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JOHN WAINEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

SEP 29 9 26

FILE NO.: OA-9/6/91-2497
DOC. NO.: 1611E

SEP 23 1991

MEMORANDUM

TO: The Honorable Brian J. J. Choy, Director
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: Document for Publication in the OEQC Bulletin
Environmental Assessment for Conservation District Use
Application OA-9/6/91-2497 for a Boat Dock along the
Wailupe Peninsula, Honolulu, Oahu fronting TMK: 3-6-01: 17

The above mentioned Chapter 343 document was reviewed and a
negative declaration was declared based upon the environmental
assessment provided with the CDUA.

Please feel free to call me or Roy Schaefer of our Office of
Conservation and Environmental Affairs, at 548-7837, if you have
any questions.

173

1991-10-08-0A-FEA - Kuaas Boat dock

OA-2497

FILE COPY

SUPPLEMENTAL CONSERVATION DISTRICT USE APPLICATION (CDUA) PERMIT REQUEST

PROPOSED BOAT DOCK ON SUBMERGED LANDS OFF WAILUPE CIRCLE
TMK: 3-6-01: PARCEL 17, HONOLULU, OAHU, STATE OF HAWAII
Conservation District Subzone 0-15, Koko Head, Oahu, August, 1985

PART II SUPPLEMENTAL PROJECT ENVIRONMENTAL ASSESSMENT INFORMATION

1. Applicant: Tadashi Okuyama
328 Wailupe Circle
Honolulu, Hawaii 96821
2. Approving Agency: Department of Land & Natural Resources
State of Hawaii
3. Agencies Consulted: Aquatic Division,
Department of Land & Natural Resources

Historic Preservation Office,
Department of Land & Natural Resources

Division of Land Management,
Department of Land & Natural Resources

Coastal Zone Management Division,
Office of State Planning

U.S. Corps of Engineers

U.S. Fish & Wildlife Services

Department of General Planning,
City & County of Honolulu

Department of Land Utilization,
City & County of Honolulu

Department of Transportation,
State of Hawaii
4. General Description: Project's Technical, Economic,
Social and Environment Characteristics:

As shown in Exhibit III of the CDUA Permit Application Report, the project will be located on submerged lands located adjacent to a single family residential subdivision lot within the Wailupe Peninsula owned in fee by the applicant. Exhibit V of the Report shows that the boat dock will be anchored onto the submerged land

by concrete-filled 50-gallon drums which will be the foundation for eight (8) PVC tubing pillars that will support the dock above the ocean water level.

The dock will be privately owned and maintained by the applicant subject to applicable public use requirements as may be imposed by the Land Board and use only for recreational purposes. Therefore, it will not have an significant economic impacts on the surrounding community.

The dock will cover an area of approximately 288 sq. ft. of submerged land although it contact with such land will be limited to the eight 50-gallon drum foundations for its supporting pillars. As such, the dock will not impede any ocean currents within the area. No other significant environmental characteristics or impacts are anticipated as a result of dock construction and use by the applicant if the CDUA permit is approved.

5. Description of Affected Environment:

Exhibit I shows the subject site in relation to the Island of Oahu; Exhibit II shows the general location of the subject submerged lands. The affected environment includes the 288 sq. ft. of submerged lands over which the dock will situate; the adjoining residential property owned by the applicant and the submerged land and ocean waters immediately surrounding the proposed dock.

The subject submerged land are shallow lands composed of reef materials generally considered a dead coral shelf. Except for the concrete-filled 50-gallon drums which will anchor the dock's pillars, there will be no other physical contact between the dock and the subject submerged lands.

Land-based access from the adjoining residential property owned by the applicant to the adjoining ocean will be primarily from the proposed boat dock. Except for such access to the ocean, the dock is not expected to impact the adjacent residential property in any other manner due to the strict private recreational use of the dock.

As mentioned in the application report, the location of the dock next to a retaining wall and away from any publicly accessible shoreline and commonly used ocean paths to local surfing sites assures that the dock will not impede public access and use of the nearby surrounding ocean waters. As such, the dock will have no significant effect on such nearby ocean waters nor impede the flow of ocean currents, if any, flowing under the proposed dock.

6. Project Impacts; Mitigation Measures
and Alternatives Considered:

The environmental impacts of the project are determined as follows:

a. Historic Sites.

Since earlier research has established that there are no significant historic sites on Wailupe Circle, the project will have no effect on any known historic resource.

b. Visual Impact.

As mentioned in the CDUA Application Report, the dock will be a relatively permanent structure viewable from some properties along the Wailupe Peninsula and nearby shoreline. However, the dock will site below the height of the Wailupe Circle rock seawall and, thus, the wall will substantially diminish the dock's visibility and line-of-sight impact from these nearby areas. Moreover, to further mitigate the dock's visual impacts, natural earthen colors will be used on the dock to make it blend into the natural color of its rock seawall backdrop thereby further "hiding" the dock from public view. Therefore, the dock will have no significant impact on available ocean views within the immediate surrounding areas.

c. Public Access to the Ocean.

As mentioned above, the ocean area immediately surrounding the proposed dock is not generally accessible to, or used by fishermen, swimmers, surfers or sunbathers. The adjoining property has never been used for public access to the shoreline and will not be so used in the future. Therefore, the proposed dock will not have any significant impact on public access to the shoreline. Currently two public parks on the west and east side of Wailupe Circle provide direct public access to the ocean waters surrounding Wailupe Peninsula and, of course, residents living along the Peninsula also have direct access to those waters.

d. Aquatic Resources.

During construction, there may be temporary increases in water turbidity and some minimal destruction of ocean bottom habitat as the 50-gallon drum foundations for the dock's eight pillars are set into place. After these pillar foundations are set, no other impact on aquatic resources are anticipated since the dock will be assembled on land and hoisted onto the eight pillars in a semi-assembled form. This will further mitigate any potential impacts of dock construction on any aquatic resource located within the subject submerged land and minimize disturbance of conditions within the subject submerged lands caused by construction of the dock.

e. Ocean Water Quality.

The only points of contact between the dock and surrounding ocean waters will be the concrete-filled 50-gallon drum pillar foundations and the eight PVC support pillars. The construction materials are compatible with ocean water quality because they are considered neutral materials which do not emit any harmful residues into the surrounding waters.

Although treated lumber may be used to construct the dock, the wood portions of the dock will be situated well above the underlying ocean surface to avoid contact between such wood and the ocean. This will avoid the leaching of wood treatment residues into the ocean and wood rot and decay from exposure to salt water. No lumber treated with creosote will be used as part of the proposed dock.

f. Beach Access.

The land area immediately abutting the subject submerged lands is private property owned by the applicant and the submerged lands are located several hundred feet makai of the Wailupe shoreline area. Therefore, the proposed boat dock will not obstruct access to/from any public beach.

g. Ocean Recreation Activities.

It is anticipated that the dock will be used strictly for private recreational purposes, providing access to ocean recreation activities for the occupants of the adjoining residential property. The applicant recognize that, under Sec. 171-36(9), Hawaii Revised Statutes, if the dock is used for sunbathing and swimming it can be used for that purpose by the public. No other potential social impacts are expected to result from construction of the proposed boat dock.

The applicant considered the alternative of no dock construction. In light of the minimal environmental impacts of the proposed dock as described above, the applicant chose to proceed with the project and this CDDA permit application request. The applicant believes that the environmental impacts of the project are very minor and insignificant and mostly temporary construction impacts which will dissipate after project completion. The differences in environmental quality within the project site and surrounding area before and after project construction is expected to be imperceptible and virtually non-existent.

7. Determination:

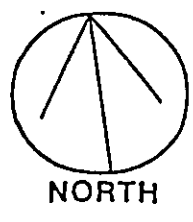
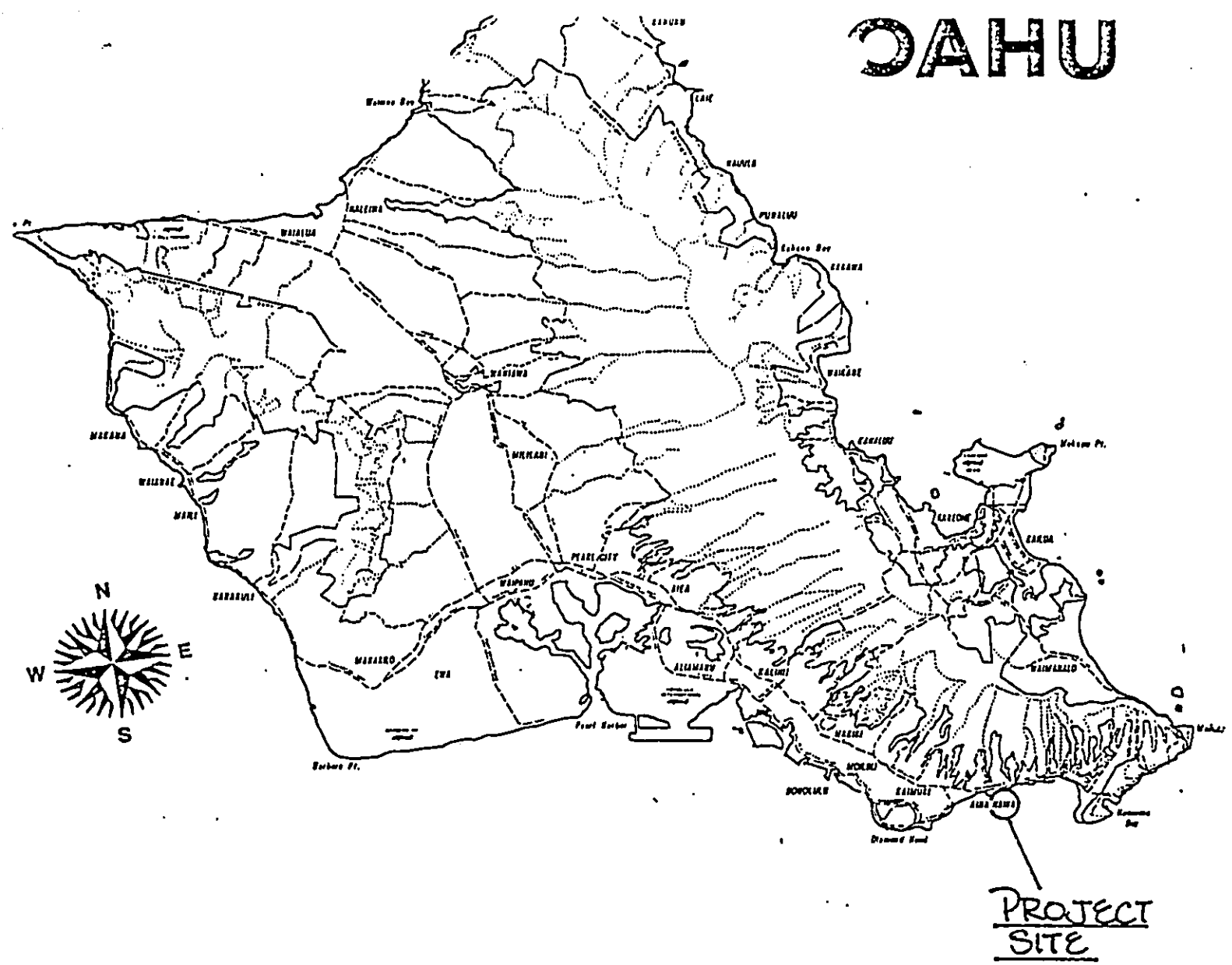
Based on the foregoing, it is determined that the proposed boat dock will not significantly impact the subject submerged lands and surrounding ocean waters and mitigation measures will be undertaken with respect to the project's insignificant visual impacts, potential impact on ocean water quality and temporary construction impacts.

8. Bases for "No Significant Impact" Determination:

The No Significant Impact determination is based on the information provided in this Environmental Assessment with respect to potential insignificant project environmental impacts on the subject submerged lands and surrounding ocean and land areas.

DOCUMENT CAPTURED AS RECEIVED

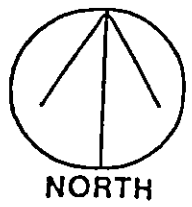
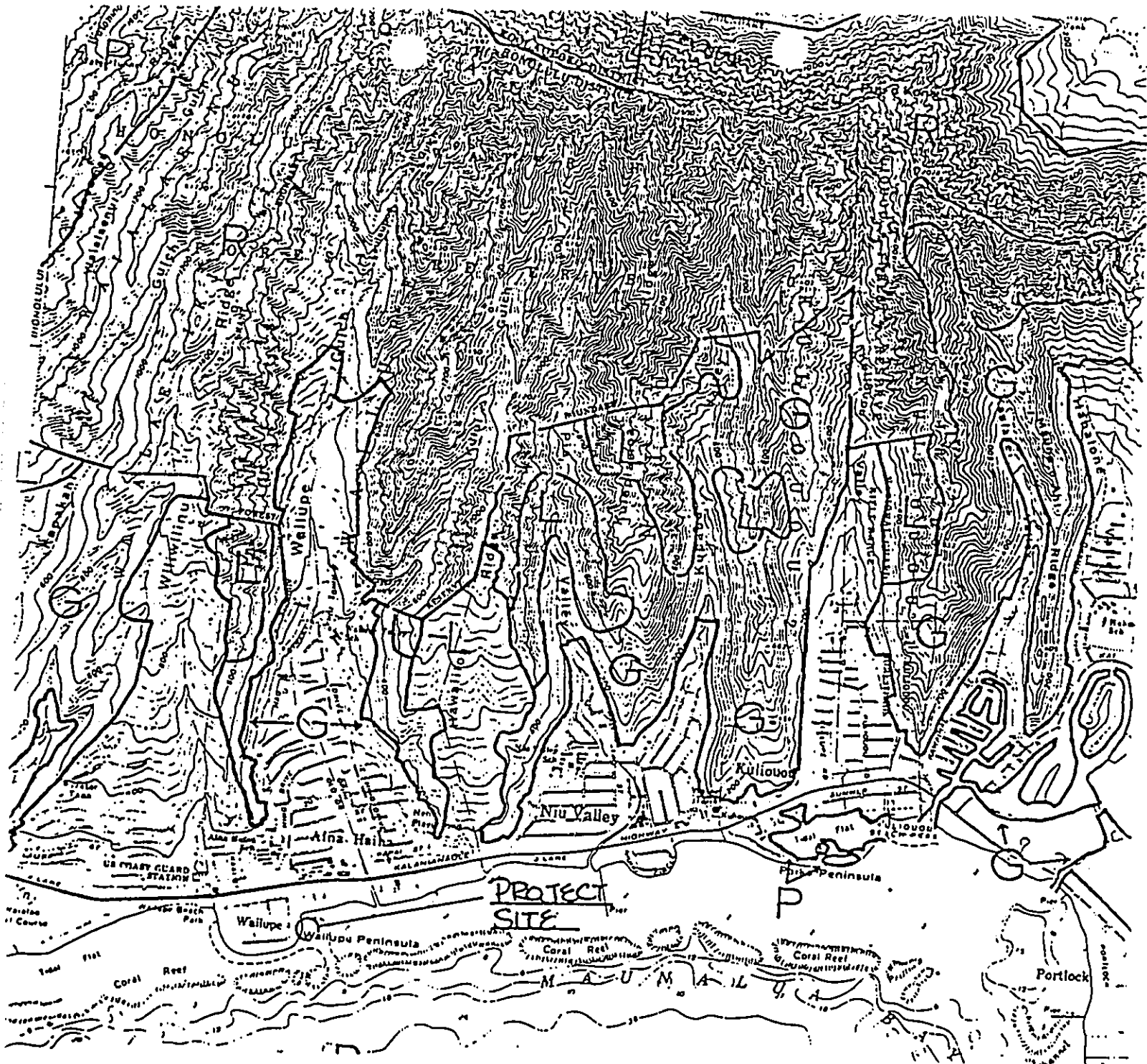
OAHU



CDUA no. _____
 APPLICANT _____
 AGENT _____
 TMK _____
 SCALE _____

EXHIBIT I

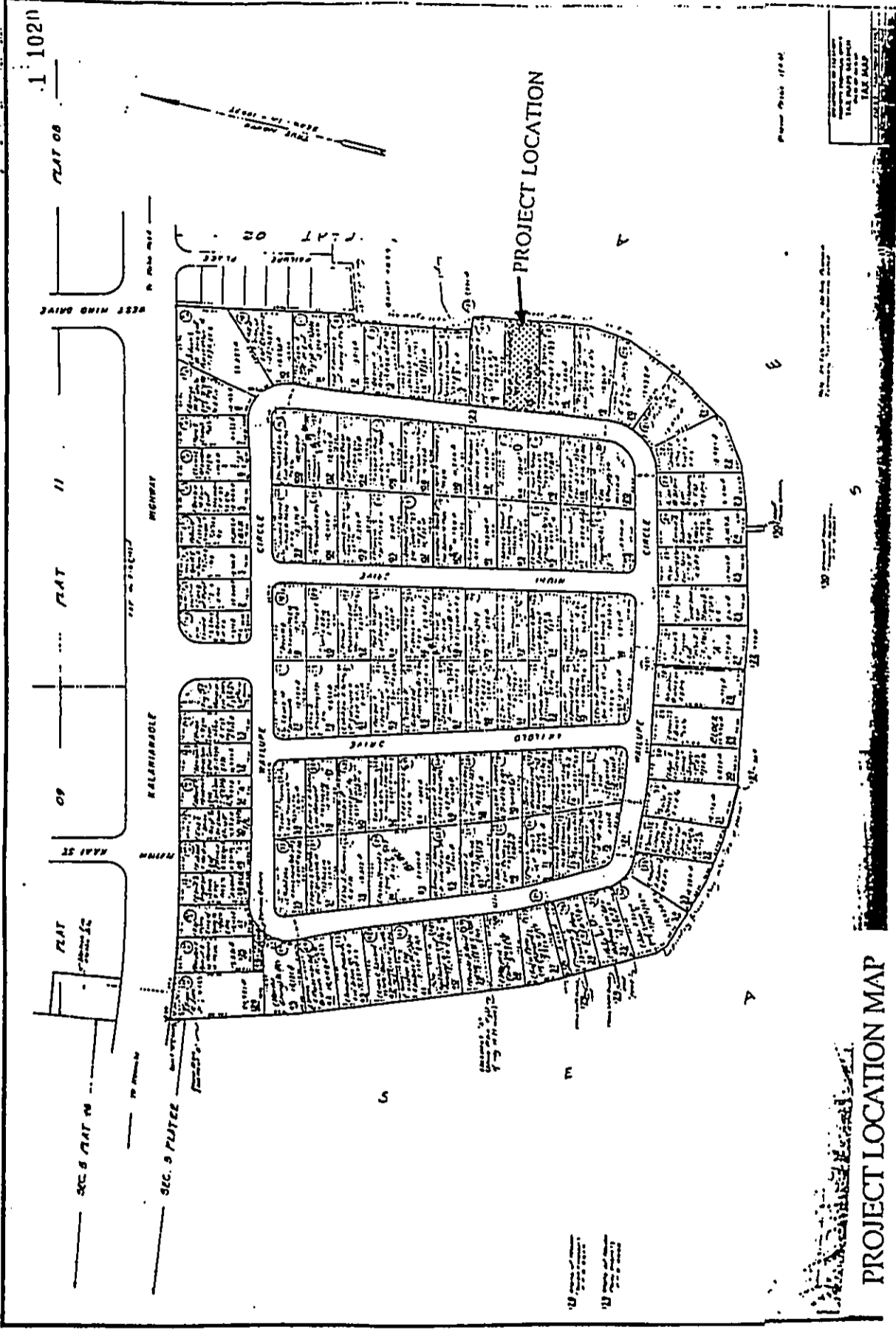
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| SUBZONE | | PROTECTIVE |
| | | RESOURCE |
| | | LIMITED |
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 APPLICANT _____
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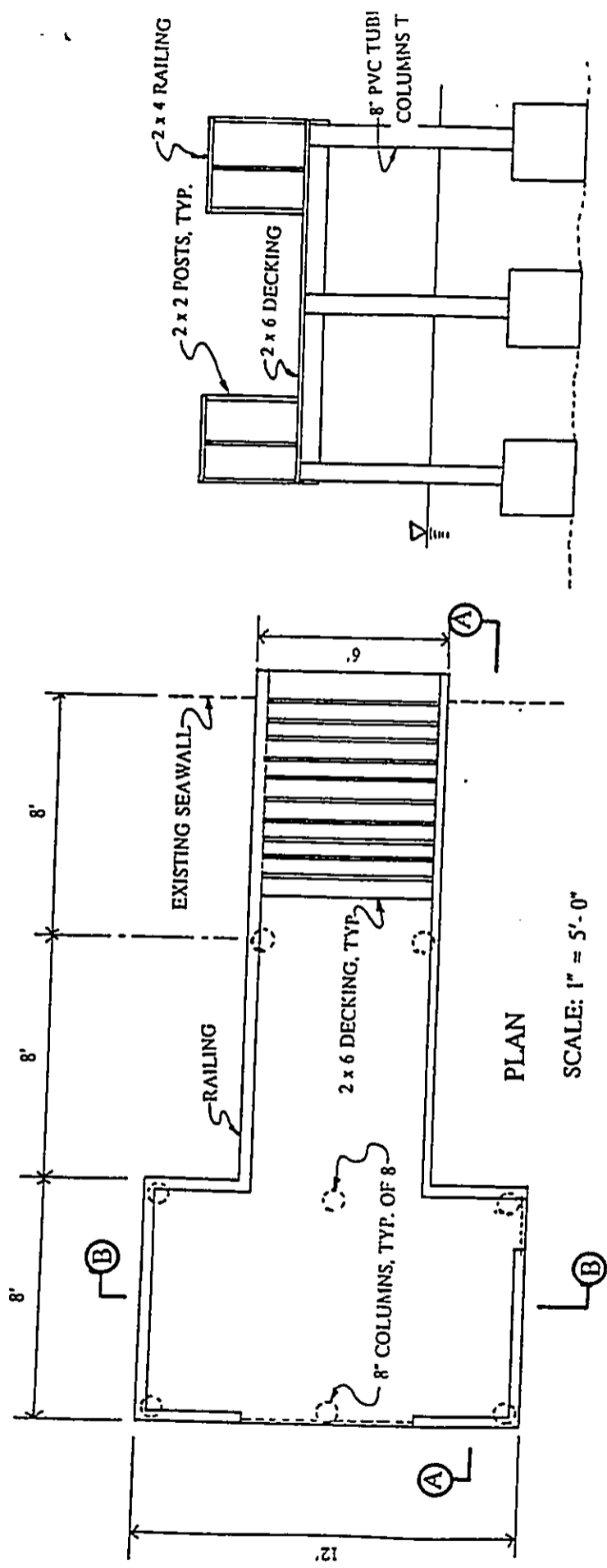
EXHIBIT II

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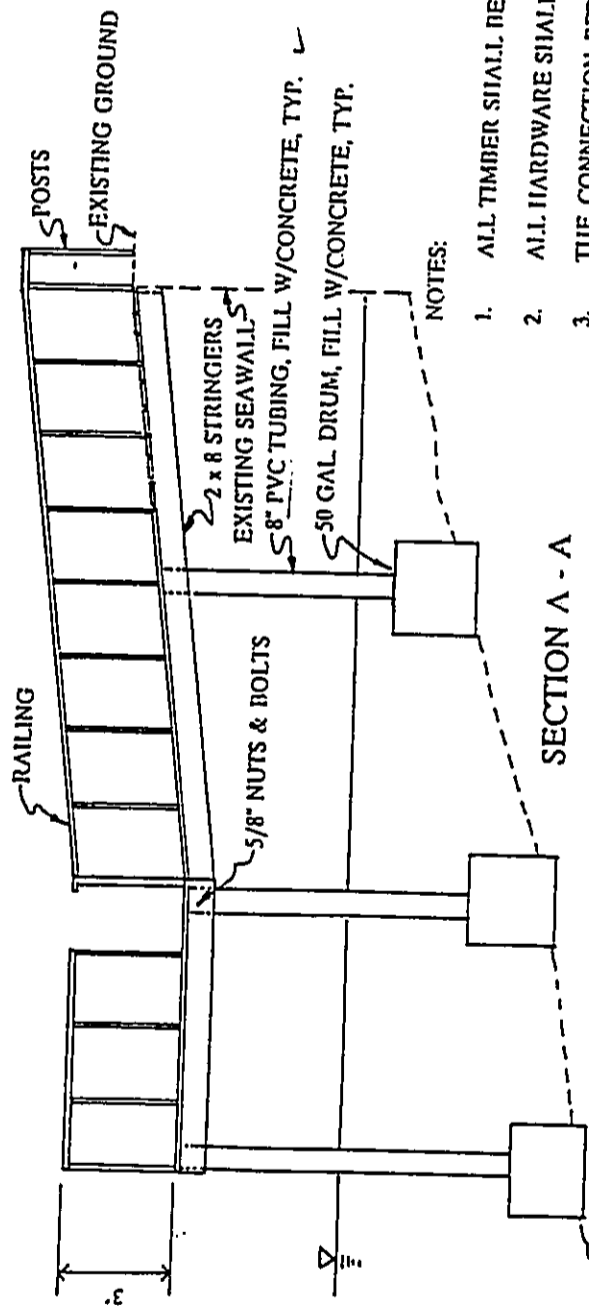


PROJECT LOCATION MAP

PROPOSED BOAT DOCK AT 328 WAILUPE CIRCLE
 HONOLULU, HAWAII EXHIBIT III
 Tax Map Key: 3-6-01: 17
 MAY 1991



SECTION B - B



NOTES:

1. ALL TIMBER SHALL BE PRESSURE AND CHEMICAL TREATED.
2. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.
3. THE CONNECTION BETWEEN THE COLUMN TUBE AND 50 GALLON DRUMS SHALL BE TOTALLY LEAK PROOF. NO CONCRETE IS TO LEAK IN THE WATER.

PLAN AND SECTIONS
EXHIBIT V

PROPOSED BOAT DOCK AT 328 WAILUPE CIRCLE
HONOLULU, HAWAII
Tax Map Key: 3-6-01: 17
MAY 1991