ENVIRONMENTAL ASSESSMENT

FOR

AN EXISTING SEAWALL

AT KANEHOE BAY, KANEHOE, OAHU, HAWAII

TAX MAP KEY: 4-5-104: 26

FOR:

MRS. ANN MUNROE

45-015 LIKEKE PLACE

KANEHOE, 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:

   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 Oahu's 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.
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: Brian Choy
FAX NUMBER: 586-2902
PHONE NUMBER: 
LOCATION: Honolulu

MESSAGE IS FROM:

NAME: Nick Nakamura
PHONE NUMBER: 587-0433
LOCATION: Honolulu

ARMS: Review the following report and

Please note that C.P. was not aware that
the parcel has been existing since 1947 and that
the research is not over the current reseach.

DILR-FX1 Please send telephone contact with Mr. Nakamura.
STATE LAND DISPOSITION

Location: Kaneohe, Oahu
Area: 960 sq. ft.

Tax Map Key: 4-5-104:26
Survey Division Map: 

Sale ☒ Lease ☐ Permit ☐ E.O. ☐ Other ☐ Easement

Present Encumbrance: Vacant
Prospective Appraiser: Anne Munroe
Intended Use: Seawall and landscaping
LUC Zoning: Urban
County Zoning: Residential
County General Plan: 

Other Gov't. Agency Referral: DLNR Referrals:
C&G ☐ DLU ☒ Public Works
☐ Forestry/Wildlife
☐ Fiscal
☐ Historic Sites
☐ Conv. & Env. Affairs
☐ Ag Specialist
☐ OHA

Special Conditions (if any): 

Requested by: Nick Vaccaro
Land Agent
587-0433

Endorsement:

Mar 23, 1992
Approved as submitted ☒ Not Applicable ☐
Disapproved x ☐ Extra Review Period
Requested**

Reviewing Official:

Director F. Michael Street
Acting Director and Chief Engineer
Department of Public Works

* Attach Map
** Attach Explanation

See attached comments from the Division of Wastewater Management.
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
KANEHO, OAHU, HAWAII
TAX MAP KEYS: 14-1-104125 (BAPTIST) AND 26 (MURGOE)

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
127-6297.

GEORGE M. UYEMA
Chief

Attach.
FOR: 70-A
For Internal Use
Date Sent  FEB 13 1982
TO: OCEA
Date Received
FRO: Land Management
Date Suspense: Two weeks from
Land Management Administrator
date received

STATE LAND DISPOSITION

Location: Kaneohe, Oahu
Area: 980 sq. ft.

Tax Map Key: 4-5-104:26
Survey Division Map:

Sale __ Lease __ Permit __ E.O. __ Other

Easement

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

Other Govt. Agency Referral: DLNR Referrals:

CCE ___ DLU ___ Public Works

Aquatic Resources
State Parks
Water and Land Dev.

Forestry/Wildlife
Fiscal
Historic Sites
Con. & Env. Affairs
Ag Specialist

Special Conditions (if any):

Requested by: Nick Vaccaro
Land Agent
587-0433

END EASEMENT:

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

Reviewing Official Division:

* attach Map
** attach Explanation

No CDIA Required Provided that all improvements are
ma'ua of certifie 'Shoreline. However, must comply w/chapter
343, Rev for use of State land.
STATE LAND DISPOSITION

Location: Kaneohe, Oahu

Area: 600 sq. ft.

Tax Map Key: 4-5-104:25

Survey Division Map:

Sale

Lease

Permit

E.O. X

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:

DLNR Referrals:

Aquatic Resources

State Parks

Water and Land Dev.

Forestry/Wildlife

Fiscal

Historic Sites

X Con. & Env. Affairs

Ag Specialist

OMA

Special Conditions (if any):

Requested by: Nick Vaccaro

Land Agent

587-0433

END ASSESSMENT MAR 2 3 1992

Approved as submitted

Not Applicable

Disapproved Extra Review Period

Requested

Reviewing Official

Notes: C. MICHAEL STREET

Acting Director and Chief Engineer

Department of Public Works

See attached comments from the Division of Wastewater Management.
TO: File
FROM: Nicholas Vacarro
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. Vacarro 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