

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621  
HONOLULU, HAWAII 96809

JUL 13 1993

3794  
Keith W. Ahue  
Chairperson

BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAIKE

RECEIVED

'93 JUL 14 P12:3

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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 AND LAND DEVELOPMENT

0D-91-504e

Ref:LM-NV

Mr. Brian J.J. Choy, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration for Issuance of a 65-Year  
Non-Exclusive Easement for Landfill and Seawall  
Purposes to Wallace M.H. and Louise S. Ho for  
Use of State-owned Land Located at Koolaupoko,  
Heeia, Kaneohe, Oahu, TMK 4-7-19:48 Makai

The State of Hawaii Department of Land and Natural  
Resources, Land Management Division has reviewed comments (if any)  
received on the above subject matter during the thirty (30) days  
public comment period which began on OEQC publication date of  
February 23, 1993 and ending March 23, 1993.

This agency has determined that the issuance of a subject  
non-exclusive easement to the applicant, Wallace M.H. and Louise  
S. Ho, will not have a significant environmental effect; and by  
this letter of notice, Department of Land and Natural Resources is  
issuing a negative declaration.

Please publish this notice in the next available OEQC  
Bulletin.

We have enclosed a completed OEQC Bulletin publication form  
and four (4) copies of the Final Environmental Assessment.

Please contact Mr. Nicholas Vaccaro at 587-0433 should you  
have any questions.

Very truly yours,

KEITH W. AHUE

Attachments

cc: Ms. S. Himeno  
Mr. M. Nekoba

*CBS*

114

1993-08-08-0A-FAA- Ho Issuance of a 65 yr lease - exclusive  
Easement for seawall

AUG 8 1993

FINAL  
ENVIRONMENTAL ASSESSMENT  
NEGATIVE DECLARATION  
FOR  
AN EXISTING SEAWALL  
AT HEEIA, KANEOHE, OAHU, HAWAII  
TAX MAP KEY: 1ST DIV. 4-7-19:48

FOR  
MR. AND MRS. WALLACE M.H. HO  
47-077 KAMEHAMEHA HIGHWAY  
KANEOHE, HAWAII 96744

June 21, 1993

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FINAL ENVIRONMENTAL ASSESSMENT  
EXISTING LANDFILL AND SEAWALL  
HEEIA, KANEOHE, KOOLAUPOKO, OAHU, HAWAII  
TAX MAP KEY: 1ST DIV. 4-7-19:48

I. APPROVING AGENCIES

A. Department of Land and Natural Resources

1. Land Management Division

II. DESCRIPTION OF PROPOSED PROJECT

An existing landfill and seawall are located within the State shoreline lands along the makai boundary of the subject parcel. The Owners request an easement to allow the landfill and seawall to remain.

III. DESCRIPTION OF AFFECTED ENVIRONMENT

A. Description of Property

The subject parcel is located at 47-077 Kamehameha Highway in Kaneohe, approximately 2/3 mile west of the Heeia Small Boat Harbor.

The existing ground slopes mauka to makai in the northeasterly direction with elevations ranging from 30 feet Mean Sea Level at Kamehameha Highway to 4 feet Mean Sea Level at the seawall. The parcel has been terraced with retaining walls to create stepped levels for building pads and landscape areas.

B. Rainfall and Climate

The climate in the Kaneohe area is generally mild, with an average annual rainfall of 20 - 25 inches and an average annual temperature of 75 - 85 degrees Fahrenheit.

Prevailing winds are northeasterly trades at 5 to 20 miles per hour. Winter storms produce the strongest, most damaging winds from the south.

C. Soil Conditions

According to the Soil Survey of the Island of Oahu, prepared by the U. S. Department of Agriculture, Soil Conservation Service, onsite soils are of the Kokokahi series (KtC) consisting of moderately well drained soils developed in colluvium and alluvium derived from basic igneous rock. Permeability is slow to moderately slow. Runoff is medium and the erosion hazard is slight to moderate.

D. Drainage

The existing ground slopes direct stormwater runoff toward the ocean.

E. Flood and Tsunami

As shown on Panel 55 of the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the parcel lies within Zone D, an area in which flood hazards are undetermined.

F. State Land Use and Zoning

The current State Land Use designation is Urban.

G. County General Plan and Zoning

Present County zoning on the parcel is R-10, designated as Residential on the Oahu Community General Plan.

H. Existing Land Use

Existing land use is residential.

I. Adjacent Land Use

Adjacent parcels are used for residential purposes.

J. Historic and Archaeological Features

There is no evidence of historical, archaeological or cultural remnants, artifacts or sites on the subject parcel.

K. Flora

No rare or endangered plants have been found on the parcel.

L. Fauna

There are no rare or endangered species of animal or bird life on the subject parcel or in the general vicinity.

M. Water

An existing 8" Board of Water Supply water main runs along Kamehameha Highway.

N. Sewer

An existing City sewer main runs along Kamehameha Highway and is a part of the Kahaluu Sewer Section 2 system which conveys the sewage to the Ahuimanu Treatment Plant.

O. Solid Waste

Bi-weekly refuse collection is provided by the City and County of Honolulu.

P. Telephone and Electrical

Telephone and electric services are currently available from overhead lines along Kamehameha Highway.

Q. Public Facilities

1. Schools

Public schools serving the area are Heeia Elementary, King Intermediate and Castle High Schools.

2. Fire Protection

Fire protection is provided by a fully manned City and County fire station located in Kaneohe Town approximately 3 miles away.

### 3. Police Protection

Police protection is provided by a City and County police station in Kaneohe Town approximately 3 miles away.

## IV. PROBABLE IMPACT OF PROJECT ON ENVIRONMENT

### A. Primary Impact with Wall in Place

No impact is anticipated if the wall is to remain in place. Since the wall was constructed 50 years ago, the environment has remained generally stable.

### B. Primary Impact with Wall Removed

If the existing wall is removed fronting the subject parcel, a negative impact on the shoreline is likely to occur. Because of the swirling wave action, the shoreline will probably erode and the portion of the wall which is to remain fronting the adjacent parcel may be undermined.

### C. Soil Erosion

Existing permanent paved areas, landscaping and vegetative groundcover prevent erosion of the soils on the parcel.

### D. Anticipated Long-term Impacts

#### 1. Physical Impacts

a. Grading - None is planned.



- b. Drainage - Existing drainage patterns will be maintained.
- c. Air Quality - No change in air quality is anticipated.
- d. Water Quality - No change in water quality is anticipated.
- e. Public Utilities - Not applicable
- f. Solid Waste - Not applicable
- g. Traffic - Not applicable
- h. Noise - Not applicable
- i. Aesthetics - There will be no aesthetic impact if the wall is to remain. If the wall is removed, erosion may occur, resulting in an unsightly shoreline fronting the parcel.

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 impacts.

2. Anticipated Long-term Impacts

No long-term impacts are anticipated with the existing development.

If the wall is removed, erosion of the shoreline and undermining of the adjacent wall are likely to occur over a period of time.

V. ALTERNATIVES

A. No change in existing conditions will occur if the wall is to remain.

B. Erosion of the shoreline and undermining of a seawall on the adjacent parcel are likely to occur if the wall is removed.

VI. MITIGATION MEASURES

No mitigative measures are required for the existing wall.

VII. EXHIBIT - Plot Plan

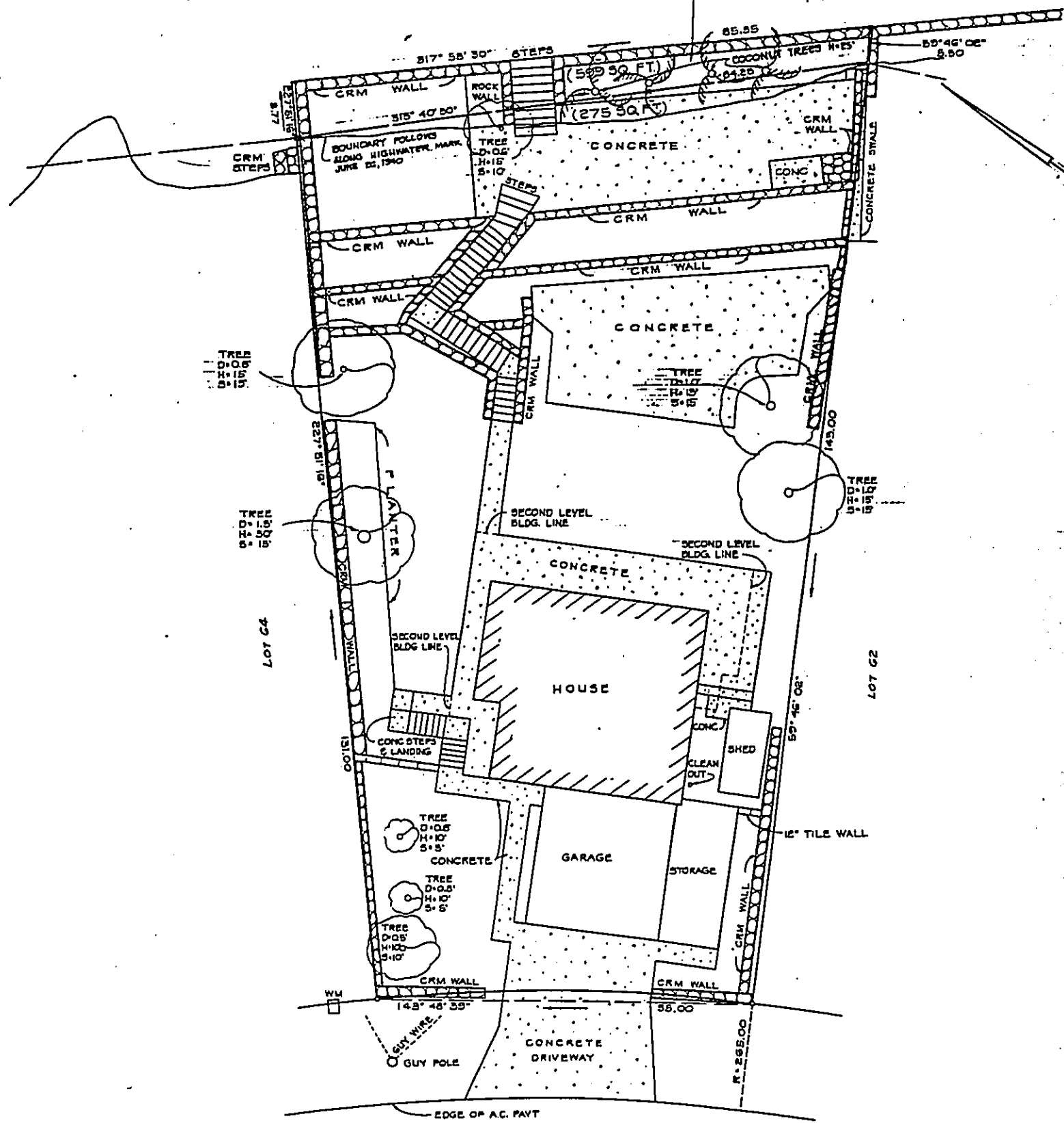
VIII. GOVERNMENT AGENCIES CONTACTED FOR COMMENT

- A. Department of Public Works, City and County of Honolulu - Approved as submitted
- B. Neighborhood Board No. 30 - No comment received
- C. OEQC - No response

IX. PERSONS TO SUPPORT NEGATIVE DECLARATION DETERMINATION

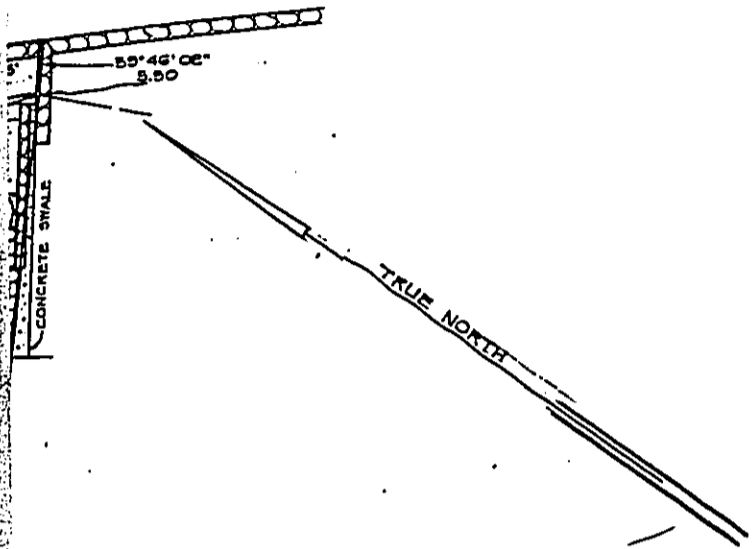
TOTAL AREA OF EASEMENT = 674 SQ. FT.

OCEAN



TO KAHUKU KAMEHAMEHA HIGHWAY

OF  
4 SQ. FT.



LOT 63, LAND COURT APPLICATION 979  
AS SHOWN ON MAP 3  
47-077 KAMEHAMEHA HIGHWAY, KANEHOE, HAWAII

TREE  
15'  
DIAMETER

LOT 62



THE WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION  
*Gordon T. Iwata*