

SENT BY:COUNTY MAUI PLANNING ; 8- 9-84 ;11:19AM ;

8082437634-BUS/ECON DEV-TOURISM:# 2

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

OWENY. OHASHI
Deputy Director

COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RECEIVED

94 AUG -9 P12:23

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

August 9, 1994

Mr. Bruce Anderson, Interim Director
Office of Environmental Quality Control
220 South King Street, Fourth Floor
Honolulu, HI 96813

Dear Mr. Anderson:

Re: ~~Negative Declaration to replace an existing seawall with a rock revetment at the Fikake Condominium, TMK: 4-3-6:63, Lahaina, Maui.~~

The Maui Planning Commission has reviewed the comments received during the 30 day public comment period which began on July 8, 1994. The Commission has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the August 23, 1994 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the final EA.

Should you have any questions, please contact Mr. Joe Alueta at 243-7735.

Very truly yours,


BRIAN MISKAE,
Planning Director

xc: D. Suzuki
J. Alueta
project file

1994-08-23-MA-~~FEA~~-Pikake Condominium
Replacement of Existing Seawall

8-23-94
~~SEP 8 1994~~

BEFORE THE MAUI PLANNING COMMISSION
COUNTY OF MAUI
STATE OF HAWAII

In the Matter of the Application of)
MR. ERIC CANT, Vice President, AOAO)
Pikake)
to Obtain an Environmental Assessment)
(EA) Determination for a rock revetment)
at the Pikake Condominium, TMK: 4-3-6:63)
Lahaina, Maui.)

Docket No. 94/EA-008
Mr. Eric Cant

MAUI PLANNING DEPARTMENT'S REPORT
for the
Maui Planning Commission Meeting on
August 9, 1994

EA determination

Planning Department
County of Maui
250 S. High Street
Wailuku, HI 96793

BEFORE THE MAUI PLANNING COMMISSION
COUNTY OF MAUI
STATE OF HAWAII

In the Matter of the Application of)
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MR. ERIC CANT, Vice President, AOA)
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MAUI PLANNING DEPARTMENT'S REPORT

APPROVING AGENCY

Maui Planning Commission
County of Maui
250 S. High Street
Wailuku, Maui, Hawaii 96793

Attn: Daren Suzuki (808) 243-7735

THE APPLICANT

Pikake AOA
3701 L. Honoapiilani Road
Lahaina, HI 96761

Attn: Eric Cant 669-6086

CONSULTANT

SKR - Robinson, Inc.
#115, 2550 Boundary Road
Burnaby, B.C. Canada V5M 3Z3

Attn: Keith Robinson (604) 451-3397

THE APPLICATION

1. This matter arises from an application for an Environmental Assessment (EA) Determination filed on February 23, 1994, and deemed complete and ready for processing by the Department of Public Works and Waste Management on April 6, 1994. The application was filed pursuant to Chapter 343, Hawaii Revised Statutes; and Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii; by Eric Cant, on behalf of the Pikake Condominium Association ("Applicant"), on approximately 23,752 sq. ft. of land, situated in the Lahaina District, Island of and County of Maui, identified as Maui Tax Map Key No.: 4-3-6: 63 ("Property").

2. The Applicant is requesting an EA Determination to construct a rock revetment along the makai frontage of the Pikake Condominium. The Applicant has also requested for a Shoreline Setback Variance and a Special Management Area Use Permit. These matters will be scheduled before the Maui Planning Commission after a determination is made on this subject application.

APPLICABLE REGULATIONS

3. Chapter 343, Hawaii Revised Statutes, establishes certain classes of action which subject an applicant to an Environmental Impact Statement (EIS) requirement, provided that approval of an agency will be required and that the agency finds that the proposed action may have significant environmental effects. The applicable geographical category is, "... (3) Any use within the shoreline area as defined in Section 205A-41 HRS..."

4. Standards for reviewing an EIS are found in the Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200 Environmental Impact Statement Rules, Subchapter 6, Determination of Significance, SS 11-200-12 Significance Criteria.

5. In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action. In most instances, an action shall be determined to have a significant effect on the environment if it:

"(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

(2) Curtails the range of beneficial uses of the environment;

(3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decision or executive orders;

(4) Substantially affects the economic or social welfare of the community or State;

(5) Substantially affects public health;

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

(7) Involves a substantial degradation of environmental quality;

(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

(9) Substantially affects a rare, threatened or endangered species, or its habitat;

(10) Detrimentally affects air or water quality or ambient noise levels; or

(11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters."

DESCRIPTION OF THE PROPERTY

6. The Property is located at the Pikake Condominium, 3701 L. Honoapiilani Road, Lahaina, Maui. The Property is currently developed with resort-type condominium units (exhibit 1).

7. The structure on the Property is a wooden, two story building housing 14 apartment units. The building is approximately 37 feet from the seawall (exhibit 2).

8. A seawall was constructed about 25 years ago, prior to the Shoreline Setback Law. In 1982, winter storms removed significant quantities of beach sand exposing the base of the wall to wave action. As such, sinkholes began to appear in the lawn behind the wall. Repairs including drainage layers, replacement of backfill, installation of tie-back anchors and injection of foam grout slowed erosion, but failed to halt the sink hole formation as well as tilting and settlement of the wall. Therefore, the Property owners have requested remedial reconstruction of the shoreline protection.

9. The Land Use Designations for the Property are as follows:

- a. State Land Use District -- Urban
- b. Lahaina Community Plan -- Multi-Family
- c. Zoning -- A-2 Apartment District
- d. Other -- Special Management Area and Shoreline Setback area.

10. The Surrounding Land Uses are as follows:

- a. North -- Hale Maui Condominium
- b. East -- Lower Honoapiilani Road
- c. South -- Hale Kai Condominium
- d. West -- Ocean

11. The properties to the north and south are developed and protected by seawalls and rock fill. The shoreline structures on these adjacent properties extend approximately 15 to 25 feet makai of the subject Property, forming a small cove.

12. Offshore from the site is a fringing reef, and the terrain landward of the reef has been built up by successive layers of beach sand, dune sand, and recent alluvium. The surface of the backshore is relatively flat with a gentle mauka gradient from about elevation 8 feet MSL behind the seawall to an average elevation along the Honoapiilani Road of about 7 feet MSL. The Property along the shoreline is about 125 feet in length. The beach in front of the seawall is sandy, but the quantity of sand has been gradually decreasing over the past decade.

13. The beach sand slopes at between 5:1 (horizontal: vertical) and 8:1 to low tide level. Below low tide level, the inshore surface slopes at between 10 to 30:1 and flatter for a distance of about 500 feet to the fringing reef. Intermittent ridges of cemented sand are visible between the shoreline and the reef (exhibit 3).

14. The beach fronting the site is subject to seasonal changes in dimension due to the longshore transport of sand. The sand comes and goes on a cyclical basis, but has gradually been lost over the past years as the general coast line has gone through a period of degradation. The protruding seawalls on the adjacent properties tend to trap a small sandy beach in front of the Pikake, but whether the beach will rebuild again in the future is uncertain.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

15. The Applicant wishes to obtain a Special Management Area Use Permit and a Shoreline Setback Variance to construct a rock revetment along the alignment of the existing seawall to protect the Property from shoreline erosion.

16. The Applicant states that this type of protection has the least impact on the maintenance of a sand beach. The location and exterior slopes of the revetment are designed to be placed below the normal profile of the foreshore and backshore to the degree possible. The outer slope of the revetment is designed to minimize disruption of existing wave runup and longshore drift patterns while minimizing the impact on useable land. Further, all material excavated during construction other than clays, if encountered, would be used to cover the revetment.

17. The design wave height of 5 feet has been used to calculate both the required weight of rock to be used in the revetment, as well as the anticipated depth of scour under design conditions. To achieve the required design configuration, it would be necessary to excavate to elevation -5.0 feet msl for the toe of the revetment. The face of the revetment would be a 2:1 (horizontal: vertical) slope that would provide runup control and wave energy dissipation.

18. A filter fabric is recommended for placement on the base of the excavation prior to placing any rock. The purpose of the filter fabric is to prevent loss of foundation support by migration of underlying beach sediments into the rockfill.

19. The rock sizes to be used in the revetment have been calculated based on the exterior slope of the revetment and the design wave. One zone of rock is planned. However, to reduce the potential for damage to the underlying filter cloth and to provide the best outer zone for energy absorption, the Contractor should place the finer rock at the bottom and back of the zone, and the coarser rock at the face. The main purpose of this approach is to reduce the requirements for processing the rock.

20. The crest of the revetment would be constructed to elevation +7 feet msl. It is recommended that at least a 2-foot high cap wall be provided, and the mauka side of the cap wall be backfilled to original site grade for landscaping, with the filter fabric wrapped around the back and top of the rock fill to stop topsoil and sand from washing into the rock. The cap wall should be tied into the rock fill with gunite and reinforcing steel to reduce the potential for damage due to settlement and shifting of the rock fill.

21. At each end of the revetment, the rock fill should be tied into the existing shoreline protection on the adjacent properties. The total length of the revetment would then be about 125 feet, as measured along the crest.

22. Originally, the Applicant's plans showed excavation activities occurring makai of the certified shoreline survey. After reviewing the aforementioned agency comments, the plans have been revised to show no construction activities makai of said survey (exhibit 4).

AGENCY REVIEWS

23. Department of Agriculture, Soil Conservation Service -- Agrees with the Applicant's assessment. Recommended other condominium owners along the Honokowai coast do the same (exhibit 5).

24. Department of Accounting and General Services, Survey Division -- no objections (exhibit 6)

25. Department of Land and Natural Resources, Division of Aquatic Resources -- no significant long term impact adverse to aquatic resource values are expected from the activity proposed. However, the revetment should not encroach seaward of the Applicant's certified shoreline, and public access to and along the shoreline should not be inhibited by the structure. Precautions should be taken during construction of the revetment to prevent debris, petroleum products and other contaminants from entering the marine environment. Finally, all associated debris, litter and remnants of the collapsing seawall that may be deposited seaward of the Applicant's Property that could adversely affect aquatic resources, nearshore waters and public enjoyment of the shoreline, must be removed (exhibit 7).

26. Department of Land and Natural Resources, Office of Conservation and Environmental Affairs (OCEA) -- Excavation makai of the certified shoreline, as indicated by the project plans, would be located within the Resource "R" subzone of the Conservation District. As such a CDUA will have to be filed and approved (exhibit 7).

27. Department of Land and Natural Resources, Division of Land Management --

a) The Applicant shall obtain a certified shoreline survey prior to any construction of the rock revetment;

b) All work on this proposed project shall be performed mauka of the certified shoreline;

c) At no time during construction shall any equipment and/or materials be placed makai of the certified shoreline;

d) No contaminants, pollutants, petroleum products, construction materials, etc. shall be allowed to be mixed in the sand and water makai of the certified shoreline;

e) That prior to construction, stakes be placed along the certified shoreline and verified by the department (exhibit 8).

28. Department of Land and Natural Resources, Historic Preservation Division -- A review of records indicates that no known historic sites are present within or near the project area. No historic sites were identified during an inspection of the project area. They therefore believe that the project will have "no effect" on significant historic sites. If the excavation for the revetment penetrates original beach sand, which occurs at an unknown depth below land fill, there may be a possibility of encountering human skeletal remains. Such remains have been identified a short distance south, at the Honokowai public beach. They request that the following condition be added, should permits be granted:

"If human skeletal remains or materials indicative of historic deposits are encountered during excavation for the revetment toe, work in the area of the find shall cease and the Maui office of the Historic Preservation Division shall be notified immediately at 243-5169." (exhibit 9)

29. Department of the Army -- The proposed project will require a DA permit. Further, according to the Federal Emergency Management Agency's Flood Insurance Rate Map, project site is located in Zones V24 (areas inundated by the 100-year flood; with a base flood elevation of 10 feet above mean sea level); Zone A4 (areas inundated by the 100 year flood; with base flood elevation of 10 feet above mean sea level; and Zone C (area of minimal flooding) (exhibit 10).

30. Department of Public Works and Waste Management --

a) The Applicant shall submit more detailed plans for the termini endings on each side of the proposed revetment for review.

b) Alternative means of disposal of grubbed material, rock and concrete shall be utilized other than disposed of at the County landfills.

c) The development is required to conform to Chapter 19.62 of the Maui County Code, as amended, pertaining to flood hazard areas. An analysis should be provided with supporting calculations that the proposed revetment will not increase potential flood damage to the subject and adjacent properties.

d) The finish grade of the cap wall should not be greater than the finish grade of the existing yard. The lowest grade observed on the existing yard in the vicinity of the revetment is 7.23 feet.

e) The Applicant should consider constructing a revetment with a slope less steep than the proposed so as to better promote sand accumulation.

f) A building permit and certified shoreline survey is required (exhibit 11).

31. Department of Health -- If the project involves activities with discharges into state waters, an NPDES permit is required for each activity. The Applicant should contact the Department of the Army to identify whether Federal permits are required (exhibit 12).

32. Department of Water Supply -- The Applicant is advised to use water-conserving soil preparation, irrigation and mulching in the proposed landscape. The Applicant is further advised of the opportunity to use native shoreline plant species. These plants support the rare natural history of the Honokowai community and also saves on water use (exhibit 13).

IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS, ALTERNATIVES, AND MITIGATION MEASURES

33. Alternatives: The measures involving work on the foreshore include breakwaters, jetties, groins, and artificial construction and maintenance of sand beaches. Foreshore construction is generally environmentally disruptive and is difficult to permit. Procedures involving placement of movement of sand to replace erosion losses are limited by availability of acceptable sources of sand and the economic feasibility of undertaking beach maintenance in perpetuity. Consequently, shoreline protection measures involving work on the foreshore are not considered reasonable solutions for this site.

34. Shoreline protection measures involving the backshore include seawalls, bulkheads and revetments. As a class, seawalls and bulkheads are vertical structures designed to protect the backshore from further erosion. The major disadvantages of this class of structure are substantially increased scour along the

toe, negative impact on maintaining beach sand, and a tendency to be more easily over-topped by waves and spray.

35. No action alternative would provide no impact to coastal processes. However, during periods of high tides and high surf, private property would be unprotected, and existing structures would be prone to damage.

36. The preferred solution involves construction of a rock revetment along the alignment of the existing seawall. This type of protection has the least impact on the maintenance of a sand beach. Further, the outer slope of the revetment is designed to minimize disruption of existing wave runup and longshore drift patterns while minimizing the impact on usable land. The face of the revetment would be a 2:1 (horizontal: vertical) slope that would provide run-up control and wave energy dissipation.

37. Anticipated long term impacts: Since the revetment would replace a more severe vertical seawall and is generally above the level of natural coastal processes, it would have less impact than currently exists and would not significantly interfere with the natural processes. In addition, as designed, the proposed revetment would mostly lie below the normal beach level. Even during periods of extreme erosion, a revetment of this design would not impede the longshore transport of sand past the revetment. Considering that the adjoining properties are protected by walls that extend well makai of the proposed revetment, there would be no impact.

38. Wave action beyond the ends of a revetment would not initiate further erosion because the shoreline on either side of the existing seawall is already protected. However, because the existing seawall has been in place for many years and the proposed revetment has a more beneficial impact on beach maintenance, the overall effect would be an improvement for encouraging sand buildup during periods of natural accretion in front of the revetment.

39. During periods of severe erosion, there would be little or no sand beach fronting the revetment. It is possible that, during part of the year, the accretion of sand along the shoreline could be greater than without the revetment due to dissipation of wave energy on the open rocky face of the revetment. Some beach sand could return as a result of revetment construction. However, there are no guarantees.

40. Long term stabilization of the beach scarp would be expected to minimize siltation to nearshore waters by reducing the erosion of terrigenous materials from backshore areas. Minimizing siltation should, therefore, be in the best interests of long-range reef maintenance, management, and protection.

41. There is no indication that construction of the proposed rock revetment would pose any additional threat to the nearshore marine habitat than that which it is exposed to from natural events. A rock revetment would provide potential habitat for intertidal and supratidal species, if and when not covered by sand.

42. The proposed shore protection would not alter the existing public access to and along the shoreline fronting the Property. Current recreational use of the beach and nearshore waters is limited by the size and quality of the beach and nearshore submarine surface. The nearest public beach access is located 2 parcels to the south of the Property at Honokowai Beach Park.

43. Short term impacts: Minor siltation of inshore waters could be associated with the construction phase of the revetment. Because most of the excavated soil below tide level consists of relatively clean sand, this problem should be minor. In addition, siltation would represent a short-term event, occurring during construction and for a short period following construction. Because of the proposed shallow total depth of the seawall footing, siltation should be less than at some other shoreline projects on the Island. Prevailing nearshore currents would rapidly dilute and disperse silt plumes and would represent only a minor water quality disturbance. This siltation should be less than flashflood conditions that result in clay soils discoloring the near-shore water for extended periods.

44. The mobilization and movement of heavy equipment, as well as site preparation and construction activities, would generate noise and air pollution which would constitute a short-term nuisance to adjacent property users. Waterfront usage would likely have to be curtailed during the construction phase of the project because of the presence of heavy equipment. Construction activities are, therefore, likely to resist passage along the beach, which is extremely limited at present because of the lack of sand fronting the neighboring properties. After completion, the revetment would not affect public access to and along the beach. Neither would it restrict public views to and along the shoreline. Because construction is estimated to last only a few weeks, the impacts of construction are considered minimal.

ANALYSIS

45. Pursuant to Chapter 200 of the Department of Health Rules and Regulations, the following criteria have been established in order to determine where an action will have a significant affect on the environment. In most instances, an action shall be determined to have a significant effect on the environment if it:

"1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource:

The revetment has been designed to protect private property from the effects of shoreline erosion while having minimal adverse impacts to natural coastal processes. The selected alternative should result in little, if any, loss of public beach area.

The Applicant states that there are no known historical or archaeological sites associated with the proposed project site. Therefore, the proposed revetment should have no impact on natural or man-made historic resources on the coastal zone.

According to the Department of Land and Natural Resources, Historic Preservation Division, states that the project will have "no effect" on significant historic sites. If the excavation for the revetment penetrates original beach sand, there may be a possibility of encountering human skeletal remains. Therefore, they request that a mitigative condition be attached should permits be granted

2) Curtails the range of beneficial uses of the environment

The proposed action would not significantly impede existing access to and along the shoreline, thus would not curtail public use of the area.

3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decision or executive orders:

The purpose of this chapter is to establish a state policy which will encourage productive and enjoyable harmony between man and his environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man, and enrich the understanding of the ecological systems and natural resources important to the people of Hawaii.

The action would not conflict with Chapter 344, HRS. As mentioned earlier, the revetment will help protect private property from shoreline erosion, and have minimal adverse impacts to natural coastal and marine processes. The selected alternative should result in little, if any, loss of public beach area. The revetment is designed to minimize disruption of existing wave runup and longshore drift patterns while minimizing the impact on useable land.

4) Substantially affects the economic or social welfare of the community or State:

The action is limited in scope and would have negligible social or economic affects to the community or state. There will be short term impacts on the economy through employment of construction workers. Beyond that, the subject revetment should have no impact upon population or the local economy.

5) Substantially affects public health:

Construction activities would generate some air, noise and water pollution, These would occur only over the short term and would be negligible compared to existing background levels. Thus, the project would not have any substantial affect on public health.

6) Involves substantial secondary impacts, such as population changes or effects on public facilities:

Due to the limited and confined scope of the project, it would not result in substantial secondary impacts to population, existing public facilities, streets, drainage, sewage and water systems, and pedestrian walkways.

7) Involves a substantial degradation of environmental quality:

As discussed earlier, there will be short term impacts to environmental quality during construction.

The Applicant has addressed the Department of Land and Natural Resources' and the Department of Health's concerns by modifying the project plans to illustrate no construction activities occurring makai of the certified shoreline survey. Flood hazard and DA permit requirements will be addressed during the building permit process to insure environmental quality.

8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions:

Shoreline protection structures have the potential to exacerbate erosion on adjacent properties, leading the neighboring property owner no choice but to construct a similar structure. In this situation, the neighboring properties already have shoreline structures that extend approximately 15 feet makai of the proposed revetment. Further, a revetment type structure is a better solution to shoreline protection than the existing vertical seawall in terms of longshore sand transport, sand accumulation, and dissipation of wave energy. Therefore, it is unlikely that the construction of this revetment would involve a commitment for larger actions by adjacent properties.

9) Substantially affects a rare, threatened or endangered species, or its habitat:

There are no known rare, threatened, or endangered species or its habitat within the project area.

10) Detrimentially affects air or water quality or ambient noise levels:

As discussed earlier, construction activities would result in short term nuisance to adjacent property owners and beach goers. There would be no long term impacts to air or water quality.

11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters."

The Department of Public Works states that the development is required to conform the Flood Hazard District Ordinance. An analysis should be provided with supporting calculations that the proposed revetment will not increase potential flood damage to the subject and adjacent properties. The proposed project will also require a Department of the Army (DA) permit. These requirements will be addressed during the building permit stages of the project.

Furthermore, the proposed revetment would not affect public access to and along the beach. Neither would it restrict public views to and along the shoreline.

The proposed action would not substantially affect other environmentally sensitive areas."

MITIGATION MEASURES

46. Appropriate mitigation measures to limit the impacts of the project on the environment have been proposed by the applicant and various agencies. These measures can be more specifically documented in greater detail during the subsequent Special Management Area Use Permit and Shoreline Setback Variance. It should be noted that the Applicant has reviewed the agency comments and has revised the construction plans to illustrate no work or excavation occurring makai of the certified shoreline.

CONCLUSION OF LAW

47. It is hereby determined that with the incorporation of necessary mitigation measures the proposed project will not have a significant adverse impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and the Environmental Impact Statement Rules of the Department of Health, State of Hawaii; and that an environmental impact statement is not required for the proposed project.

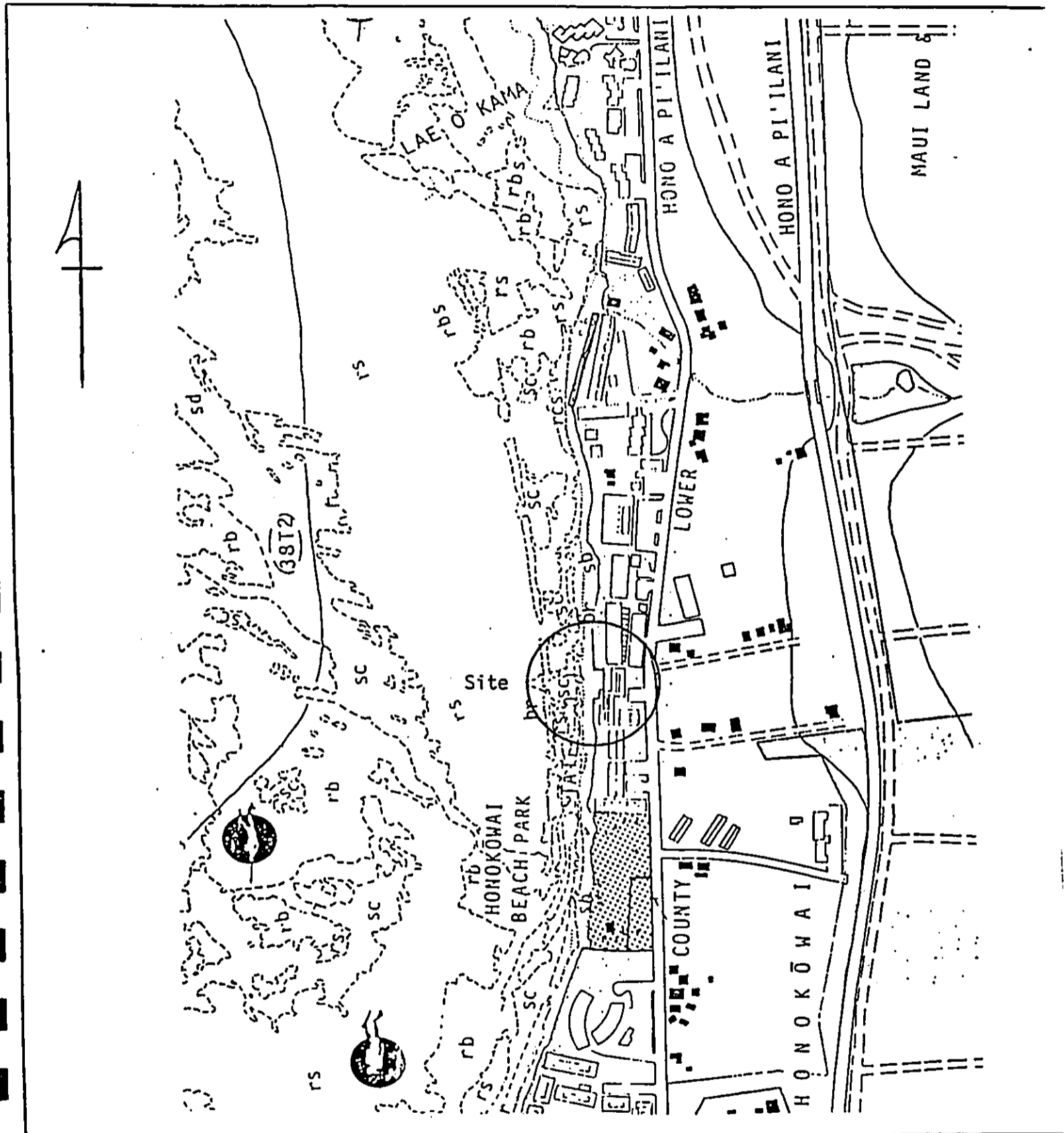
DETERMINATION

48. Pursuant to SS 11-200-11(C) of the Environmental Impact Statement Rules, the Department's Report is hereby adopted as a Negative Declaration for the referenced project.

APPROVED:



BRIAN MISKAE,
Planning Director



PROJECT No: P 214101
 PROJECT: The Pikake Apartments
 Shoreline Restoration
 LOCATION: Honokowai, Maui

SRK-ROBINSON INC.
 CONSULTING GEOTECHNICAL ENGINEERS

VICINITY **EXHIBIT 1**

DATE: March 1993	DRAWN BY: ME	FIGURE: 1
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TRUE NORTH

WATER LINE
1:50 P.M.
3/17/93

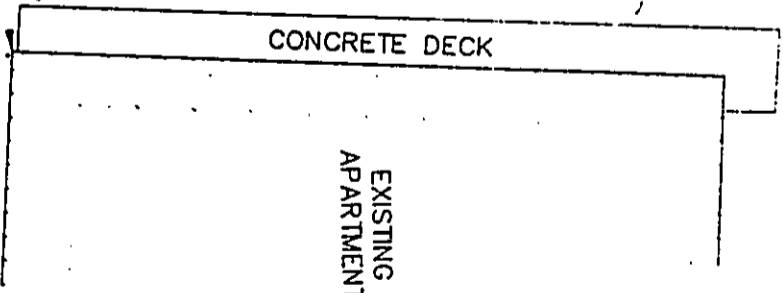
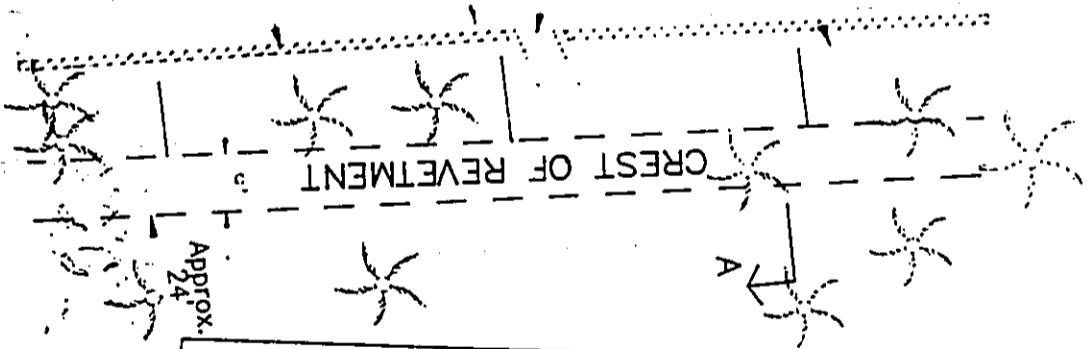
EXTENT OF EROSION
AND SUBSIDENCE
JANUARY 23, 1993

ORIGINAL
PROPERTY LINE

EXISTING STAIRS:
TO BE REBUILT IN FUTURE

PROPOSED TOE
OF REVEMENT
0'-6" MAKKAU
FROM CERTIFIED
SHORELINE

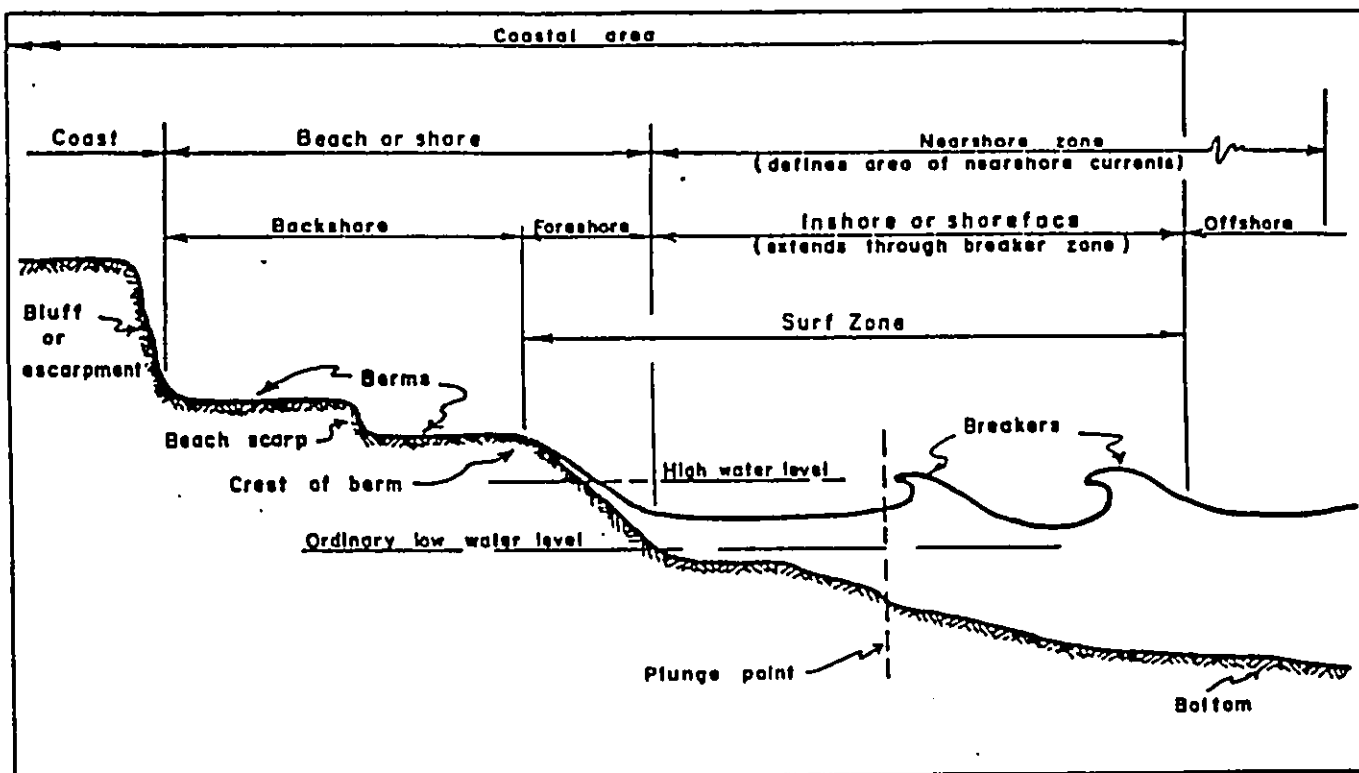
EXISTING SEAWALL



PROPERTY LINE

PROPERTY LINE

EXHIBIT 2



after Corps of Engineers Shoreline Protection Manual, 1984

EXHIBIT 3

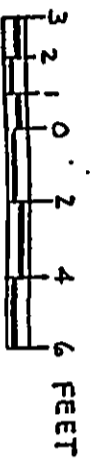
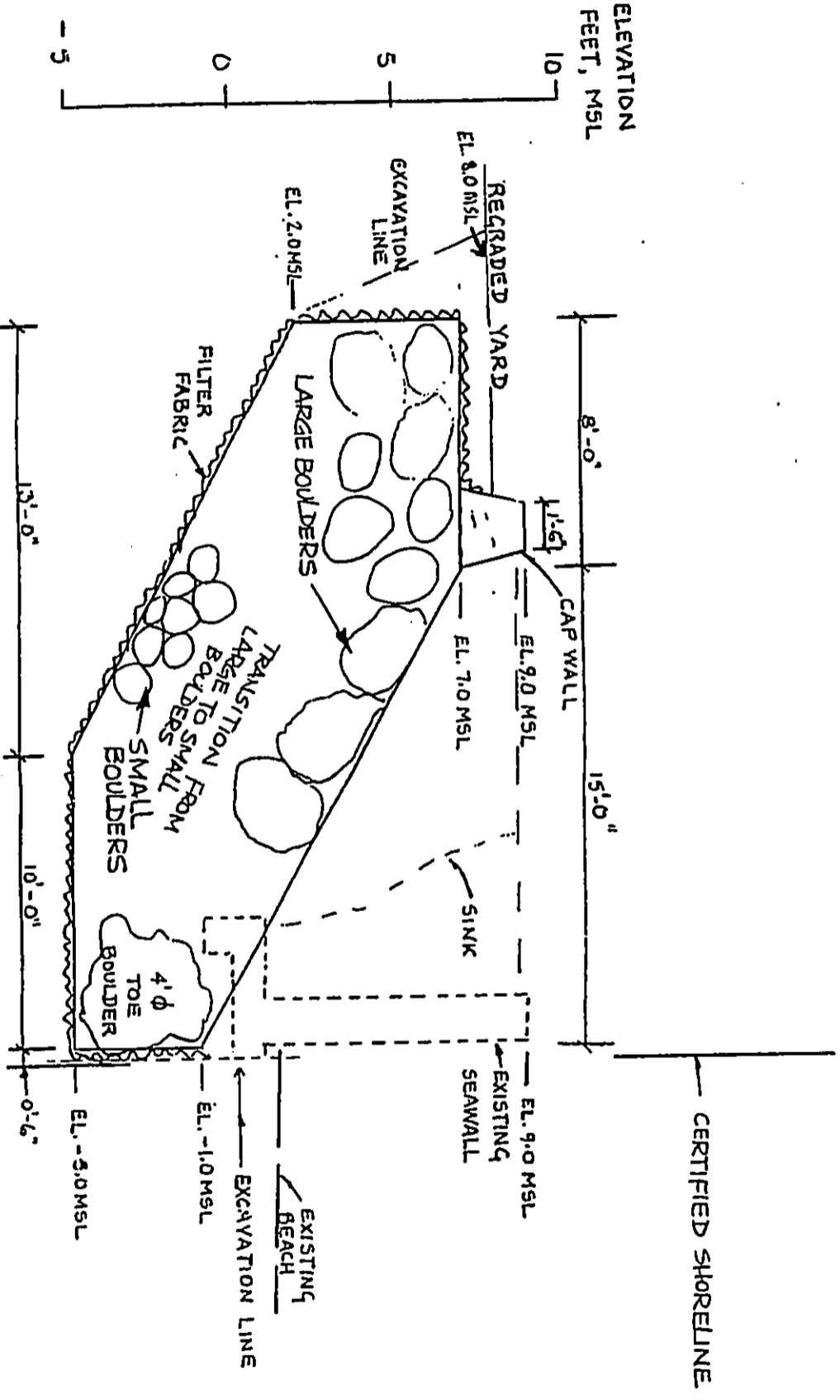
PROJECT No: P 214101
 PROJECT: The Pikake Apartments
 Shoreline Restoration
 LOCATION: Honokowai, Maui

SRK-ROBINSON INC.
 CONSULTING GEOTECHNICAL ENGINEERS

SHORELINE TERMINOLOGY

DATE: March 1993	DRAWN BY: MF	FIGURE: 3
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EXHIBIT 4



PROJECT No.	P 214 101	SRK-ROBINSON INC.	
PROJECT	THE PIKAKE APARTMENT	REVETMENT DETAIL	
LOCATION	SHORELINE RESTORATION	DATE	June 1994
		DRAWN BY	ME
		FIGURE No.	4

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

70 S. HIGH STREET, RM. 215
WAILUKU, HAWAII
96793

94 APR 19 P3:39

DEPT OF PLANNING
COUNTY OF MAUI

Date: April 18, 1994

RECEIVED
Mr. Brian Miskae, Planning Director
Maui Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Brian,

RE: Pikake Condominium, Revetment; TMK: 4-3-06:63
I.D. No. 94/SSV-004, 94/SM1-07

I totally agree with the applicant's assessment of the
problem and project plans. I highly recommend other
condominium owners along the Honokowai coast do the same.

Sincerely,

Neal S. Fujiwara
Neal S. Fujiwara
District Conservationist

4/12/94

EXHIBIT 5

JOHN WAIHEE
GOVERNOR



ROBERT P. TAKUSH
COMPTROLLER

'94 APR 19 P2:01

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES

SURVEY DIVISION
P. O. BOX 119
HONOLULU, HAWAII 96810

April 18, 1994

FILE NO. _____

TRANSMITTAL

TO: Mr. Brian Miskae, Director
ATTN.: Mr. Daren Suzuki, Staff Planner
SUBJECT: I.D. No.: 94/SSV-004, 94/SML-07
TK: 4-3-6:63
Project Name: Pikake Condominium, Revetment
Applicant: Jack Nelson, President, Pikake AAO

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

Handwritten signature of Stanley T. Hasegawa in cursive.
STANLEY T. HASEGAWA
State Land Surveyor

EXHIBIT 6

JOHN WAIHEE
GOVERNOR OF HAWAII



KEITH W. AMUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
DONA L. HANA'IKE

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

REF: OCEA: SKK

P. O. BOX 621
HONOLULU, HAWAII 96809
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

FILE NO.: 94-603
DOC. NO.: 4436

MAY 10 1994

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
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

The Honorable Brian Miskae, Director
Department of Planning
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Miskae:

Subject: Environmental Assessment for a Shoreline Setback Variance and
Special Management Area Use Permits (94/SSV-004, 94/SML-07):
Shoreline Revetment at the Pikake Condominiums, Honokowai,
Maui, TMK: 4-3-06: 63

We have reviewed the EA information for the proposed project transmitted
by your memorandum dated April 13, 1994, and have the following comments:

Division of Aquatic Resources

The Division of Aquatic Resources (DAR) comments that no significant
long-term impact adverse to aquatic resource values are expected from the
activity proposed. However, the revetment should not encroach seaward of
the applicant's certified shoreline and public access to and along the
shoreline should not be inhibited by the structure.

Precautions should be taken during construction of the revetment to
prevent debris, petroleum products and other contaminants from entering
the marine environment. Finally all associated debris, litter and
remnants of the collapsing seawall that may be deposited seaward of the
applicant's property that could adversely affect aquatic resources,
nearshore waters and public enjoyment of the shoreline, must be removed.

The Office of Conservation and Environmental Affairs

Office of Conservation and Environmental Affairs (OCEA) comments that
excavation west (makai) of the certified shoreline, as is indicated by
Figure No. 4, would be located within the Resource "R" subzone of the
Conservation District.

EXHIBIT 7

Mr. B. Miskae

-2-

File No.: 94-603

As such, a Conservation District Use Application (CDUA) will have to be filed with this Department and approved by the Board of Land and Natural Resources, pursuant to Title 13, Chapter 2, Hawaii Administrative Rules and Chapter 183-41, Hawaii Revised Statutes, as amended.

We will forward any historic preservation concerns as they become available.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,


KEITH W. AHUE

JOHN WAIHEE
GOVERNOR OF HAWAII



KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
DONAL L. HANA'IKE

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

REF: OCEA:DKP

DEPT OF PLANNING
COUNTY OF MAUI
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P. O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
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CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FILE NO.: 94-603a
DOC. NO.: 4506

JUN 1 1994

The Honorable Brian Miskae, Director
Department of Planning
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Miskae:

Subject: Environmental Assessment for a Shoreline Setback Variance and
Special Management Area Use Permits (94/SSV-004, 94/SM1-07):
Shoreline Revetment at the Pikake Condominiums, Honokowai,
Maui, TMK: 4-3-06: 63

The following are our additional comments on the subject project which
supplement those forwarded by our previous letter dated May 10, 1994:

Division of Land Management

The Division of Land Management (DLM) comments that the Maui District Land
Office has reviewed the subject EA and has the following comments:

1. The applicant shall obtain a certified shoreline survey
prior to any construction of the rock revetment;
2. All work on this proposed project shall be performed
mauka of the certified shoreline;
3. At no time during construction shall any equipment and/or
material be placed makai of the certified shoreline;
4. No contaminants, pollutants, petroleum products, construction
material, etc. shall be allowed to be mixed in the sand, rocks
and water makai of the certified shoreline; and
5. That prior to construction, stakes be placed along the
certified shoreline and verified by the Department of Land and
Natural Resources, DLM.

We will forward any historic preservation concerns as they become
available.

EXHIBIT 8

Mr. Miskae

- 2 -

File No.: 94-603a

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

Keith W. Ahue
KEITH W. AHUE

JOHN WAIHEE
GOVERNOR OF HAWAII



KETH AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAKE

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS

WATER AND LAND DEVELOPMENT

94 MAY 17 12:22

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

May 12, 1994

Mr. Brian Miskae, Director
Maui Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 11547 ✓
DCC NO: 9405K002

Dear Mr. Miskae:

**SUBJECT: County of Maui, Historic Preservation Review of the
Pikake Condominium Revetment (I.D. No. 94/SSV-004)
Honokawai, Lahaina, Maui
TMK: 4-3-06: 63**

Thank you for the opportunity to review the proposed rock revetment, which will replace an existing cinder block seawall at the Pikake condominium. Due to recent erosion at the subject property, the revetment location will be moved inland from the existing seawall.

An inspection of the proposed project area was conducted by Historic Preservation Division staff on April 20, 1994. The exposed face of the recent erosion cut was visible along a considerable portion of the proposed construction area. The soil observed to 1.2 m in depth consisted of fill that had been brought in at the time of original construction and landscaping. The original beach surface was not visible.

A review of our records indicates that no known historic sites are present within or near the project area. No historic sites were identified during an inspection of the project area. We therefore believe that the project will have "no effect" on significant historic sites.

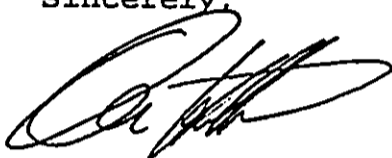
If the excavation for the revetment penetrates original beach sand, which occurs at an unknown depth below land fill, there may be a possibility of encountering human skeletal remains. Such remains have been identified a short distance south, at the Honokawai public beach. We request that the following condition be added, should the Shoreline Setback Variance and SMA permits be granted:

EXHIBIT 9

If human skeletal remains or materials indicative of historic deposits are encountered during excavation for the revetment toe, work in the area of the find shall cease and the Maui office of the Historic Preservation Division shall be notified immediately at 243-5169.

Please contact Ms. Theresa Donham at 243-5169 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard", written over a horizontal line.

DON HIBBARD, Administrator
State Historic Preservation Division

c: Roger Evans (File No. 94-603)



REPLY TO
ATTENTION OF

Planning Division

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

'94 MMAY 10 6 2 06
1994

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Mr. Daren Suzuki
Staff Planner
Planning Department
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Suzuki:

Thank you for the opportunity to review and comment on the Shoreline Protection and Environmental Assessment for the Pikake Apartments, Lower Honopiilani Highway, Honokowai, Maui, (TMK: 4-3-6:63). The following comments are provided pursuant to Corps of Engineers Authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. A DA permit is required for this project. Please contact the Operations Division at 438-9258, extension 20 for permit application forms and refer to file number P094-046.

b. According to the enclosed Federal Emergency Management Agency's Flood Insurance Rate Maps, panel number 1500033 0151B dated June 1, 1981, the project site is located in Zones V24 (areas inundated by the 100-year flood; with base flood elevation of 10 feet above mean sea level); Zone A4 (areas inundated by the 100-year flood; with base flood elevation of 10 feet above mean sea level) and Zone C (areas of minimal flooding).

Sincerely,

Ray H. Jyo, P.E.
Director of Engineering

Enclosure

EXHIBIT 10

~~KETT LINGLE~~
~~Mayor~~
GEORGE N. KAYA
Director
LES JENCKS
Deputy Director
AARON SHINMOTO, P.E.
Chief Staff Engineer



RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

'94 MAY 17 P 4:06

DEPT OF PLANNING
COUNTY OF MAUI
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COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

May 17, 1994

MEMO TO: Brian W. Miskae, Planning Director
F R O M: *George N. Kaya* George N. Kaya, Public Works & Waste Management Director
SUBJECT: Special Management Area Permit and Shoreline Setback
Variance Applications
PIKAKE CONDOMINIUM, REVETMENT
TMK: 4-3-6:63
94/SSV-004, 94/SM1-07

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:
 - a. Applicant shall submit more detailed plans for the termini endings on each side of proposed wall revetment for review.

The applicant is requested to contact the Engineering Division at 243-7745 for additional information.
2. Comments from the Wastewater Reclamation Division:

This division has reviewed this submittal and has no comments at this time.
3. Comments from the Solid Waste Division:
 - a. Alternative means of disposal of grubbed material, rock and concrete shall be utilized other than disposed of at the County landfills.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

PERMIT 11

Mr. Brian Miskae
Page 2 of 2
May 17, 1994
94/SSV-004, 94/SM1-07

4. Comments from the Land Use and Codes Administration:

- a. The subject project is located within the Flood Insurance Rate Map (FIRM) zone V-23, 100 year coastal flooding with velocity (wave action), with a base flood elevation at approximately 10 feet mean sea level, as such, the development is required to conform to Chapter 19.62 of the Maui County Code (1993) pertaining to flood hazard areas. An analysis should be provided with supporting calculations that the proposed revetment will not increase potential flood damage to the subject and adjacent properties.
- b. The finish grade of the cap wall should not be greater than the finish grade of the existing yard. The lowest grade observed on the existing yard in the vicinity of the revetment is 7.23 feet.
- c. The applicant should consider constructing a revetment with a slope less steep than the proposed so as to better promote sand accumulation.
- d. A building permit and a certified shoreline setback map is required.

The applicant is requested to contact the Land Use and Codes Administration at 243-7373 for additional information.

RMN:ey
xc: L.U.C.A.
Engineering Division
Solid Waste Division
Wastewater Reclamation Division

a:pikake

JOHN WAIHEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

'94 JUN -1 P9:28
STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Lawrence Hart, M.D., M.P.H.
DISTRICT HEALTH SERVICES ADMINISTRATOR (R.O.)

May 25, 1994

Mr. Brian Miskae
Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: 94/SSV-004, 94/SM1-07, Pikake Condominium, Revetment, TMK: 4-3-6: 63,
Honokowai, Maui, Hawaii

We have reviewed the subject document and have the following comments:

1. If the project involves the following activities with discharges into state waters, an NPDES permit is required for each activity:
 - a. Discharge of storm water runoff associated with construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than five (5) acres of total land area;
 - b. Construction dewatering effluent;
 - c. Non-contact cooling water;
 - d. Hydrotesting water; and
 - e. Treated contaminated groundwater from underground storage tank remedial activity.

Any person wishing to be covered by the NPDES General Permit for any of the above activities should file a Notice of Intent with the Department's Clean Water Branch at least ninety (90) days prior to commencement of any discharge to waters of the State.

EXHIBIT 12

Mr. Brian Miskae

Page 2


May 25, 1994

2. The applicant should contact the Army Corps of Engineers (COE) to identify whether a Federal permit (including a Department of Army (DA) permit is required for this project. A Section 401 Water Quality Certification (WQC) is required for "Any applicant for a Federal license or permit to conduct any activity including, but not limited to the construction or operation of facilities, which may result in any discharge into navigable waters....", pursuant to Section 401(a)(1) of the Federal Water Pollution Act commonly known as the "Clean Water Act (CWA)".

Section 11-55-03, Administrative Rules, Department of Health, states; "No person, including any public body, shall use any state waters for the disposal of waste or the discharge of a pollutant, engage in activity which causes state waters to become polluted, except in compliance with a permit or zone of mixing issued by the director." Therefore, an application must be submitted when there exists a possibility of a discharge.

If you have any questions regarding the comments, please contact Arnold Lam, Engineering Section of the Clean Water Branch, at 586-4309 or out toll free number at 1-800-468-4644, ext. 64309.

Sincerely,


DAVID H. NAKAGAWA
Chief Sanitarian, Maui



**BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96783-7108**

May 6, 1994

Mr. Brian W. Miskae, Director
Maui Planning Department
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Miskae,

Re: Proposed rock revetment at 3701 Lower Honoapiilani Road, TMK:4-3-6:63, Honokowai; Application for Shoreline Setback Variance No. 94/SSV-04 and Special Management Area Use Permit No. 94/SM1-07 submitted by Mr. Jack Nelson on behalf of Pikake Apartments.

The project site with very-low rainfall and summer droughts warrants water-saving measures. The applicant is advised to use water-conserving soil preparation, irrigation and mulching in the proposed landscape.

The applicant is also advised of the opportunity in this project to use native shoreline plant species. These plants support the rare natural history of the Honokowai community. They also save on water use.

Guidance in drought-tolerant and native seacoast plants may be found in the attached document or in the Maui County Planting Plan.

Sincerely,

David R. Craddick, Director

Enclosure

DDS1/6/94
c:\dds\pikake.apr
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EXHIBIT 13

"By Water All Things Find Life"