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DEPARTMENT OF LAND UTILIZATION
90/SV-15 (DJK)

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

CHAPTER 343, HRS
ENVIRONMENTAL ASSESSMENT/DETERMINATION
NEGATIVE DECLARATION

Recorded Owner/Applicant : Harlow Daugherty
Agent : Harlow Daugherty
Location : 742 Mokulua Drive, Kailua,
Oahu
Tax Map Key : 4-3-8: 38
Request : Construction of a Cap Wall and
Fence to be on Top of an
Existing Seawall and New Wood
Fence at Rear Left End of
Property
Determination : Environmental Impact Statement
(EIS) Not Required

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

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

Approved

Donna Clegg

DONALD A. CLEGG
Director of Land Utilization
City & County of Honolulu
State of Hawaii

DAC:lg

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1990-11-08-0A-FAA- Daugherty seawall Improvements
Kailua

FILE COPY

ENVIRONMENTAL ASSESSMENT

Project Site: 742 Mokulua Drive
Kailua, Hawaii

TMK # 04 03 08 38

Applicant: Harlow Daugherty
150 Po'opo'o Pl.
Kailua, Hawaii 96734

Owner: Same as above

Lot Area: Total 7123 sq. ft.
Behind Shoreline 6202 sq. ft.

General Description of Proposed Action

The project in this application is the construction of a cap wall and fence to be constructed atop a seawall facing the ocean, and the landscaping of the area between the wall and the shoreline setback line. The seawall was designed and constructed approximately three years ago by the City and County of Honolulu as part of a sewerline protection project. The proposed variance is designed to address conditions created by the city project. The shoreline has been permanently established and the entire shoreline setback area environment has been artificially created as a result of that project. The proposal will have no influence on any shoreline processes.

There are three principal reasons for the construction. First and foremost is the creation of a security barrier to protect residents and guests [primarily children] from an extremely hazardous condition which currently exists at this location. There is an extremely dangerous drop of 12 to 14 feet onto exposed rock from the edge of the wall. A beach formerly existed in this location prior to the construction of the seawall, but has entirely eroded. The second reason for the construction is the creation of a shield to protect the property, residents and residence from the spray created by the sometimes very heavy wave action against the seawall. The seawall was designed and constructed with an extreme vertical face which tends to explode rather than absorb the energy of striking waves. This creates a condition rendering the entire shoreline setback area unusable in heavy weather, and dramatically increases wear on the residence. Third, the side fences are designed to provide a privacy barrier to replace previously existing fences along either side of the property which were removed and not replaced by the contractors hired by the city and county during the construction of the seawall. The subject property was used as a staging area for the construction and repair of seawalls on adjacent properties as part of same City project. The side fences were supposed to remain as stipulated in the agreement which I signed with the City. They were demolished and not replaced.

The project is entirely within the shoreline setback area and entirely on private property.

Land use approvals for the construction of a single family residence nearing completion on subject property were obtained from DLU. Approval for this project subject only to DLU permit and building permit from the City and County of Honolulu.

Technical Characteristics

The use characteristics of the project are mainly described in preceding paragraphs.

The physical characteristics are shown in accompanying drawings. ✓

Construction characteristics are simple and straightforward and involve no demolition, removal, or modification of existing structures; There will be approximately six inches of sand and soil added to the entire shoreline setback area. The design and structure are shown in accompanying drawing.

There is no utility requirement nor is there any waste disposal involved.

Economic and Social Characteristics.

The project will take about four days to complete and will cost under \$3000.

Affected Environment

The subject site is an R-10 single family residentially zoned lot, as are all the lots in Lanikai. There are no plans to alter the essential zoning or land uses of the area.

The federal FIRM zone is zone x

The project is sited midway between a beach access two lots to the southeast and the end of the Kailua Beach Park two lots to the northwest. The project will have no effect whatsoever on any views or access to or from the ocean from either public or private property, with the exception of the lots on either side of the property. In those cases the restriction in the views will be minimal and considerably less than the obstruction of the views created by the fences removed by city employed contractors in the process of building the seawall.

The project will have no negative influence whatsoever on any living species or their habitats.

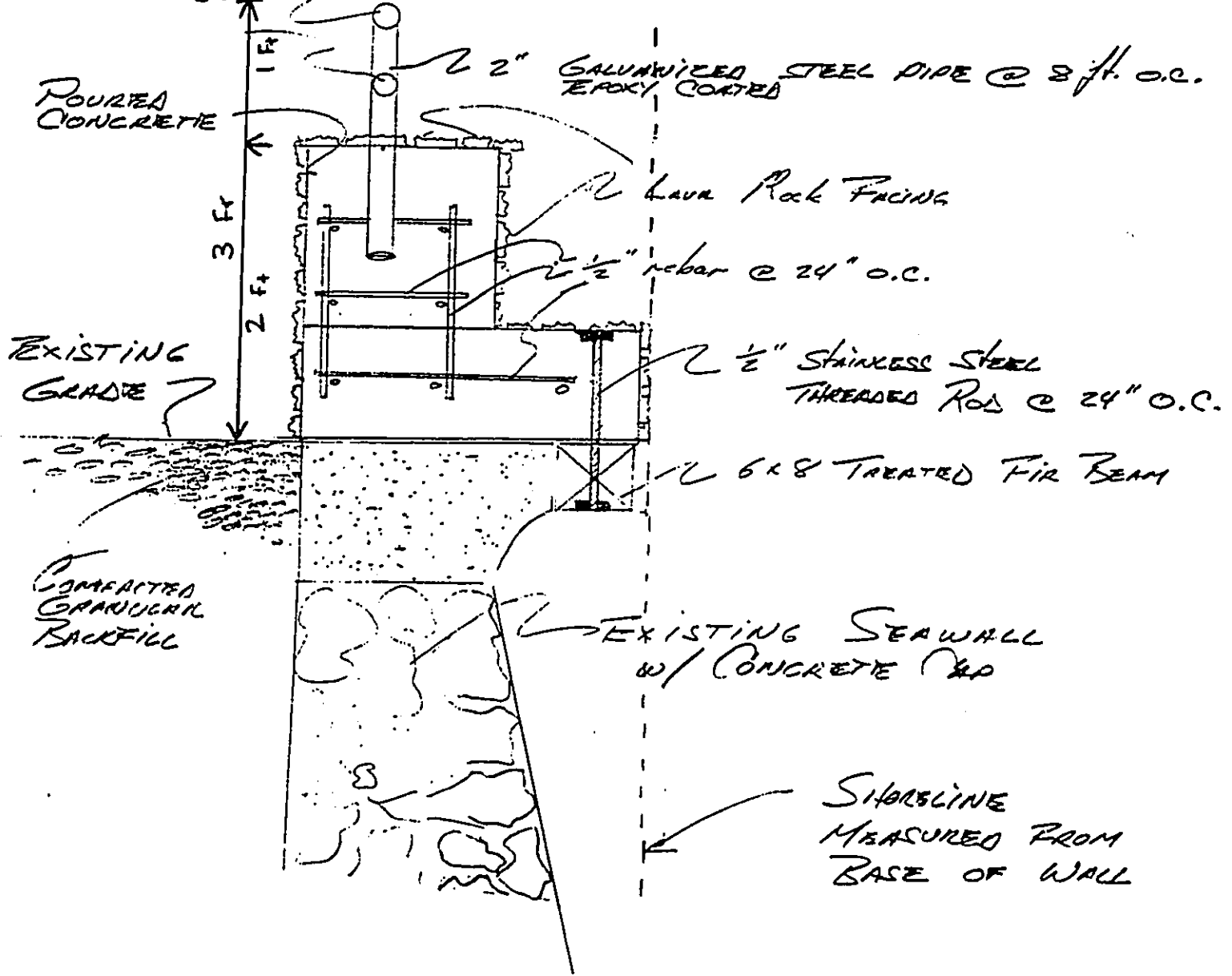
IMPACTS AND ALTERNATIVES CONSIDERED

The only impact that the project is apt to have on the affected environment is the desired one of reducing the amount of salt spray generated in the area directly shoreside of the project. This will have the beneficial effect of reducing corrosion generally in the neighborhood and in so doing create a healthier environment for plants and land animals in the area. Alternatives to the project which would have the same desired effect would essentially amount to some type of fence. While a chain link fence would serve the objective of reducing the inherent danger in the situation, it would do little to reduce the salt spray, and would be of very limited duration as a result of the constant corroding effect of the salt water. Furthermore a chain link fence has considerable negative aesthetic qualities when placed in the subject environment. A wooden fence might serve the objective of reducing both the danger and the spray, but to serve as effectively as the proposed design would necessarily reduce the viewshed further. It would not have the strength and durability nor the aesthetic and functional pluses of the proposed design. As to the no project alternative there are only negatives. To render the seawall danger safe from residents of the house it would be necessary to bar them from the shoreline setback area entirely with walls set outside the shoreline setback. This would do nothing however to prevent both children and adult trespassers from crossing neighboring lots and from the ocean side, and endangering

themselves on the slippery wall cap. No project alternative would leave the area a no man's land; a dangerous liability to the city; unattractive, a result of the rock fill placed there by the city as part of its seawall construction; unusable as a result of the danger and spray; and unlikely to support any vegetation, [no soil and heavy salt spray do not produce positive conditions for growth].

PROPOSED WALL DESIGN
742 MOKULUA L.R.

2" CONTINUOUS GALVANIZED
STEEL PIPE



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