

1992-04-08-DA-~~FEA~~-Monroe Sale of
Easement

APR - 8 1992

UWE H. H. SCHULZ AND ASSOCIATES, INC.

ARCHITECT A.I.A.

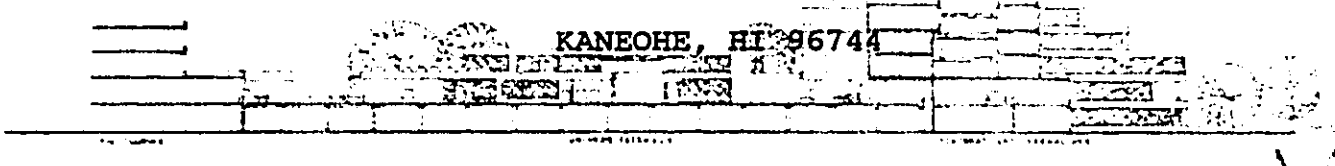
ENVIRONMENTAL ASSESSMENT
FOR
AN EXISTING SEAWALL
AT KANEOHE BAY, KANEOHE, OAHU, HAWAII
TAX MAP KEY: 4-5-104: 26

FOR:

MRS. ANN MUNROE

45-015 LIKEKE PLACE

KANEOHE, HI 96744



PREPARED BY:

UWE H.H. SCHULZ & ASSOCIATES, INC.

1022 FRONT STREET

LAHAINA, HI 96761

JANUARY 1992

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EXISTING EROSION CONTROL WALL
KANEHOE, KANEHOE, OAHU, HAWAII
ENVIRONMENTAL ASSESSMENT

I. APPROVING AGENCIES:

The applicant will have to obtain the following approvals for the existing wall:

State of Hawaii:

1. Office of Conservation and Environmental Affairs.
Department of Land and Natural Resources.

II. DESCRIPTION OF PROPOSED PROJECT:

Mrs. Munroe is proposing to leave an existing erosion control wall along the seaward boundary of her residential property in place.

III. DESCRIPTION OF THE AFFECTED ENVIRONMENT:

A. Description of the Property:

The proposed site is approximately 125 feet deep and 80 feet wide. The area of the site is 10,000 sq. ft.

The site is directly adjacent to Likeke Place. The land generally slopes from south to north with slopes of 10 to 12 percent and with an average slope of 10 percent.

B. Rainfall and Climate:

The climate in the Kaneohe area is generally mild.

Average rainfall is between 30 to 45 inches annually.

The annual temperature is between 75 degrees and 85 degrees Fahrenheit. August and September are the warmest months of the year, while the months of January, February and March are the coldest.

The prevailing wind throughout the year is the northeast tradewinds which blow at velocities of 5 to 20 miles per hour. The strongest, most damaging winds which generally accompany winter storms, usually are from the south.

C. Soil Conditions:

The soil of the site is classified as Kaneohe Silty Clay with ground slopes of 10 to 12 percent and 7 to 15 percent rapid permeability and slight erosion hazard.

In a representative profile the surface layer is dark reddish-brown silty clay about 14 inches thick. The subsoil is dark, reddish-brown silty clay, about 50 inches thick, that has subangular blocky structure. The substratum is soft weathered, basic igneous rock. The soils are strongly acid and very strongly acid in the surface layer, strongly acid in the upper part of the subsoil and neutral in the lower part.

The natural vegetation usually found on this type of soils consist of monkeypod, kukui nut and banyan trees.

D. Drainage:

Storm runoff from the project site flows into the ocean.

E. Flood and Tsunami:

The proposed project is located outside the potential tsunami inundation area. The site is located in an area designated as Zone "C". Zone "C" is designated by the U.S. Army Corps of Engineers as an area of minimal flooding.

F. State Land Use and Zoning:

The property is located within the urban district as designated by the Land Use Commission of the State of Hawaii.

G. County General Plan and Zoning:

The proposed project site is designated on the County's Kaneohe General Plan and the Oahues Zoning as residential. The site is designated as single family residential on the Oahu Community Plan.

H. Existing Land Use:

The property is being used for a single family residence.

I. Adjacent Land Use:

The adjacent properties are residences.

J. Historic and Archaeological Features:

There is no evidence of any historical, archaeological or cultural remnants, artifacts or sites

on the project site.

K. Plant Life:

There is no indication of any rare or endangered plants or habitats associated with the property. The residence is fully landscaped with ground cover, shrubs and mature trees.

L. Animal Life:

There are no rare endangered species of animal or bird life in the proposed project site or in the general vicinity of the site.

M. Water:

An existing 8" waterline runs along Likeke Place.

N. Sewer:

An existing sewerline runs along the seaward boundary. This existing system is part of the Kaneohe sewerage system. Sewerage from this system flows to the Kaneohe Treatment Plant.

O. Solid Waste:

The County of Oahu provides weekly refuse pickup in the area. Persons who do not subscribe to this service are responsible for their private disposal of waste. Private refuse pickup is available on Oahu primarily for commercial areas which require more frequent or specialized pickup.

P. Telephone and Electrical:

Telephone and electrical services are currently

available along Likeke Place.

Q. Public Facilities:

1. Schools - Public school serving the area is Castle High School.
2. Fire Protection - A fully manned County fire station is located in Kaneohe town approximately three (3) miles away.
3. Police Protection - The police station is also located in Kaneohe town approximately three (3) miles away.

IV. PROBABLE IMPACT OF PROJECT ON THE ENVIRONMENT:

A. Primary Impacts With The Wall In Place:

Because this wall was constructed across all the residential lots of this subdivision in 1947, no impact is expected in the year 1992. A possible impact, if any, would have occurred shortly after the construction of this wall in 1947. 45 years later the environment appears very stable. No negative impact has been reported by the present owner of Lot #4, who has occupied this residential lot since the mid-1950's.

B. Primary Impact With The Wall Removed:

If the existing wall is removed, fronting lot #3 only, it will have a negative impact on the immediately adjacent properties, where the wall will remain. Erosion of the shoreline due to swirling wave action will erode the properties to the east and west of the

subject property. Undermining of the existing wall fronting the neighboring properties will also occur.

C. Soil Erosion:

Soil erosion will not occur because the property is fully landscaped and the seawall has existed since 1947.

D. Anticipated Long-Term Impacts:

1. Physical Impacts:

- a. Grading - No grading will take place.
- b. Drainage - The existing wall will not alter the existing drainage pattern.
- c. Air Quality - No change will occur.
- d. Water Quality - No change in water quality is anticipated as a result of this existing wall.
- e. Public Utilities - Not applicable.
- f. Solid Waste - Not applicable.
- g. Traffic - Not applicable.
- h. Solid Waste - Not applicable.
- i. Noise - Not applicable.
- j. Aesthetics - The existing wall will blend with the already existing walls of the adjacent properties.

2. Biological Impacts:

Not applicable.

3. Cultural Impacts:

Not applicable.

E. Secondary Impacts:

1. Anticipated Short-Term Impacts:

The existing development will have no short term impact.

2. Anticipated Long-Term Impacts:

Erosion would occur if the 45 year old wall would be removed.

V. ALTERNATIVES:

The removal of the existing wall would cause erosion of the neighboring properties .

VI. MITIGATION MEASURES:

Do not need to be implemented for this existing wall.

TELECOPIER COVER SHEET

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

DATE: *April 7, 1992*
NUMBER OF PAGES: *6* (Includes Cover Sheet)

PLEASE DELIVER TO THE FOLLOWING PAGES TO:

NAME	<i>Brian Choy</i>
FAX NUMBER	<i>586-2482</i>
PHONE NUMBER	
LOCATION	<i>Honolulu</i>

MESSAGE IS FROM:

NAME	<i>NICK VANDECO</i>
PHONE NUMBER	<i>587-0433</i>
LOCATION	<i>HONOLULU</i>

COMMENTS

Brian
As per your request, the following comment was reviewed by me.
Please note that C/c was not aware that the sewer has been empty since 1947 and that the sewer is not over the sewer easement.
Please read telephone contact with Mr. Hakamura.

D:LR-FX1

SENT BY:

: 4- 7-92 : 9:14AM :LAND MANAGEMENT DIV.-BUS/ECON DEV-TOURISM:# 2

FORM 70-A
For Internal Use
TO: C&C Public Works
FROM: Land Management
W. Harold Young
Land Management Administrator

RECEIVED
DIVISION OF
LAND MANAGEMENT
Date Sent FEB 13 1982
Date Rec'd *Mar 27 2 38 PM '92*
Suspense Date: Two weeks from
date received

92-064

RECEIVED
DEPT. OF PUBLIC
WORKS
FEB 13 11 08 AM '92
Lead

STATE LAND DISPOSITION

Location: Kaneohe, Oahu Area: 980 sq. ft.
or
Tax Map *Key: 4-5-104:26 Survey Division Map: _____
_____ Sale _____ Lease _____ Permit _____ E.O. x Other
Easement

Present Encumbrance: vacant
Prospective Applicant: ANNE MUNROE
Intended Use: seawall and landscaping
LUC Zoning: Urban
County Zoning: Residential
County General Plan: _____

RECEIVED
FEB 18 1 11 PM '92
DIV. OF LAND SURVEY
ACQUISITION

Other Govt. Agency Referral:

C&C
DLU
Public Works

DLNR Referrals:
_____ Aquatic Resources
_____ State Parks
_____ Water and Land Dev.
_____ Forestry/Wildlife
_____ Fiscal
_____ Historic Sites
x Con. & Env. Affairs
_____ Ag Specialist
_____ OHA

Special Conditions (if any):

Requested by: Nick Vaccaro
Land Agent
587-0433

ENDORSEMENT:

MAR 2 3 1992
_____ Approved as submitted _____ Not Applicable
x Disapproved ~~XXXXXXXXXXXX~~ _____ Extra Review Period
~~XXXXXXXXXXXX~~ Requested**

Reviewing Official

* Attach Map
** Attach Explanation

Michael Street
C. MICHAEL STREET
Acting Director and Chief Engineer
Department of Public Works

See attached comments from the Division of Wastewater Management.

MW

SENT BY:

: 4- 7-82 : 9:14AM :LAND MANAGEMENT DIV.-BUS/ECON DEV-TOURISM:# 3

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
DIVISION OF WASTEWATER MANAGEMENT
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. PASI
MAYOR



~~CHIEF ENGINEER~~
DIRECTOR AND CHIEF ENGINEER
GEORGE M. UYEMA
C.E.P.

In reply refer to:
WPS 92-30

March 3, 1992

RECEIVED
MAR 4 4 21 PM '92
DIV. OF LAND SURVEY
AND ACQUISITION

MEMORANDUM

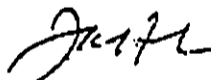
TO: MR. FREDDIE C.S. CHAN, CHIEF
DIVISION OF LAND SURVEY AND ACQUISITION

FROM: GEORGE M. UYEMA, CHIEF
DIVISION OF WASTEWATER MANAGEMENT

SUBJECT: YOUR FEBRUARY 26, 1992 LETTER CONCERNING
STATE LAND DISPOSITION - TWO (2) REQUESTS FOR
EASEMENTS TO BUILD SEAWALL WITH LANDSCAPING
KANEHOE, OAHU, HAWAII
TAX MAP KEYS: 4-5-104125 (BAPTIST) AND 26 (MUNROE)

We recommend that the subject project be deferred until the applicant obtains our approval to build over existing City sewer easements. Please have the applicant complete and submit the attached "Application to Build Over Sewer Easement" form together with construction plans for the proposed project for our review and approval.

If there are any questions, please call Wayne Nakamura at 27-6297.


for GEORGE M. UYEMA
Chief

Attach.

SENT BY:

: 4-7-92 : 9:14AM : LAND MANAGEMENT DIV. -BUS/ECON DEV-TOURISM:# 4

92-512

FOR: 70-A
 For Internal Use
 TO: OCEA
 FROM: Land Management
 Date Sent FEB 13 1992
 Date Received
 Suspense Date: Two weeks from date received
 Land Management Administrator

STATE LAND DISPOSITION

Location: Kaneohe, Oahu Area: 980 sq. ft.
 or acres
 Tax Map *Key: 4-5-104:26 Survey Division Map:
 ___ Sale ___ Lease ___ Permit ___ E.O. ___ x Other
 Easement

Present Encumbrance: vacant
 Prospective Applicant: ANNE MUNROE
 Intended Use: seawall and landscaping
 LUC Zoning: Urban
 County Zoning: Residential
 County General Plans:

Other Govt. Agency Referral:

DLNR Referrals:

C&C
 ___ DLU
 ___ Public Works

___ Aquatic Resources
 ___ State Parks
 ___ Water and Land Dev.
 ___ Forestry/Wildlife
 ___ Fiscal
 ___ Historic Sites
 ___ x Con. & Env. Affairs
 ___ Ag Specialist
 ___ OHA

Special Conditions (if any):

Requested by: Nick Vaccaro
 Land Agent
 587-0433

ENDORSEMENT:

___ Approved as submitted ___ Not Applicable
 ___ Disapproved or Conditional ___ Extra Review Period
 Approval** Requested**

Reviewing Official

Division

* Attach Map
 ** Attach Explanation

NO COJA REQUIRED PROVIDED THAT ALL IMPROVEMENTS ARE
 MADE OF CERTIFIED SHORLINE. HOWEVER, MUST COMPLY W/CHAPTER
 343 HRS FOR USE OF STATE LAND.

SENT BY:

4-7-82 9:15AM LAND MANAGEMENT DIV. -BUS/ECON DEV-TOURISM:# 5

FORM 70-A

For Internal Use

TO: C&C Public Works

FROM: Land Management MAR 27

W. Mason Young
Land Management Administrator

RECEIVED
DIVISION OF
LAND MANAGEMENT

Date Sent FEB 13 1992

Date Received

2 weeks from date received

FEB 18 11 08 AM '92

92-0615
RECEIVED
DIV. OF PUBLIC WORKS

STATE LAND DISPOSITION

Location: Kaneohe, Oahu Area: 600 sq. ft. or acres

Tax Map *Key: 4-5-104:25 Survey Division Map:

Sale Lease Permit E.O. Easement Other

Present Encumbrance: vacant
Prospective Applicant: ERNEST AND HELEN BAPTIST
Intended Use: seawall and landscaping
LUC Zoning: Urban
County Zoning: Residential
County General Plan:

Other Govt. Agency Referral:

C&C
 DLU
 Public Works

DLNR Referrals:
 Aquatic Resources
 State Parks
 Water and Land Dev.
 Forestry/Wildlife
 Fiscal
 Historic Sites
 Con. & Env. Affairs
 Ag Specialist
 OHA

RECEIVED
FEB 18 1 49 PM '92
DIV. OF LAND ACQUISITION

Special Conditions (if any):

Requested by: Nick Vaccaro
Land Agent
587-0433

ENDORSEMENT MAR 28 1992

Approved as submitted Not Applicable
 Disapproved ~~XXXXXXXXXXXX~~ Extra Review Period Requested**

Reviewing Official

Michael Street
C. MICHAEL STREET
Acting Director and Chief Engineer
Department of Public Works

* Attach Map
** Attach Explanation

See attached comments from the Division of Wastewater Management.

SENT BY:

: 4- 7-92 : 8:15AM :LAND MANAGEMENT DIV. →BUS/ECON DEV-TOURISM:# 6

JOHN WAHNEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

P.O. BOX 627
HONOLULU, HAWAII 96809

April 7, 1992

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER RESOURCES MANAGEMENT

MEMORANDUM

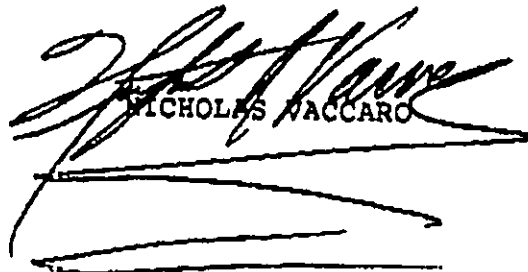
TO: File

FROM: Nicholas Vaccaro
Land Management, DLNR

SUBJECT: Remarks Received from other Government Agencies Regarding
State Issuance of a Non-Exclusive Easement for Seawall
and Landfill Purposes to Munroe and Baptist, TMK: 4-5-
104:27 and TMK: 4-5-104:26

Mr. Vaccaro spoke with Mr. Wayne Nakamura by telephone regarding City and County comment. The City and County stated that the seawall not be built on the sewer easement.

I advised Mr. Nakamura that the seawall is existing and that the sewer easement runs over, under and across private property. The seawall is approximately 3 to 5 feet makai of private property boundary. His remarks were they have no objection to the issuance of the easement so long as it can be proved that the seawall is not over the sewer easement.


NICHOLAS VACCARO