

JOANN A. YUKIMURA  
MAYOR



COUNTY OF KAUAI  
PLANNING DEPARTMENT  
4444 RICE STREET, SUITE 473  
BUILDING "A"  
LIHUE, KAUAI, HAWAII 96766

RECEIVED  
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~~XXXXXXXXXX~~  
PLANNING DIRECTOR  
DEE M. CROWELL  
~~XXXXXXXXXX~~ PLANNING DIRECTOR  
TELEPHONE (808) 241-6677  
FAX (808) 241-6699

July 26, 1994

Mr. Bruce S. Anderson  
State of Hawaii  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Subject: Final Environmental Assessment  
Shoreline Setback Variance Permit Application  
SSV-94-2  
TMK: 2-8-20: 3 Poipu, Kauai  
Richard Matsunaga & Associates, Inc., Applicant

Pursuant to Chapter 343 of the Hawaii Revised Statutes, transmitted herewith are four copies of the Final Environmental Assessment and Negative Declaration relating to the subject matter for publication in the OEQC Bulletin.

This letter is also to inform you that the Planning Department has received a letter from the University of Hawaii, Environmental Center, during the 30 day commenting period for the Draft Environmental Assessment for the project. The preparer of the E. A. has included a response to the comment of the University of Hawaii within the Final Environmental Assessment for the project.

Should you have any questions, please contact Myles Hironaka of my staff at 241-6677.

DEE M. CROWELL  
Planning Director

1994-08-23 KA-PEA-Makahuena  
Replacement of Seawall

AUG 23 1994

FINAL  
ENVIRONMENTAL ASSESSMENT  
IN ACCORDANCE WITH HRS CHAPTER 343  
RECONSTRUCTION OF EROSION CONTROL WALL AT  
THE MAKAHUENA  
1661 PE'E ROAD, KOLOA, KAUAI  
TMK 2-8-20: 3

**APPLICANT:** Richard Matsunaga & Associates, Architects Inc.  
1150 South King Street, 8th Floor, Honolulu, HI 96814  
for The Makahuena AOAO  
1001 Oakmont Drive, Los Angeles, CA 90049

**APPROVING AGENCY:** Department of Planning,  
County of Kauai

**AGENCIES CONSULTED:** Department of Planning, County of Kauai  
Department of Land & Natural Resources; Historic Preservation

**GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS:**

The proposed action is to reconstruct an erosion control wall along the shoreline of The Makahuena, an existing apartment-condominium project. The new wall will generally replace an existing rock wall destroyed by Hurricane Iniki.

**TECHNICAL CHARACTERISTICS OF WALL:** The proposed wall will be colored, reinforced concrete retaining wall, sculptured to appear as a natural rock-boulder outcropping. The exposed-face will be sculptured aesthetically similar, both in color and shape, to the natural rock landform it abuts. The retaining wall, varying in height from 3 feet to 9 feet high, will be structurally tied into solid rock. The purpose of the wall is to prevent further deterioration of the existing rock terrain and erosion of soil from The Makahuena property.

**ECONOMIC CHARACTERISTICS OF WALL:** None.

**SOCIAL CHARACTERISTICS OF WALL:** At locations where erosion is just short of undermining the building foundation, this proposed wall will convey a sense of "safety" for the condominium residents. This wall should be aesthetically pleasing from the public's view point

**ENVIRONMENTAL ASSESSMENT  
EROSION CONTROL WALL AT THE MAKAHUENA  
February 2, 1994  
Page 2**

**ENVIRONMENTAL CHARACTERISTICS OF WALL:** There are no plans to excavate the site to construct the proposed erosion control wall. The wall will be anchored to the existing bedrock and engineered to resist collapse and lateral movement from high wind and water loads. Aesthetically, the proposed wall will be sculptured to simulate and blend into the surrounding rock formations rather than a typical rock and mortar look.

**SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT:**

The subject project is located on private land owned by the Association of Apartment owners of "The Makahuena". The neighborhood within a 500 foot radius from the subject property consists of single family houses, apartments and condominiums. See attached site map and list of adjacent property owners.

**IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES  
CONSIDERED:**

Impact on the environment is minor as the proposed wall will be a reconstruction of an existing wall. Although it is located within the shoreline setback, the location of the wall does not destroy any endangered flora or fauna. Instead, it will enhance the rocky shoreline by "cleaning up" and halting erosion and deterioration.

**PROPOSED MITIGATION MEASURES:** None since there are no major impacts.

**DETERMINATION:** No impact on the environment and should be considered as a negative declaration.

**FINDINGS & REASONS SUPPORTING DETERMINATION:**

Based on Title 11, Chapter 200-12, Significance Criteria, no significant effect on the environment was determined.

- PROPERTY OWNERS WITHIN 500' RADUIS OF THE MAKAHUENA

TMK 2-8-20:	OWNER	ADDRESS
4	Poipu Makai	FHB, Condo Master, Pakahuena
5	Kirtlan, Robert R. / Etal	34600 S. River Rd. Clarksburg, CA 95612
9	Hanson, Lucile J. Trust / Etal	P.O. Box 3200 Honolulu, HI 96847
10	Medeiron, Joseph V. Trust Estate	P.O. Box 1111, Lihue, HI 96766
14	Gruenburg, Howard & wife Ruth A.	Condo Master, Poipu Estates
15	Mehl, Wayne J. / Helen M. Trust	555 Bryan St. #128, Palo Alto, CA
16	Brown, Robert J. / Jacquelin TR	270 Eldridge Ave, Mill Valley, CA 94941
17	Wachler, Lawrence P. / Etal	1660 Pee Road, Koloa, HI 96756
19	Hennessey Holdings Inc. / Etal	2140 West 12th Ave., Vancouver, BC V6K2N2 Canada
26	Pennock, Virginia G. Tr. / Etal	1610 Makaanui Road, Koloa, HI 96756
27	Wallace, Wesley D. / Roberta J.	P.O. Box 1725, Lihue HI 96756
28	Timmons, Garland E.	1650 Makaanui Road, Koloa HI 96756
29	Marble Associates	P.O. Box 842, Laguna Beach, CA 92652
30	Behn Anthony J. / Marcia Jane	846 Hunakai Street, Hon. HI 96816
34	Smith Allen R. Jr. / Etal	5232 E. Charter Oak, Scottsdale AZ 85254
35	Poipu Crater	Condo Master, Poipu Crater
39	Noyes, Thomas A. / Etal	6524 Kalama Road, Kapaa, HI 96746
40	Brown, David Van / Lorna May	5528 SI Othello Street, Seattle, WA 98118
41	First Hawaiian Bank	Condo Master, Poipu Palms
57	Warner, Evelyn B. / Etal	P.O. Box 449, Kapaa, HI 96746
58	Behn Anthony J. / Marcia Jane	846 Hunakai Street, Hon. HI 96816
59	Pittman, Robert / Susan	2721 Poipu Road #301, Koloa, HI
60	Kirtlan, Robert R./Etal	34600 S. River Rd. Clarksburg, CA 95612
61	Kirtlan, Robert R./Etal	34600 S. River Rd. Clarksburg, CA 95612
63	Marble Associates	P.O. Box 842, Laguna Beach, CA 92652
64	Coit., Joyce 1986 trust	805 Saratoga Way, Carson City, NV 89703
65	Coit., Joyce 1986 trust	805 Saratoga Way, Carson City, NV 89703
TMK: 2-8-19:	OWNER	ADDRESS
1	Zalopany, Leonard / Alma	Condo Master, Sunset Kahili
3	Hong Min Hee Trust	P.O. Box 249, Koloa, HI 96756
4	Zalopany, Leonard / Alma	Condo Master, Poipu Shores
65	Schimmelfennig, William C.	P.O. Box 505, Koloa HI 96756
TMK: 2-8-21:	OWNER	ADDRESS
1	Poipu Suite Partners	1900 S. Norfolk Street, #260, San Mateo, CA 94403

ARCHITECTURE . . . PLANNING . . . INTERIOR DESIGN  
RICHARD MATSUNAGA & ASSOCIATES  
ARCHITECTS INC.

1140 SOUTH KING STREET, 8TH FLR • HONOLULU HAWAII 96814 • TELEPHONE (808) 596-2424  
• FAX (808) 593-8141

July 25, 1994

RICHARD S. MATSUNAGA AIA  
CHIEF OF ARCHITECTURE AIA  
CAREY NE AIA  
ROBERT W. MURPHY AIA  
HERB LEONG AIA

Mr. John Harrison, Ph.D,  
Environmental Coordinator,  
University of Hawaii at Manoa  
Environmental Center, Crawford 317  
2550 Campus Road,  
Honolulu, HI 96822

Re: Proposed Erosion Control Wall at The Makahuena  
Draft Environmental Assessment filed with OEQC  
Subject: Your 7/22/94 Letter to M. Hironaka, Kauai Planning Department


Dr. Harrison,

This is in response to your letter to Mr. Hironaka of the Kauai County Planning Department regarding the above referenced project. We thank you for your positive reaction to the draft Environmental Assessment for the Erosion Control wall at The Makahuena.

We understand your concerns with regards to the reinforcement indicated in the submitted drawings. We wish to assure you that the drawings that you reviewed were only preliminary designs of the wall. The final construction drawings have yet to be put together. Once the Planning Commission approves this project, KSF, Inc. (Yuji Kasamoto, PE) will engineer the wall. We will also be applying for a building permit from the Office of Emergency Permitting, County of Kauai.

Please call me should you have any questions regarding this matter.

Sincerely yours,

  
Herb Leong, AIA  
Senior Associate

cc Kauai County Planning Department (Myles Hironaka)  
The Makahuena AOA (J. Coons, J. Godachy)  
US Pacific Builders (S. Grimme)



## University of Hawai'i at Mānoa

Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road • Honolulu, Hawai'i 96822  
Telephone: (808) 956-7361 • Facsimile: (808) 956-3980

July 22, 1994  
EA:0070

Mr. Myles Hironaka  
County of Kauai  
Planning Department  
4444 Rice Street, Suite 473  
Lihue, Hawaii 96766

Dear Mr. Hironaka:

Environmental Assessment (EA)  
Makahuena Condo Replacement of Seawall  
Koloa, Kauai

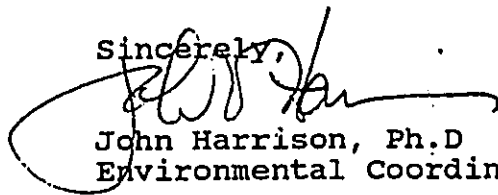
The Environmental Assessment (EA) proposes to reconstruct on and enlargement of an existing erosion control wall within the 40 foot shoreline Setback Area of the subject property.

We have reviewed this document with the assistance of Hans-Jurgen Krock, Ocean Engineering; Jacquelin N. Miller and Huilin Dong of the Environmental Center.

In general, we find that the document is adequate as to the description of the proposed project. However, We do have one concern with regard to the engineering diagrams shown in the cross section maps. The wall will be anchored to the existing bedrock and engineered to resist overturning and sliding, two common modes of failure from water pressure. We find that the specification of the Epoxy Dowel as of 12 inches x 8 inches in dimension is not premature, as the reinforcing should be engineered as the project proceeds.

Thank you for the opportunity to review and comment on the draft EA, and we hope our comments are helpful in preparation of the final document.

Sincerely,

  
John Harrison, Ph.D.  
Environmental Coordinator

cc: OEQC  
Roger Fujioka  
Hans-Jurgen Krock  
Jacquelin N. Miller  
Huilin Dong

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