks have fallen out of place. The proposed repairs are less than 50% of the costs for total replacement of the wall.

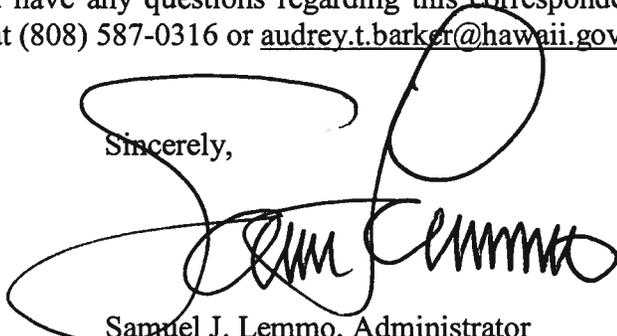
OCCL notes that the subject seawall, which was built prior to the creation of the Conservation District of October 1, 1964, is considered a non-conforming use as defined in Hawai'i Administrative Rules (HAR) §13-5-2 and will not require a Conservation District Use Permit (CDUP) per HAR §13-5-22, P-9 Structures, Existing (A-1).

In the EA, please include a discussion on coastal hazards as they relate to the proposed action. The discussion might include a description of historical events and any special engineering designed to adapt to extreme coastal hazards (e.g., hurricane or tsunami inundation). It may also be useful to discuss the impact of the proposed action on public shoreline access. The EA should also include a project sequence and timeline as to how and when each stage of construction will take place. In addition, OCCL recommends removal of all material seaward of the face of the existing seawall (i.e., the rocks that have fallen out of place).

We also suggest that you contact the Army Corps of Engineers as well regarding their permit and approval requirements since it appears the proposed action may be seaward of the high tide line, which is in their jurisdiction.

Thank you for providing us the opportunity to pre-consult on the proposed application. We look forward to reviewing the EA. Should you have any questions regarding this correspondence, please contact Audrey Barker of our office at (808) 587-0316 or [audrey.t.barker@hawaii.gov](mailto:audrey.t.barker@hawaii.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Samuel J. Lemmo', written over a large, stylized circular flourish.

Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

- c: Chairperson
- ODLO
- DOH
- Army Corps of Engineers
- DPP



August 19, 2009

David K. Tanoue, Director  
Department of Planning and Permitting  
City & County of Honolulu  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Subject: Project Information for an Environmental Assessment (EA) and Shoreline Setback Variance (SSV) and for a Seawall located at Wailupe Peninsula, O'ahu, Hawai'i

Dear David Tanoue:

Wil Chee - Planning & Environmental is preparing an Environmental Assessment in conjunction with a Shoreline Setback Variance application for a seawall located on the westward-facing makai side of Wailupe Circle. The project site is located on Wailupe Peninsula, in Maunalua Bay, O'ahu, Hawai'i.

The project will repair an existing seawall, and raise the height of the seawall to meet the level of the existing grade.

In compliance with §11-200-9 Hawaii Administrative Rules, Department of Health, Title 11 Chapter 200, *Environmental Impact Statement Rules*, this letter is intended to initiate early consultation with agencies and groups having jurisdiction or expertise related to the proposed project. We have enclosed a project information sheet with maps and a description of the proposed project. We would appreciate receiving any comments or concerns you may have that might influence the subject EA.

If you have any questions or need more information on this project please call Angelyn Davis or Judy Mariant at (808) 596-4688. Thank you for your time and interest.

Sincerely,

Angelyn Davis, Planner  
Wil Chee – Planning & Environmental

Attachments

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*Land Use Planners and Environmental Consultants*



WIL CHEE - PLANNING & ENVIRONMENTAL

August 19, 2009

Katherine Kealoha, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

Subject: Project Information for an Environmental Assessment (EA) and Shoreline Setback Variance (SSV) and for a Seawall located at Wailupe Peninsula, O'ahu, Hawai'i

Dear Katherine Kealoha:

Wil Chee - Planning & Environmental is preparing an Environmental Assessment in conjunction with a Shoreline Setback Variance application for a seawall located on the westward-facing makai side of Wailupe Circle. The project site is located on Wailupe Peninsula, in Maunalua Bay, O'ahu, Hawai'i.

The project will repair an existing seawall, and raise the height of the seawall to meet the level of the existing grade.

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If you have any questions or need more information on this project please call Angelyn Davis or Judy Mariant at (808) 596-4688. Thank you for your time and interest.

Sincerely,

Angelyn Davis, Planner  
Wil Chee – Planning & Environmental

Attachments

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