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

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.

[Signature]
DEE M. CROWELL
Planning Director

AN EQUAL OPPORTUNITY EMPLOYER
FINAL
ENVIRONMENTAL ASSESSMENT
IN ACCORDANCE WITH HRS CHAPTER 343
RECONSTRUCTION OF EROSION CONTROL WALL AT
THE MAKAHUENA
1661 PE’E ROAD, KOLOA, KAUA‘I
TMK 2-8-20: 3

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 MAKAUENA
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 Makauena". 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.
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<td>Poipu Makai</td>
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<td>5</td>
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<td>Hanson, Lucille J. Trust / Etal</td>
<td>P.O. Box 3200 Honolulu, HI 96847</td>
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<td>Mahi, Wayne J. / Helen M. Trust</td>
<td>555 Bryan St. #128, Palo Alto, CA</td>
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<td>Brown, Robert J. /Jacquelin TR</td>
<td>270 Eldridge Ave, Mill Valley, CA 94941</td>
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<td>17</td>
<td>Wachler, Lawrence P. / Etal</td>
<td>1660 Pee Road, Koloa, HI 96756</td>
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<td>19</td>
<td>Hennessy Holdings Inc. / Etal</td>
<td>2140 West 12th Ave., Vancouver, BC V6K2N2 Canada</td>
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<td>Behn Anthony J. / Marcia Jane</td>
<td>846 Hunakai Street, Hon. HI 96816</td>
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<td>Smith Allen R. Jr. / Etal</td>
<td>5232 E. Charter Oak, Scottsdale AZ 85254</td>
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<td>5528 Sltello Street, Seattle, WA 98118</td>
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<td>1</td>
<td>Poipu Suite Partners</td>
<td>1900 S. Norfolk Street, #260, San Mateo, CA 94403</td>
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July 25, 1994

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 Makahuna
Draft Environmental Assessment filed with OEC
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 Makahuna.

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, P.E.) 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

Kauai County Planning Department (Myles Hironaka)
The Makahuna AOAO (J. Coons, J. Godachy)
US Pacific Builders (S. Grimm)

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
University of Hawaiʻi at Mānoa
Environmental Center
A Unit of Water Resources Research Center
Crawford 317 • 2560 Campus Road • Honolulu, Hawaiʻi 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: GEQC
Roger Fujioka
Hans-Jurgen Krock
Jacquelin N. Miller
Huilin Dong
An Equal Opportunity/Affirmative Action Institution