November 12, 1993

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

Dear Mr. Choy:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owners/Applicant: Thomas L. & Betty C. Chee; Floyd W. &
Christine K. Barty; Elizabeth Herndon;
and Episcopal Church in Hawaii
Kenneth W. Zitz

Location: 68-709, 68-711, 68-713 and 68-715
Farrington Highway - Mokuleia

Tax Map Keys : 6-8-10: 27-30
Request : Shoreline Setback Variance
Proposed Action: To construct a seawall within the
shoreline setback
Determination: A Negative Declaration is issued

Attached and incorporated by reference is the final environmental
assessment prepared by the applicant for the project. Based on the
significance criteria outlined in Chapter 200, State Administrative
Rules, we have determined that preparation of an Environmental
Impact Statement is not required.

Very truly yours,

DONALD A. CLEGG
Director of Land Utilization
ENVIRONMENTAL ASSESSMENT
FOR
SEAWALL REPAIR
TMKs 6-8-10:27, 28, 29, & 30

I. GENERAL INFORMATION

A. Applicant:
   Kenneth Zitz
   Ph. 637-6241 (work)
   66-729 Farrington Highway
   Waialua, Hawaii 96791

B. Recorded Fee Owners:
   LOT 7 - TMK 6-8-10: 30
   The Episcopal Church in Hawaii
   Ph. (808) 536-7776
   Peter Pereira
   229 Queen Emma Square
   Honolulu, Hawaii 96813

   LOT 8 - TMK 6-8-10: 29
   Elizabeth Herdon
   Ph. (808) 637-5847
   66-713 Farrington Highway
   Waialua, Hawaii 96791

   LOT 7 - TMK 6-8-10: 28
   Floyd W. & Christine K. Barty
   Ph. (808) 637-5583
   66-711 Farrington Highway
   Waialua, Hawaii 96791

   LOT 6 - TMK 6-8-10: 27
   Thomas L. & Betty Chee
   Ph. (808) 988-7143
   66-709 Farrington Highway
   Waialua, Hawaii 96791

C. Agent: SAME AS APPLICANT

D. E. Tax Map Key and Lot Areas:
   TMK: 6-8-10: 30 , AREA = 8307 SF
   TMK: 6-8-10: 29 , AREA = 8293 SF
   TMK: 6-8-10: 28 , AREA = 8003 SF
   TMK: 6-8-10: 27 , AREA = 7714 SF

F. Agencies Consulted in Making Assessment:
   1. City & County of Honolulu - Department of Land Utilization
      a. Telephone confirmation with Joan Takano regarding the filing procedures for the shoreline setback variance.
II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description: The applicant proposes to repair an existing seawall in front of four contiguous lots in Mokuleia. The lots are located on the makai side of Farrington Highway near the east entrance of Dillingham Airfield. The existing seawall is located within the 40-foot shoreline setback area and the replacement wall will be located within the footprint of the existing wall. The new wall will not encroach seaward of the current certified shoreline which is at the foot of the existing wall. The foundation of the existing wall is inadequate and has been undermined by wave action. If the wall is not replaced, the houses on each of the four lots will be lost. Recognizing this, the four owners are working cooperatively to facilitate the construction and approval process. A location map is included on the title sheet of the attached construction plans.

B. Technical Characteristics: The proposed new seawall will completely replace the existing seawall. It will be constructed of concrete rubble masonry, will be approximately 240 feet long, and will have a base width of 11 to 14 feet. The new wall height will match the existing wall elevations along the four lots. Construction plan sheets T-1, C-1, C-2, and S-1 illustrate these dimensions and provide other information required for the variance.

The existing beach will not be altered by this work, since the new seawall will duplicate the existing seawall's dimensions. The primary difference between the existing and new wall will be the foundation. The existing wall is constructed on top of loose beach sand. The footing of the new wall will be deeper and imbedded in the basement rock.

III. AFFECTED ENVIRONMENT

A. Project Site Description: The project is located along the northwest shoreline of Oahu in Mokuleia. The lots involved are bounded by the existing shoreline and Farrington Highway. The lot depths, measured from the current certified shoreline to the existing highway right-of-way, are 80 to 85 feet. The remaining portions of each lot extend seaward of the certified shoreline another 45 to 60 feet. The existing homes are built within 20 to 30 feet of the existing seawall. The current zoning for this area is R-5 Residential District.

B. Federal FIRM Zone: The Federal Flood Insurance Rate Map (FIRM), Panel 150001 0025B revised September 4, 1987, shows the four lots in Zone A, an area subject to flooding by the 100-year flood, with no base flood elevations determined. The Special Flood Hazard Zone with Coastal Base Flood Elevation of 11 feet above mean sea level extends inland to the seawall.

C. Coastal Views: The existing wall is different at each lot and in various stages of complete collapse. The new wall would be of consistent appearance and, as such, it would be a visual improvement.

D. Shoreline Access: The nearest public access to the shoreline is through Mokuleia Beach Park which is located 0.8 mile to the west of the proposed project site. Public access will not be affected by this project.

IV. PROJECT IMPACTS

Because the new wall will be in the exact location of the existing wall, no change to the shoreline's stability is anticipated. The only impacts will be due to the temporary disturbance of construction. The construction period is estimated to be 6 to 8 weeks long.

If the existing seawall is not replaced, the four homes are very likely to be destroyed by the force of waves.
OVERSIZED
DRAWING/MAP

PLEASE SEE
35MM ROLL

0082 a
CONSTRUCTION PLANS FOR
SEAWALL REPAIR
LOCATED AT
MOKULEIA, HAWAII
TMK: S-5-10: LOTS 27, 28, 29 & 30

PREPARED FOR:
CAMP MOKULEIA
66-728 FARRINGTON HIGHWAY
WAIALUA, OAHU, HAWAII

PREPARED BY:
TOM NANCE WATER RESOURCES ENGINEERING

CONSTRUCTION NOTES:
1. THIS SHEET IS A PORTION OF THE BUILDING PLANS FOR MOKULEIA, HAWAII, AND IS PART OF THE COMPLETE BUILDING PLANS OF THE SEAWALL REPAIR.
2. THE Seawall Repair is located at the seashore of Mokuleia. The seawall is a critical component of the beachfront infrastructure that protects the coastal property from erosion and sea level rise.
3. TIDAL RANGE MAPSSH AND SHOW THE VARIOUS STAGES OF THE SEAWALL AND ITS RELATIONSHIP TO THE COASTLINE.
4. ELEVATION DATA IS BASED ON HAWAII COASTAL CENTER.

5. DRAWN TO PROFESSIONAL SCALE.

7. THE SHEET IS DRAWN TO SCALE AND IS PART OF THE COMPLETE BUILDING PLANS OF THE SEAWALL REPAIR, WHICH INCLUDES THE COMPLETE SET OF PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION.

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OVERSIZED DRAWING/MAP

PLEASE SEE 35MM ROLL

0082 b
OVERSIZED DRAWING/MAP

PLEASE SEE 35MM ROLL

0082 e
OVERSIZED DRAWING/MAP

PLEASE SEE 35MM ROLL

0082 d