



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

STAFF SUBMITTAL

for the meeting of the
COMMISSION ON WATER RESOURCE MANAGEMENT

December 19, 2007
Honolulu, Hawaii

Application for a Stream Channel Alteration Permit (SCAP.1762.3)
Construction of CRM Wall along Waolani/Puehuehu Stream
Honolulu, Oahu, TMK: (1) 1-7-019:021

APPLICANT:

Nuuanu Park Place
Association of Apartment Owners (AOAO)
1720 Huna Street
Honolulu, HI 96817

LANDOWNER:

Same as applicant

SUMMARY OF REQUEST:

Application for a Stream Channel Alteration Permit (SCAP) to construct a new cobble rubble masonry (CRM) wall approximately 200 feet long along the west side of Waolani/Puehuehu Stream, Honolulu, Oahu, TMK: (1) 1-7-019:021.

LOCATION: Exhibits 1a and 1b.

BACKGROUND:

Nuuanu Park Place AOAO is located on 1.98 acres along both sides of Waolani Stream and was built in 1979. A five-story, 16-unit building is located on the west side of the stream, and a seven-story, 106-unit building with a two level parking ramp is located on the east side of the stream. The County zoning for Nuuanu Park Place is A-1, Low Density Apartment.

DESCRIPTION:

On September 27, 2007, Hida, Okamoto & Associates, Inc. submitted a SCAP application on behalf of Nuuanu Park Place AOAO to construct a new CRM wall along the west side of Waolani Stream to control erosion of the stream bank and to maintain a minimal amount of buffer between Waolani Stream and the project's building. Materials for the CRM wall include eight-inch diameter cobble stones, 200 psi (pounds per-square-inch) concrete fill and footing, and borrowed fill. The proposed CRM wall is

approximately 200 feet long with a maximum height of six feet. The wall section is approximately five and a half feet wide with a 12-inch thick concrete footing. 115 cubic yards of cobble stone and 50 cubic yards of concrete will be used to construct the wall. See Exhibits 2 and 3.

Approximately 105 cubic yards of material will be excavated from the upper stream bank, and ten cubic yards of material would be filled behind the proposed wall. All excess materials excavated from the construction of the wall and from the upper stream bank will be disposed at an off-site location authorized and approved by the City.

Work along the stream bank will be scheduled during the summer/fall months (July-September) and will occur only when there is no water flow within the work area. Construction access will be from the northwest corner of the project area. The contractor will excavate the streambank, as necessary, for the footing of the wall. The wall will be constructed by hand, and small equipment such as a backhoe will be used to lift larger stones. The concrete fill will be placed by a pump or by hand with shovels and buckets. Construction is expected to last approximately two to three months.

ANALYSIS:

On March 23, 2007, the U.S. Army Corps of Engineers (COE) conducted a site visit to confirm the presence of a "water of the U.S." (Waolani/Puehuehu Stream) and to define the lateral extent of the stream for the proposed project. The COE determined that the proposed project would not involve work and/or activities within the Corp's jurisdictional limits of the stream and/or discharge fill or dredge material into the stream. The COE concluded that a Department of the Army (DA) permit was not required. The COE recommended that best management practices (BMPs) be implemented during construction to minimize erosion, avoid stormwater discharges from impacting adjacent waters and to ensure continued protection of identified aquatic resources.

The State Department of Health (DOH) Clean Water Branch made the following comments:

- The proposed project must meet the State's anti-degradation policy, designated uses and water quality criteria.
- A National Pollutant Discharge Elimination System (NPDES) permit may be required for stormwater runoff into State surface waters.
- Site specific BMPs and monitoring measures are required, but no BMP or monitoring measures were submitted with the SCAP application.
- The applicant must ensure that the proposed CRM wall will be constructed in a manner that the CRM wall will not cause damage or result in adverse impacts to adjacent upstream and downstream properties, as well as properties on the opposite side of the stream.

City and County of Honolulu, Department of Planning and Permitting commented that the project site is located outside the Special Management Area (SMA) and that the project requires compliance with the City's flood hazard district ordinance, including the submission of a completed Federal Emergency Management Agency (FEMA) "Certification of No-Rise Determination" for the proposed construction within the 100-year Floodway District.

The Engineering Division noted that the project is located in Floodway area AE. The National Flood Insurance Program (NFIP) regulates developments within floodway areas in Zone AE, and the project must comply with the rules and regulations of NFIP.

The Office of Hawaiian Affairs (OHA) was concerned about the amount of excavated material (105 cubic yards) and the hardening of the streambank by a 200-foot wall but understood the necessity for the project. OHA recommended strict adherence to the BMPs mentioned by the applicant.

The Division of Aquatic Resources commented that Waolani Stream is a tributary of Nuuanu Stream and had not been surveyed by the Division. However, Nuuanu Stream provides habitat for seven native macrofauna including fish species, crustaceans, and native damselflies. The proposed project is not expected to have any significant impact on the aquatic resource values in this area, but mitigative measures should be implemented during the excavation, construction and backfilling of the proposed wall to minimize the potential for erosion, siltation and pollution of the aquatic environment. These mitigative measures include:

- Working in the streambed when it is dry.
- Using silt curtains or other BMPs to prevent siltation in the stream from the streambank.
- Scheduling site work (particularly excavation) during periods of minimal rainfall.
- Preventing construction materials, petroleum products, debris, and landscaping products from falling, blowing, or leaching into the aquatic environment.

The Land Division concluded that the portion of Waolani/Puehuehu Stream adjacent to TMK: (1) 1-7-019:021 is privately owned and had no permitting issues.

The Department of Hawaiian Home Lands, State Parks, and Forestry and Wildlife had no objections to the project.

The U.S. Fish and Wildlife Service, University of Hawaii Environment Center, and Historic Preservation Division did not submit comments as of the date of preparation of this submittal.

RECOMMENDATION:

That the Commission approve a Stream Channel Alteration Permit to construct a CRM wall approximately 200 feet long along the west side of Waolani/Puehuehu Stream, Honolulu, Oahu. The permit shall have a term of two (2) years subject to the Commission's standard permit conditions in Exhibit 5.

Respectfully submitted,

W. Roy Hardy
for

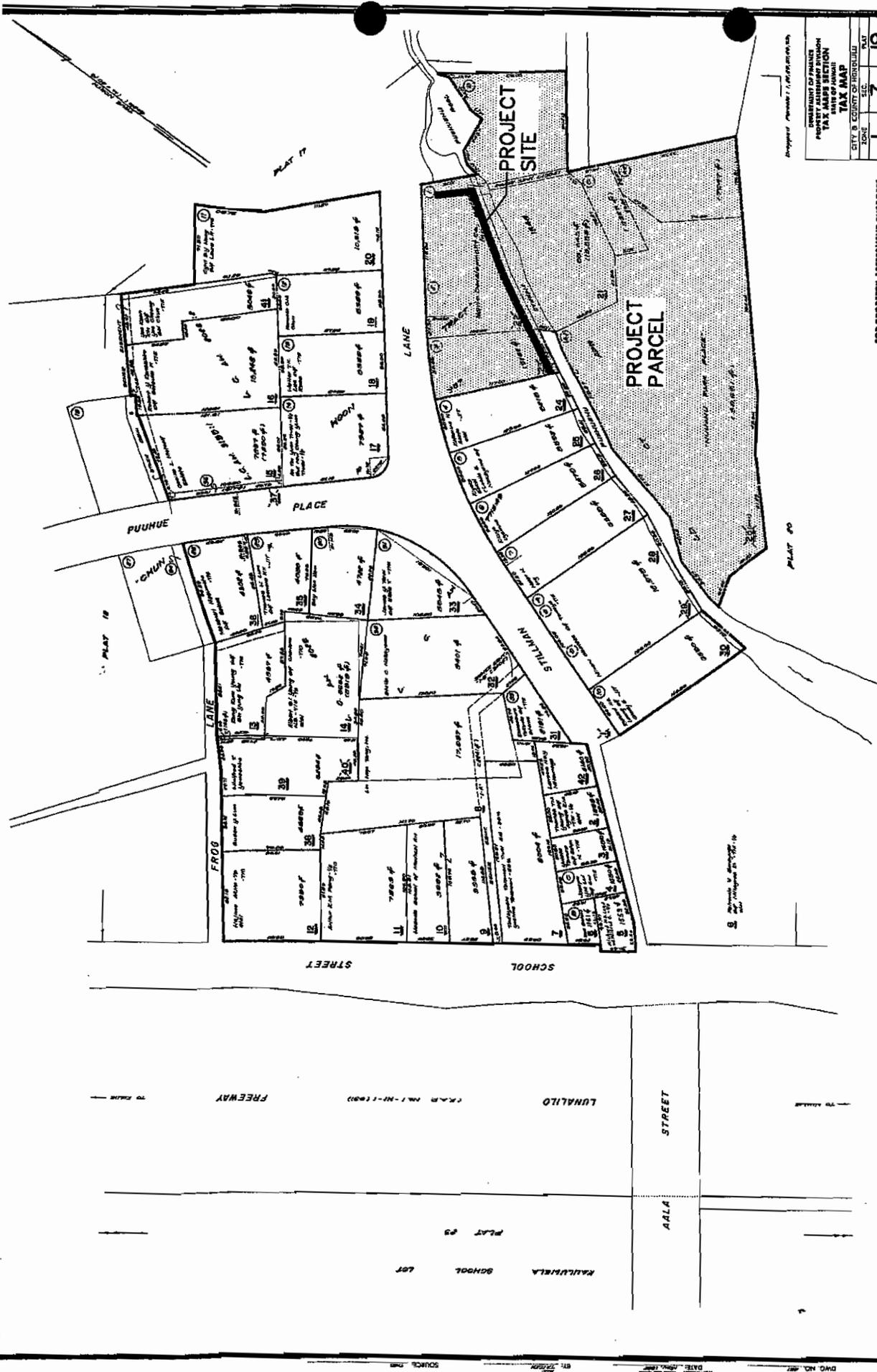
KEN C. KAWAHARA, P.E.
Deputy Director

- Exhibits:
1. Location Maps 1a and 1b
 2. Site Plan
 3. Site Sections
 4. Photos of Project Site
 5. Standard Stream Channel Alteration Permit Conditions

APPROVED FOR SUBMITTAL

Laura H. Thielen

LAURA H. THIELEN
Chairperson



DEPARTMENT OF FINANCE
 TAX MAPS SECTION
 DATE OF ADJUST: 1/1/2008
 CITY & COUNTY OF HONOLULU
 TAX MAP

FOR PROPERTY ASSESSMENT PURPOSES
 SUBJECT TO CHANGE

SCALE: 1 IN. = 40 FT.



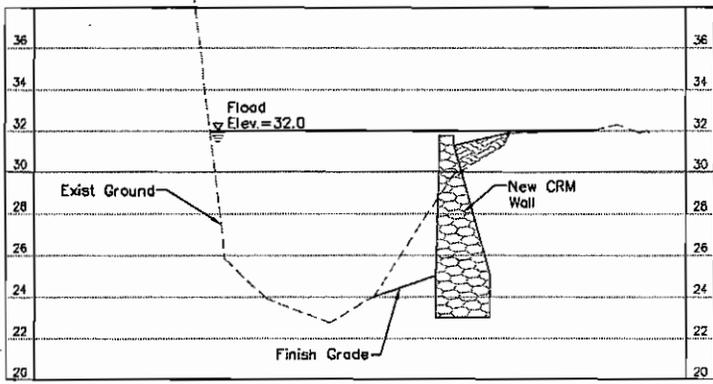
HIDA, OKAMOTO & ASSOCIATES, INC
CONSULTING CIVIL ENGINEERS
 PACIFIC GUARDIAN TOWER
 1440 KAPIOLANI BOULEVARD, SUITE 1120
 HONOLULU, HAWAII 96814
 PHONE: (808) 942-0086 FAX: (808) 947-7548

NUUANU PARK PLACE
 STREAM ANALYSIS
 TMK: 1-7-19: 21
TMK LOCATION MAP
 NO SCALE

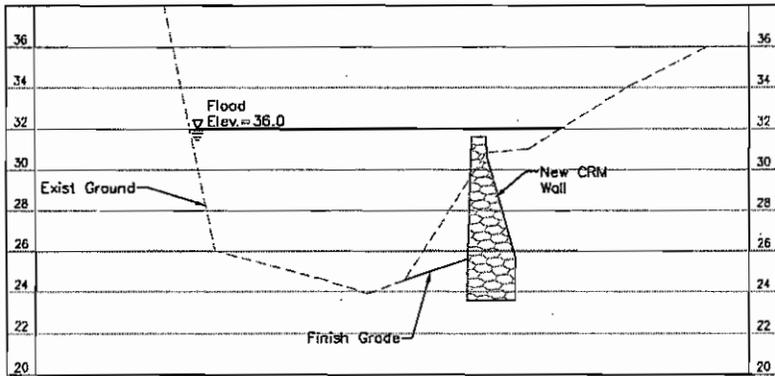
SECRET TITLE
FIGURE-2

2

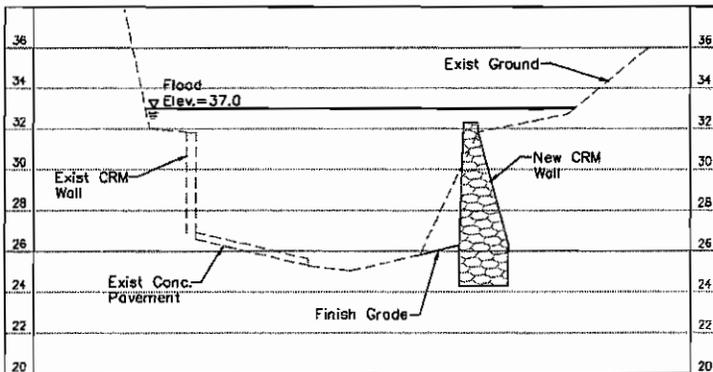
EXHIBIT 1b



SECT. A



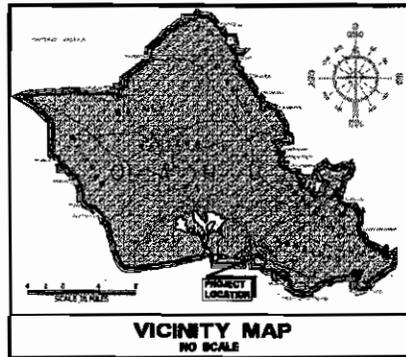
SECT. B



SECT. C

SITE SECTIONS

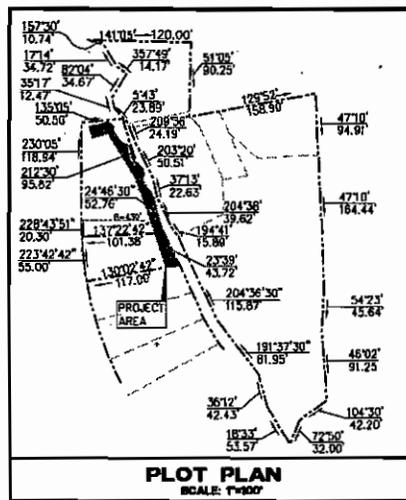
HORIZ: 1 = 10'
VERT: 1 = 4'



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE



PLOT PLAN
SCALE: 1"=100'

DRAWING INDEX

NO.	SHEET NUMBER	DESCRIPTION
1	C-1.0	NOTES, LOCATION MAP, VICINITY MAP, CIVIL DRAWING INDEX, AND SITE SECTIONS
2	C-2.0	SITE PLAN, WALL PROFILE, AND DETAIL

NOT TO SCALE



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THIS WORK WAS PREPARED BY ME UNDER MY SUPERVISION AND I AM A REGISTERED PROFESSIONAL ENGINEER OBSERVATION.
SIGNATURE: _____ DATE: _____
L.C. 2287 4-30-04

NUUANU PARK PLACE
1820 HUNA STREET
HONOLULU, HAWAII 96817
TMS: 1-7-19: 21
NOTES, LOCATION MAP, VICINITY MAP, CIVIL DRAWING INDEX, AND SITE SECTIONS

Rev.	Date	By	Checked	Made By

Designed: KHK
Drawn: KHK
Checked: HKH
Date: AUGUST 2007
Job No.: 2035.1
Drawing No.
C-10
Sheet 1 of 2 Sheets



Nuuanu Park Place 01.jpg



Nuuanu Park Place 02.jpg



Nuuanu Park Place 03.jpg



Nuuanu Park Place 04.jpg

STANDARD STREAM CHANNEL ALTERATION PERMIT CONDITIONS
(Revised 9/19/07)

1. The permit application and staff submittal approved by the Commission at its meeting on December 19, 2007, shall be incorporated herein by reference.
2. The applicant shall comply with all other applicable statutes, ordinances, and regulations of the Federal, State and county governments.
3. The applicant, his successors, assigns, officers, employees, contractors, agents, and representatives, shall indemnify, defend, and hold the State of Hawaii harmless from and against any claim or demand for loss, liability, or damage including claims for property damage, personal injury, or death arising out of any act or omission of the applicant or his successors, assigns, officers, employees, contractors, and agents under this permit or related to the granting of this permit.
4. The applicant shall notify the Commission, by letter, of the actual dates of project initiation and completion. The applicant shall submit a set of as-built plans and photos of the completed work to the Commission upon completion of this project. This permit may be revoked if work is not started within six (6) months after the date of approval or if work is suspended or abandoned for six (6) months, unless otherwise specified. The proposed work under this stream channel alteration permit shall be completed within two (2) years from the date of permit approval, unless otherwise specified. The permit may be extended by the Commission upon showing of good cause and good-faith performance. A request to extend the permit shall be submitted to the Commission no later than three (3) months prior to the date the permit expires. If the commencement or completion date is not met, the Commission may revoke the permit after giving the permittee notice of the proposed action and an opportunity to be heard.
5. Before proceeding with any work authorized by the Commission, the applicant shall submit one set of construction plans and specifications to determine consistency with the conditions of the permit and the declarations set forth in the permit application.
6. *The applicant shall develop site-specific, construction best management practices (BMPs) that are designed, implemented, operated, and maintained by the applicant and its contractor to properly isolate and confine construction activities and to contain and prevent any potential pollutant(s) discharges from adversely impacting state waters. BMPs shall control erosion and dust during construction and schedule construction activities during periods of low stream flow.*
7. *The applicant shall protect and preserve the natural character of the stream bank and stream bed to the greatest extent possible. The applicant shall plant or cover lands denuded of vegetation as quickly as possible to prevent erosion and use native plant species common to riparian environments to improve the habitat quality of the stream environment.*
8. In the event that subsurface cultural remains such as artifacts, burials or deposits of shells or charcoal are encountered during excavation work, the applicant shall stop work in the area of the find and contact the Department's Historic Preservation Division immediately. Work may commence only after written concurrence by the State Historic Preservation Division.