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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
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AQUACULTURE DEVELOPMENT PROGRAM
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BOATING AND OCEAN RECREATION
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

'94 AUG -4 A6:15

REF:OCEA:SKK

QUALITY CONTROL

In reply, please refer

to: FILE NO.: MA-4/5/94-2707
DOC. NO.: 4764

AUG 3 1994

MEMORANDUM

TO: Mr. Bruce S. Anderson, Acting Director
Office of Environmental Quality Control

FROM: KEITH W. AHUE, Chairperson *[Signature]*
Department of Land and Natural Resources

SUBJECT: Document for Publication in the OEQC Bulletin Final
Environmental Assessment for Conservation District Use
Application MA-4/5/94-2707 for an After-the-fact
Seawall/Retaining Wall at Lahaina, Maui; Seaward of
TMK: 4-3-15: 02

The above mentioned Chapter 343 document was reviewed and a negative declaration was declared based upon the final environmental assessment.

Please feel free to call me or Roy Schaefer of our Office of Conservation and Environmental Affairs, at 587-0377, if you have any questions.

ENVIRONMENTAL ASSESSMENT
FOR
AN EROSION CONTROL WALL
AT KAHANA, LAHAINA, MAUI, HAWAII
TAX MAP KEY: 4-3-15:2 LOT 44B-2A

FOR:

MR. AND MRS. UWE SCHULZ

1024 FRONT STREET

LAHAINA, MAUI, HAWAII 96761



PREPARED BY:

UWE H.H. SCHULZ & ASSOCIATES, INC.

1024 FRONT STREET

LAHAINA, HI 96761

NOVEMBER 1989

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EROSION CONTROL WALL
KAHANA, LAHAINA, MAUI, HAWAII
ENVIRONMENTAL ASSESSMENT

I. APPROVING AGENCIES:

The applicant will have to obtain the following approvals before proceeding with the project:

County of Maui:

1. Planning Department - Minor S.M.A.
2. Land Use & Codes Department - Building Permit.

State of Hawaii:

1. Department of Land & Natural Resources - Shoreline Certification.

II. DESCRIPTION OF PROPOSED PROJECT:

Mr. and Mrs. Schulz are proposing to erect an erosion control wall along the seaward boundary of their residential property.

III. DESCRIPTION OF THE AFFECTED ENVIRONMENT:

A. Description of the Property:

The proposed site is approximately 175 feet long and 100 feet wide. The area of the site is 16,332 sq. ft.

The site is directly adjacent to the Honoapiilani Road.

The land generally slopes from east to west with slopes of 5 to 9 percent and with an average slope of 7 percent.

B. Rainfall and Climate:

The climate in the Napili 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 Kahana Silty Clay (KbB and KbC) with ground slopes of 3 to 7 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 site 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 Lahaina General Plan and the Lahaina Zoning as residential. The site is designated as single family residential on the proposed Lahaina 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 12" waterline runs along lower Honoapiilani Road.

N. Sewer:

An existing 24" sewerline runs along lower Honoapiilani Road. This existing system is part of the County's Napili-Honokowai sewerage system. Sewerage from this system flows to the Honokowai Treatment Plant.

O. Solid Waste:

The County of Maui provides weekly refuse pickup in the area. The charge for this service is \$36.00 annually. Persons who do not subscribe to this service are responsible for their private disposal of waste. Private refuse pickup is available on Maui primarily for commercial areas which require more frequent or specialized pickup.

P. Telephone and Electrical:

Telephone and electrical services are currently available along lower Honoapiilani road.

Q. Public Facilities:

1. Schools - Public schools serving the area are Kamehameha II Elementary, Lahaina Intermediate School and Lahainaluna High School.
2. Fire Protection - A fully manned County fire station is located at the Lahaina Civic Center approximately six (6) miles away.
3. Police Protection - The police station is also located at the Lahaina Civic Center.

IV. PROBABLE IMPACT OF PROJECT ON THE ENVIRONMENT

A. Primary Impacts

1. Anticipated Short-Term Impacts

Short-term construction related impacts are anticipated. These impacts will last no longer

than the construction phase and can be mitigated by proper construction techniques, adherence to generally accepted construction practices. These short-term effects will include the following:

a. Dust from Construction Operations

Sprinklers will be used to control dust resulting from construction activities. The proposed wall will be kept moist after working hours and on weekends, if necessary. These requirements will be stated in the construction plans and specifications.

b. Noise from Construction Equipment

Noise from construction equipment will be kept within the limits permitted by the State, County and OSHA regulations. Construction activities will be restricted to daylight hours between 7:00 a.m. and 4:30 p.m. No work will be permitted at night except to complete work activities that would endanger the health and safety of the community if left undone.

c. Description of Normal Traffic Flow

No serious traffic problems are anticipated during the construction phase since the major portion of the activity will be confined within the proposed project site.

d. Soil Erosion

Soil erosion will not occur because the property is fully landscaped.

2. Anticipated Long-Term Impacts

a. Physical Impacts

- 1) Grading - No grading will take place.
- 2) Drainage - The proposed wall will not alter the existing drainage pattern.
- 3) Air Quality - No change will occur.
- 4) Water Quality - No change in water quality is anticipated as a result of this proposed project.
- 5) Public Utilities - not applicable.
- 6) Traffic - not applicable.
- 7) Solid Waste - not applicable.
- 8) Noise - not applicable.

- 9) Aesthetics - The proposed wall will blend with the already existing walls of the adjacent property.

b. Biological Impacts

Not applicable.

c. Cultural Impacts

Not applicable.

B. Secondary Impacts

1. Anticipated Short-Term Impacts

The proposed development will provide short-term employment during the period of construction.

2. Anticipated Long-Term Impacts

a. Erosion

The erosion which is presently occurring will be halted.

V. ALTERNATIVES

If the wall is not constructed erosion will continue to occur and ultimately endanger the structural integrity of the existing residence.

VI. MITIGATION MEASURES PROPOSED TO MINIMIZE IMPACT

Construction related impacts can be mitigated by proper construction techniques and adherence to generally accepted construction practices. Inspectors assigned to the project during construction will insure the implementation of these techniques and practices.

VII. OTHER INTEREST AND CONSIDERATION OF GOVERNMENTAL POLICIES THAT OFFSET ADVERSE ENVIRONMENTAL EFFECTS

Sufficient governmental control as mandated by the Maui County Code, will be enforced to mitigate any adverse environmental impacts.

UWE H. H. SCHULZ AND ASSOCIATES, INC.

ADDENDUM TO THE *Final*
ENVIRONMENTAL ASSESSMENT
FOR
AN EROSION CONTROL WALL
AT KAHANA, LAHAINA, MAUI, HAWAII
TAX MAP KEY: 4-3-15:2 LOT 44B-2A

FOR
MR. & MRS. UWE SCHULZ

1022 FRONT STREET
LAHAINA, MAUI, HAWAII 96761

PREPARED BY:
UWE H.H. SCHULZ & ASSOCIATES, INC.
1022 FRONT STREET
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JUNE, 1994

ADDENDUM

(Response to Comments)

A. DEPARTMENT OF LAND AND NATURAL RESOURCES (6/16/94):

1. The encroaching portions of the seawall is 244 square feet (see attached plat map).
2. The seawall is 94 feet long by 4 feet wide and averages 7ft to 9ft high. The wall is constructed from CRM and the base on which the wall was constructed is natural basalt rock.

B. THE STATE OF HAWAII, OFFICE OF ENVIRONMENTAL QUALITY CONTROL (5/9/94)

1. An erosion control wall built in 1990 on the property of Mr. and Mrs. Uwe Schulz, located at Kahana, TMK:4-3-15:2, Lot 44B-2A, was built in accordance with the construction drawings, dated August 7, 1989. However, the Contractor, Danny Hafoka, mistakenly placed portions of the now existing seawall outside the certified shoreline.

With the exception of the location of the seawall on the seaward side of the certified shoreline, all conditions of the Environmental Assessment, dated November, 1989, remain the same.

C. OFFICE OF THE STATE PLANNING (5/11/94)

1. The shoreline certifications, dated 4/24/84 and 8/7/89, shows that the shoreline erosion occurred between 1984 and 1989. (See attached shoreline certifications maps.)

It is our opinion that this existing seawall meets the CZM objectives and policies (Chapter 205A, HRS as amended) and the public interest will not be adversely affected by this project's after-the-fact approval.

D. PLANNING DEPARTMENT - COUNTY OF MAUI (4/27/94)

1. The County of Maui Planning Department, in their letter, dated 4/27/94, is commenting on the sequence of how the permit for this existing seawall was obtained in 1990. However, it was noted that portions of the existing seawall were built inadvertently on State land. We concur.

E. STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES,
DIVISION OF LAND MANAGEMENT (4/25/94)

1. The applicant is in agreement with Mr. Young's comments and will apply for an easement in the event that the After-the-Fact CDUA is approved by the Board.

F. STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES,
DIVISION OF AQUATIC RESOURCES (5/5/94)

1. Mr. Richard Sixberry, Aquatic Biologist, is commenting on the proposed seawall at the seaward boundary of the residential parcels in Kahana. This wall, which is 94 feet long, was built in 1990. However, the contractor inadvertently built portions of this wall on State Land. During the construction of the existing wall in 1990, no debris, wastes, eroded materials or other contaminants entered the marine environment.

The applicant is seeking an easement with the State of Hawaii, Department of Land and Natural Resources in order to eliminate the potential liability for the State from an existing structure on public lands.

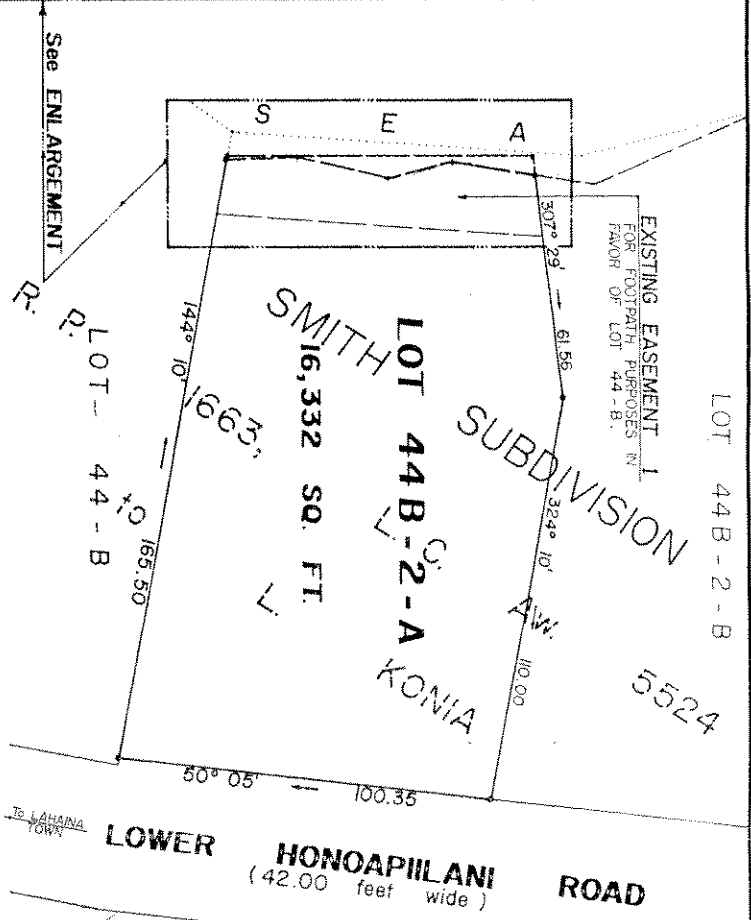
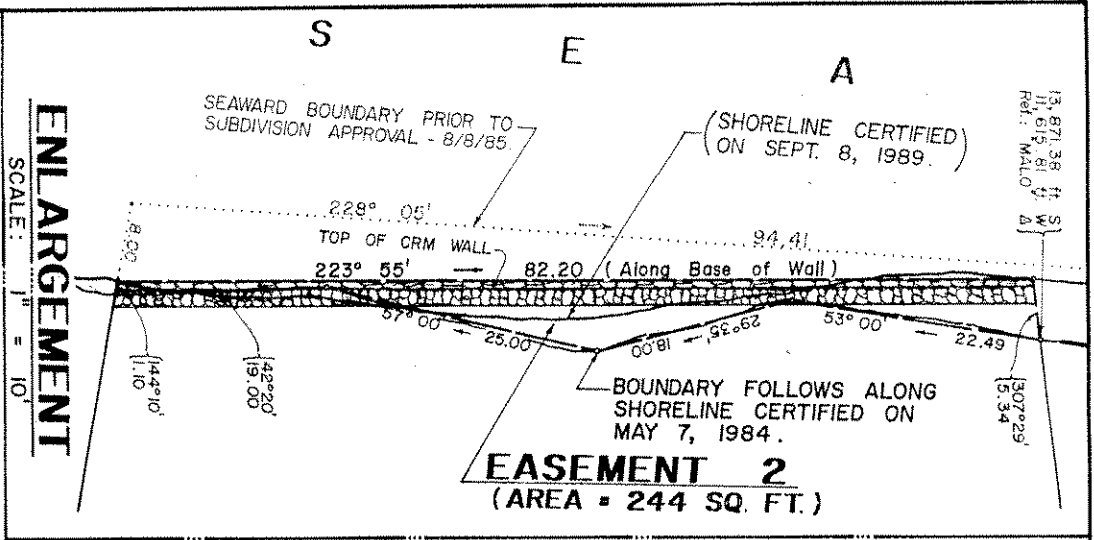
G. STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES,
DIVISION OF LAND MANAGEMENT, MAUI DISTRICT (4/14/94)

1. The applicant will apply for an easement in the event that the After-the-Fact CDUA is approved by the Board.

Tax Map Key: (2) 4-3-15:02
 871 KOLU STREET, SUITE 201

R. T. TANAKA ENGINEERS, INC.

JOB NO. 93 - 68



SMITH SUBDIVISION
DESIGNATION OF EASEMENT 2 FOR LANDSCAPING AND REPAIR & MAINTENANCE OF CRM SEAWALL PURPOSES AFFECTING STATE LAND.
 Being a portion of R.P. 1663, Land Commission Award 5524 to L. Konia.
 Being also a portion of Allotment 44-B, Melelepoi Hui Lands.
AT ALAELOA, KANAPALI, LAHAINA, MAUI, HAWAII

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT T. TANAKA DATE _____
 Registered Prof. Land Surveyor
 Certificate No. 1154 E-S

TRUE NORTH
 SCALE 1" = 30'