

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

P.O. BOX 621  
HONOLULU, HAWAII 96809

APR -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

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OFF. OF ENVIRONMENTAL  
QUALITY CONTROL  
OD-91-508

Mr. Brian Choy  
Director  
Office of Environmental Quality  
Control  
220 South King Street  
Central Pacific Plaza, 4th Floor  
Honolulu, HI 96813

Dear Mr. Choy:

Subject: Environmental Assessment/Negative Declaration for  
Proposed Issuance of a Non-Exclusive Easement for  
Seawall and Landscape Purposes of State-owned Land  
Located at Kaalaea, Oahu, TMK: 4-7-16:Seaward of 60  
James Gregory, Applicant

Attached for your review and publication in the next OEQC  
bulletin is Environmental Assessment and Negative Declaration for  
the proposed use of State land. We will be submitting to the Board  
of Land and Natural Resources a request to authorize issuance of a  
non-exclusive easement to Mr. James Gregory.

Should you have any questions, please contact Nicholas Vaccaro  
at 587-0433.

Very truly yours,

W. MASON YOUNG  
Land Management Administrator

Att.  
cc: Ms. S. Himeno  
Mr. T. C. Yim

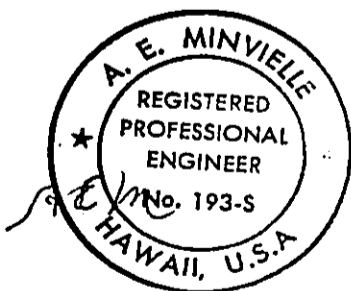
1992-04-23-0A-*FEA*- Gregory Existing  
Seawall

APR 23 1992

ENVIRONMENTAL ASSESSMENT  
FOR  
AN EXISTING SEAWALL  
AT KANEOHE BAY, KANEOHE, OAHU, HAWAII  
TAX MAP KEY: 4-7-16: 60  
SITE ADDRESS: 47-775 KAMEHAMEHA HIGHWAY

FOR:  
MR. JAMES GREGORY  
47-247 MIOMIO LOOP  
KANEOHE, HAWAII 96744

PREPARED UNDER THE SUPERVISION OF:  
A.E. MINVILLE, JR.  
ENGINEER/LAND SURVEYOR  
1724 KALAUOKALANI WAY  
HONOLULU, HAWAII 96814  
TELEPHONE NO. 946-2151



This work was prepared by me  
or under my supervision.

*A E Minville Jr*

TABLE OF CONTENTS

|       |   |           |
|-------|---|-----------|
| I.    | APPROVING AGENCIES                            | 1         |
| II.   | AGENCIES CONSULTED                            | 1         |
| III.  | DESCRIPTION OF PROPOSED PROJECT               | 1         |
| IV.   | DESCRIPTION OF AFFECTED ENVIRONMENT           | 1         |
| V.    | PROBABLE IMPACT OF PROJECT ON THE ENVIRONMENT | 6         |
| VI.   | ALTERNATIVES                                  | 8         |
| VII.  | MITIGATION MEASURES                           | 8         |
| VIII. | EXHIBITS                                      | PLOT PLAN |

EXISTING EROSION CONTROL WALL

KANEOHE, 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. AGENCIES CONSULTED:

1. State Department of Health, Environmental Health Division;
2. Department of Land and Natural Resources, State of Hawaii;
3. Building Department, City and County of Honolulu;
4. Army Corps of Engineers, Federal government

III. DESCRIPTION OF PROPOSED PROJECT:

Mr. Gregory is proposing to leave an existing erosion control wall along the seaward boundary to State lands adjacent to his residential property in place.

IV. DESCRIPTION OF THE AFFECTED ENVIRONMENT:

A. Description of the Property:

The property is located makai of Kamehameha Highway, on the shores of Kaneohe Bay, at Kaalea on the Windward Side of Oahu. The parcel is identified as TMK: 4-7-16: 60. Based on a survey of January 25,

1972, the parcel contained 6,370 square feet. It further included 2,581 square feet of accretion behind a seawall. Including the accretion, total land area, the area is 8,951 square feet. The vegetation line lies approximately 15 to 20 feet landward of the seawall, within the accretion area.

The area behind the seawall was filled and landscaped as a lawn by the previous owner of the property. The former vegetation line is no longer evident. Structures encroaching seaward of the previously identified vegetation line include the seawall and a portion of a garage/workshop. The applicant proposes to maintain the seawall. However, the applicant's present construction plans for the subject property include complete demolition of the workshop structure. The seawall was constructed of masonry rubble and concrete by the previous owner of the subject property sometime between 1968 and 1972. Its base lies in the sandy/mud bottom of the bay which is exposed along the shoreline during low tide. From its base, the wall stands between three feet to four feet tall along its length of 155.10 feet across the seaward face of the property and its 20 foot and 22.8 foot tiebacks on the southern and northern property boundaries, respectively.

The site is along Kamehameha Highway. The land generally slopes from south to north with slopes of 3 to 5 percent and with an average slope of 4 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 Tight Clay with ground slopes of 3 to 5 percent and 5 to 8 percent rapid permeability and very slight erosion hazard. The shoreline beyond the seawall is muddy sand littered with basalt and coralline rocks and accumulated trash.

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 "X". Zone "X" is designated by the U.S. Army Corps Engineers as type AE a flood fringe area.

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. The seaward side of the shoreline is within the Conservation District Resource Subzone.

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 Kamehameha Highway.

N. Sewer:

An existing cesspool is in use. Per the Waste Water Sewers General Plan, a planned sewer line to will be place by 1997.

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 Kamehameha Highway.

Q. Public Facilities:

1. Schools - Public school serving the area is Kahaluu Elementary School on Waihee Road and Castle High School in Kaneohe.

2. Fire Protection - A fully manned County fire station is located in Kahaluu town on Waihee Road approximately three (3) miles away.

3. Police Protection - The police station is located in Kaneohe town approximately six (6) miles away.

V. PROBABLE IMPACT OF PROJECT ON THE ENVIRONMENT *Alternatives*

A. Primary Impacts With The Wall In Place:

Because this wall was constructed across all the residential lots of this subdivision between 1968 to 1972, no impact is expected in the year 1993. A possible impact, if any, would have occurred shortly after the construction of this wall between 1968 and 1972. 20 years later the environment appears very stable. No negative impact has been reported by the present owner of Lot #A, who has occupied this residential lot since the 1985.

Access to shoreline will not be affected.

B. Primary Impact With The Wall Removed:

If the existing wall is removed, fronting lot #A 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 either side 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 1968 to 1972.

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 system.
- 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 20 year old wall would be removed.

VI. ALTERNATIVES:

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

VII. MITIGATION MEASURES:

Do not need to be implemented for this existing wall.  
Wall will not prevent public access.

