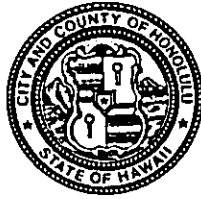


Higa Seawall at Ewa Beach

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

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PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

95/SV-010 (DT)
96-03857

JEREMY HARRIS
MAYOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

July 3, 1996

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Owner/Applicant:	James H. and Inge R. Higa
Agent	Randall I. Morikawa
Location	91-049 Parish Drive, Ewa Beach, Oahu
Tax Map Key	9-1-07: 72
Request	Shoreline Setback Variance
Proposal	To allow (retain) an after-the-fact concrete rock masonry seawall
Determination :	<u>A Negative Declaration Is Issued</u>

Attached and incorporated by reference is the Final Environmental Assessment (FEA) 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.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures

g:feasv10.djt

76

1996-07-23-OA-~~FEA~~ - High Seawall at Ewa Beach ~~File Copy~~

~~FILE COPY~~

~~96-03-128~~

~~DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU~~

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DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

**COASTAL ENGINEERING EVALUATION
AND ENVIRONMENTAL ASSESSMENT
FOR A SEAWALL AT
EWA BEACH, OAHU, HAWAII
(TMK: 9-1-07:72)**

Prepared by:

Edward K. Noda and Associates, Inc.
615 Piikoi Street, Suite 300
Honolulu, Hawaii 96814

MAY 1996
FINAL

APPLICANT/RECORDED FEE OWNER:

James H. Higa
91-579 Pupu Street
Ewa Beach, Hawaii 96706

AGENT:

Randall I. Morikawa
Ching, Yuen & Morikawa
Pacific Tower, Suite 2700
1001 Bishop Street
Honolulu, Hawaii 96813

PARCEL:

91-049 Parish Drive
Ewa Beach, Hawaii 96706
TMK: 9-1-07:72
Shoreline frontage: 75 feet

APPROVING AGENCY:

City and County of Honolulu
Department of Land Utilization

TMK: 9-1-07:72

Page 1

1.0 LOCATION AND PROBLEM DEFINITION

The project site is located at 91-049 Parish Drive (TMK: 9-1-07:72) in Ewa Beach. Figure 1 shows the general site location and Figure 2 is a copy of the Tax Map Key.

The parcel shorefront is protected with a rock masonry seawall. The existing seawall was constructed without obtaining a variance from the Shoreline Setback Rules and Regulations and is therefore in violation of the regulations.

The shoreline fronting the parcel is a narrow beach underlain with reef limestone that extends seaward as a shallow reef platform. The site is directly exposed to summer southern swell waves and storm waves from hurricanes passing to the south and west of the island chain. The site is partially exposed to winter north Pacific swell that diffract around Barbers Point as well as easterly tradewind waves that diffract around Diamond Head. Long-term erosion coupled with episodic erosion and wave damage from Hurricane Iwa prompted construction of the seawall to prevent serious damage to the dwelling and property. Numerous property owners along this coastal reach have also constructed seawalls to prevent erosion and storm wave damage to their dwellings. The subject property owner desires to retain the existing seawall to prevent future erosion and wave damage to the dwelling located on the site.

In accordance with Ordinance No. 92-34 and the Shoreline Setback Rules and Regulations of the City & County of Honolulu, this coastal engineering evaluation and environmental assessment is prepared in support of an application for a Shoreline Setback Variance for the existing shore protection structure.

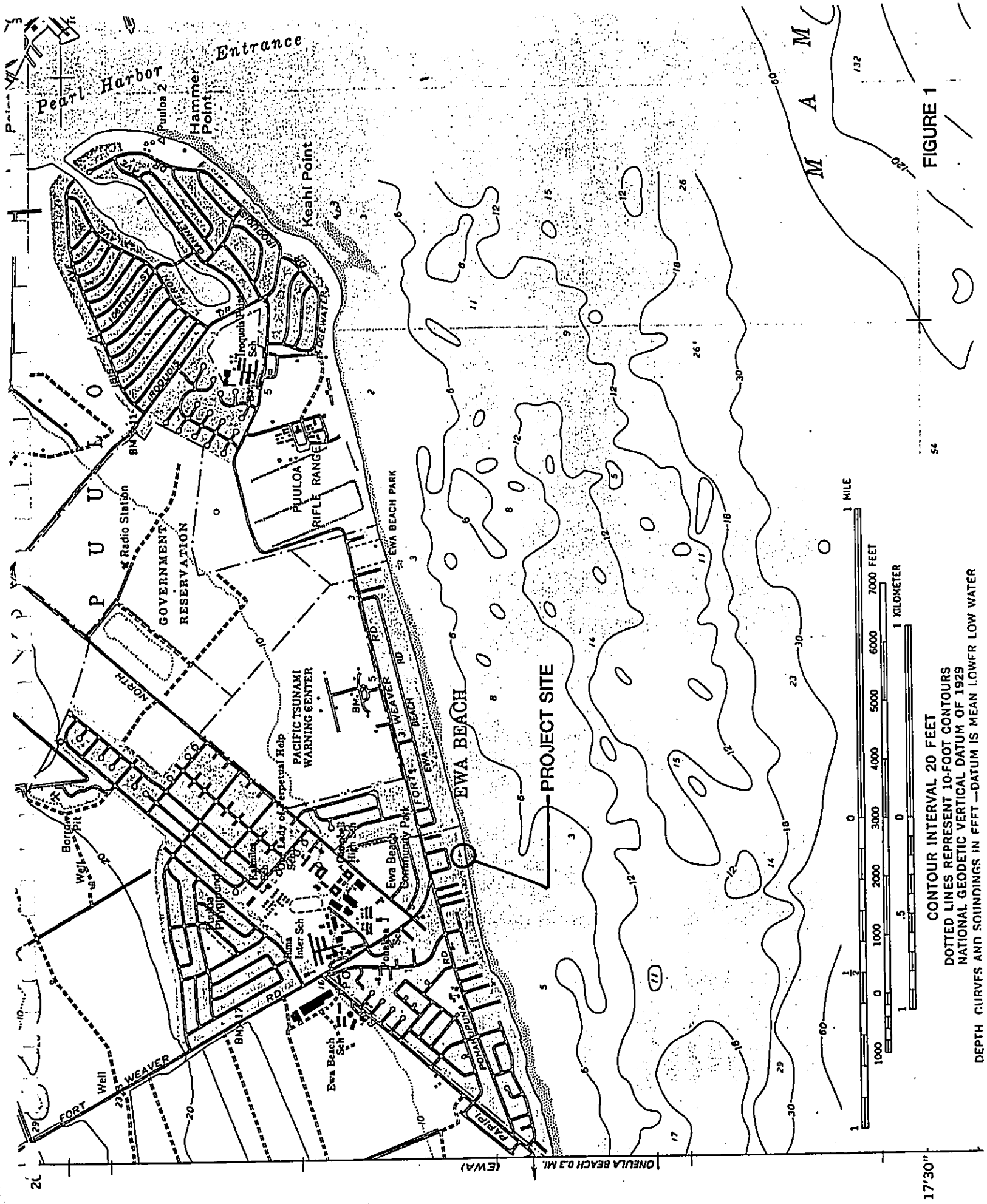


FIGURE 1

CONTOUR INTERVAL 20 FEET
 DOTTED LINES REPRESENT 10-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DEPTH CURVES AND SOUNDINGS IN FEET - DATUM IS MEAN LOWER LOW WATER

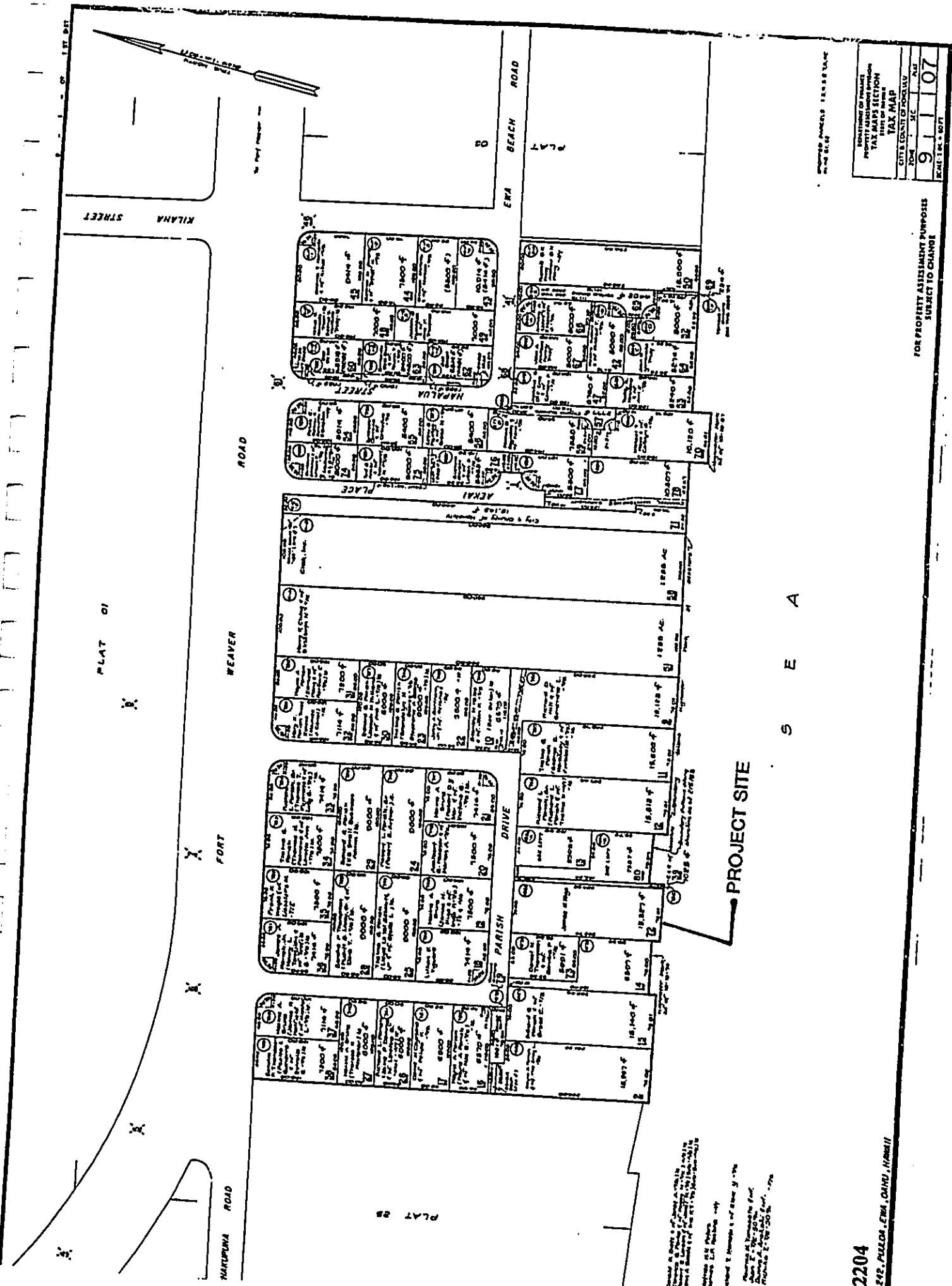


FIGURE 2

2204

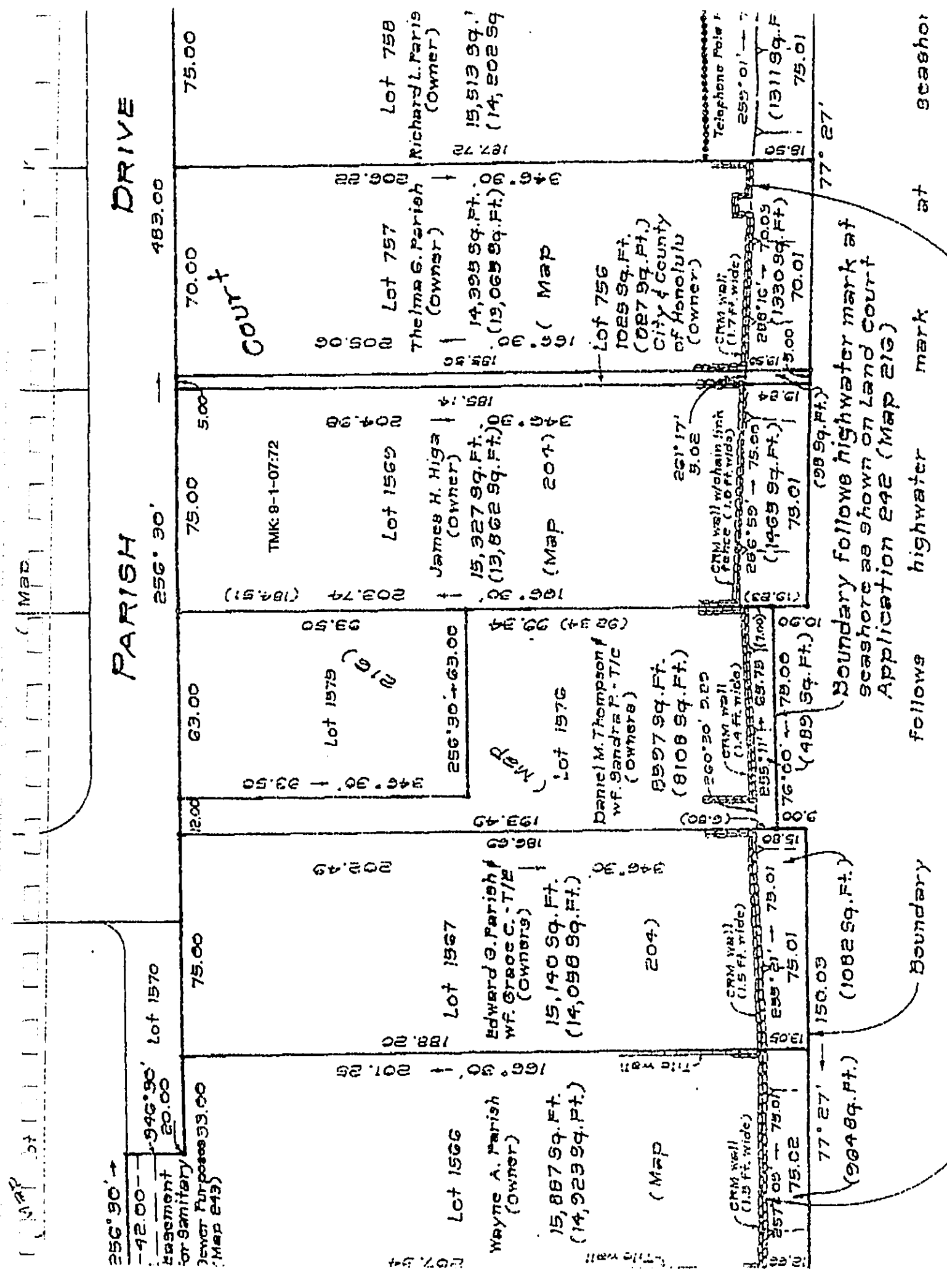
APR 212, PULEA, ENA, OAHU, HAWAII

2.0 DESCRIPTION OF EXISTING SEAWALL

The existing seawall was constructed after Hurricane Iwa caused significant erosion and wave overtopping damage to this shorefront. A shoreline survey on file with the State Surveyor shows the shoreline following the face of the seawall as located on August 19, 1986 (Figure 3). The current certified shoreline also follows the face of the seawall as located on August 7, 1995 (Figure 4). The seawall is located about 19.5 feet landward of the seaward property boundary (effectively reducing the usable property area by about 1,460 square feet).

The top elevation of the seawall is about 7 feet above mean sea level (MSL), which is the approximate ground elevation on the subject parcel. A topographic survey was performed in August 1995 to document the condition of the shoreline fronting the subject property and adjacent properties to the east and west (Figure 5). At the time of the survey, the wall was almost completely buried, extending only about 1 foot or less above the beach elevation. Photo 1 shows the condition of the wall in July 1995 prior to the survey (property with white picket fence), and Photo 2 was taken just after the survey after a period of tide and wave conditions conducive to rebuilding the beach had caused the wall to be completely buried.

The seawall was constructed by excavating to place the base of the wall on the coral limestone platform underlying the beach. According to rough sketches provided by the property owner, the seawall was built in 3 tiers forming a stepped face. This effectively created a "sloping" seaward face to the seawall, approximating an average uniform 1V:1.5H slope. The as-built condition of the seawall was verified as shown in Figure 6. Figure 7 shows a typical section of the existing seawall and the average beach profile elevation at the time of the August 1995 topographic survey. According to the property owner, the wall was completely buried at the time of construction.



PARISH DRIVE

256° 30' 483.00

Lot 1566
 Wayne A. Parish (Owner)
 15,887 Sq. Ft.
 (14,923 Sq. Ft.)
 (Map)

Lot 1567
 Edward G. Parish & Wf. Grace C. T/E (Owners)
 15,140 Sq. Ft.
 (14,098 Sq. Ft.)
 204

Lot 1575
 James H. Higa (Owner)
 15,327 Sq. Ft.
 (13,862 Sq. Ft.)
 (Map 204)

Lot 1576
 Daniel M. Thompson & Wf. Sandra P. T/C (Owners)
 8,927 Sq. Ft.
 (8,108 Sq. Ft.)
 204

Lot 1569
 James H. Higa (Owner)
 15,327 Sq. Ft.
 (13,862 Sq. Ft.)
 (Map 204)

Lot 757
 Theima G. Parish (Owner)
 14,395 Sq. Ft.
 (13,065 Sq. Ft.)
 (Map)

Lot 756
 City & County of Honolulu (Owner)
 1025 Sq. Ft.
 (827 Sq. Ft.)

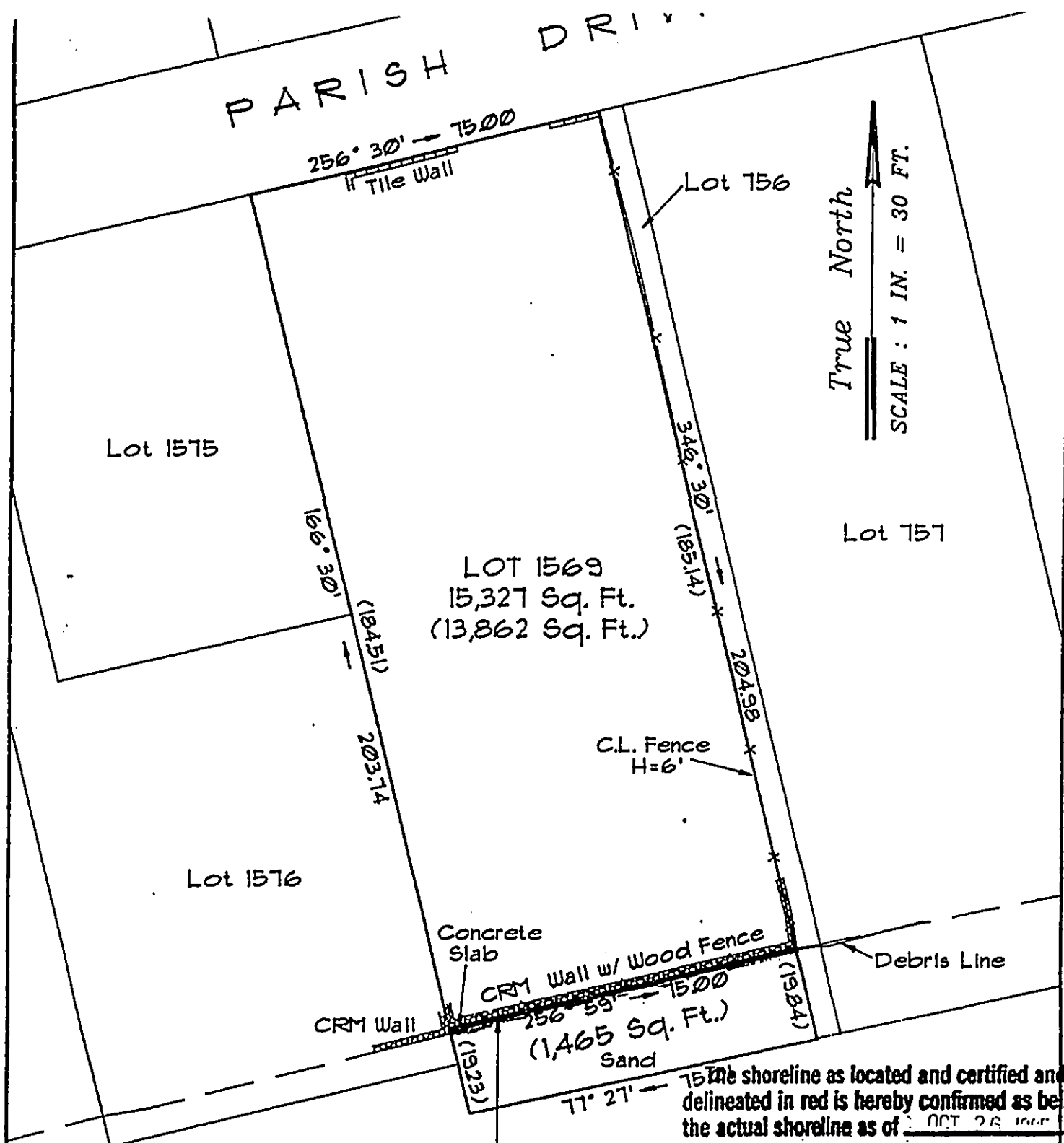
Lot 758
 Richard L. Paris (Owner)
 15,513 Sq. Ft.
 (14,202 Sq. Ft.)

Boundary follows highwater mark at seashore as shown on Land Court Application 242 (Map 216)

Boundary follows highwater mark at seashore

Shoreline follows face of seawall as allocated on August 19, 1986

FIGURE 3



True North
SCALE: 1 IN. = 30 FT.



This work was prepared by me or under my direct supervision.

Kendall N. H. Hee
Kendall N. H. Hee
Registered Professional Land Surveyor
Certificate Number 5649

OCEAN *Robert A. Wilson-Cassara*
Chairman, Board of Land and Natural Resources

Shoreline Survey
of Lot 1569
of Land Court Application 242 (Map 204)
at Ewa, Honolulu, Oahu, Hawaii
T.M.K. : 9-1-07 : parcel 72

Owner: James H. Higa
Address: 91-049 Parish Dr.
Purpose: Wall Constr FIGURE 4

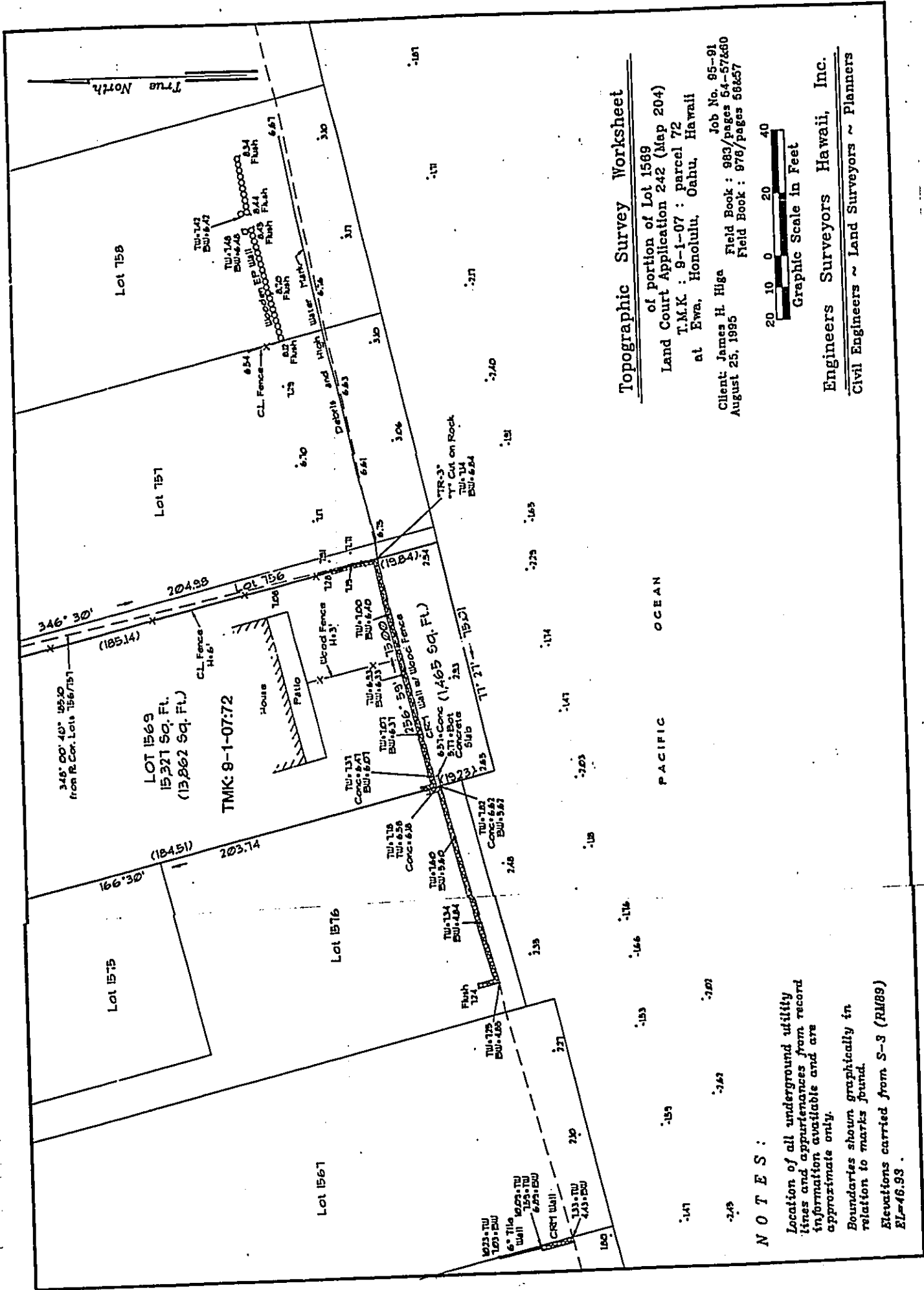


FIGURE 5

1995 MAY 31 PM 12: 12
DEPT. OF LAND & NATURAL RESOURCES
OFFICE OF BEACH & COASTAL MANAGEMENT

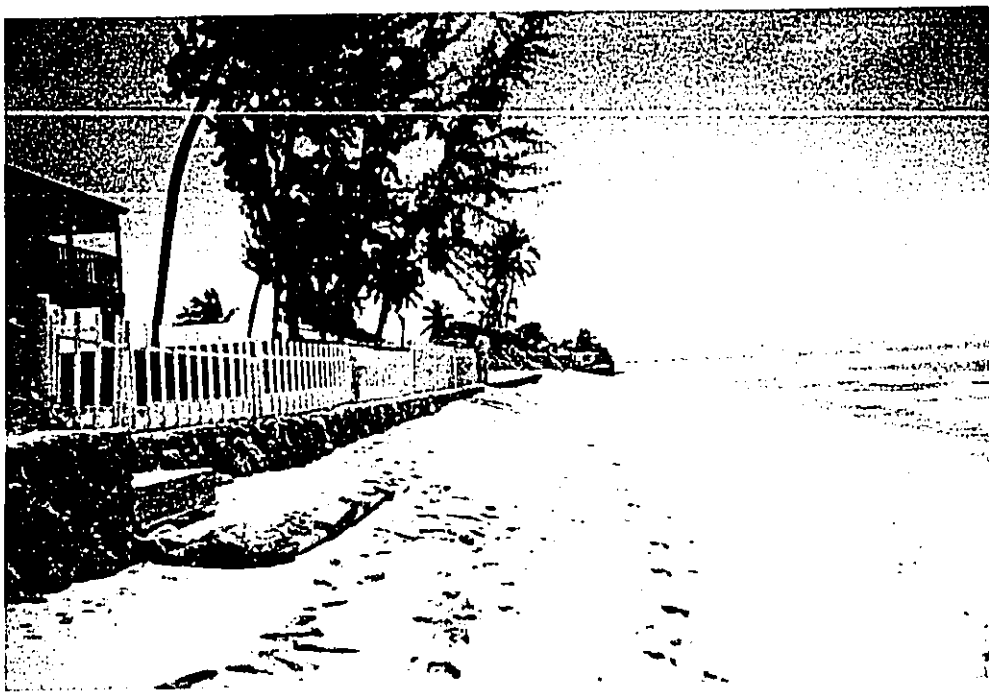


Photo 1. Condition of beach and seawall in July 1995.

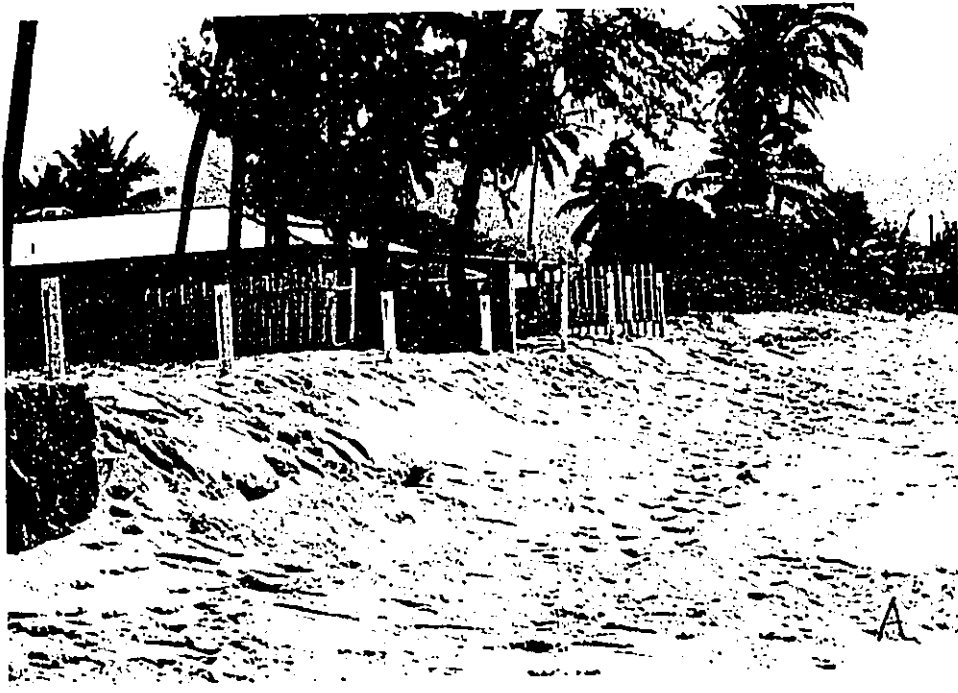
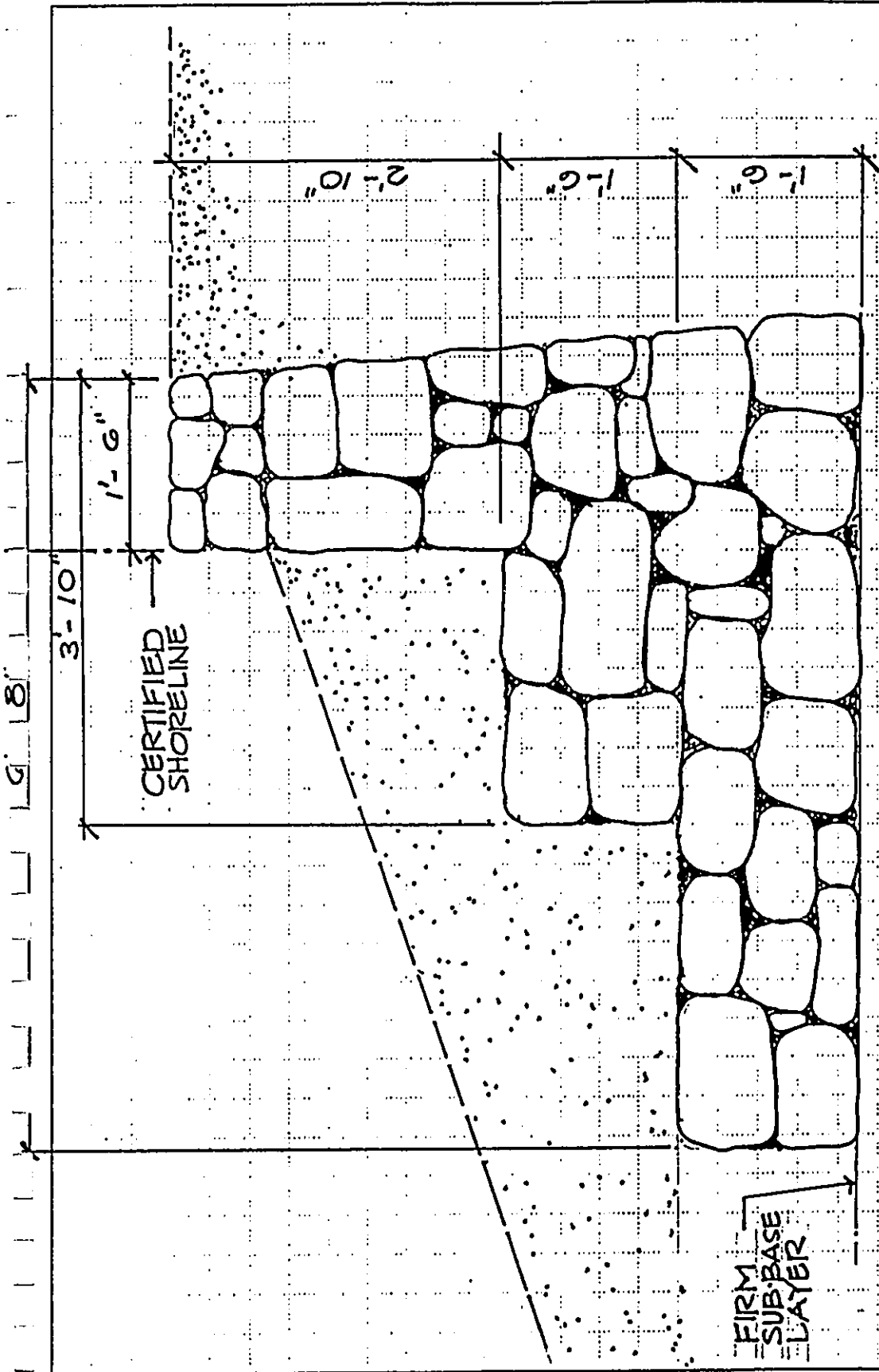


Photo 2. Condition of beach and seawall in August 1995.

TMK: 9-1-07:72



REVISED: 5/1/96

'AS BUILT'

A TYPICAL SECTION OF EXISTING SEAWALL

SCALE: 3/4" = 1'-0"

OWNER: JAMES H. HIGA
 ADDRESS: 91-049 PARISH DR., EWA, HON., OAHU, HI.
 T.M.K.: 9-1-07: PARCEL 72

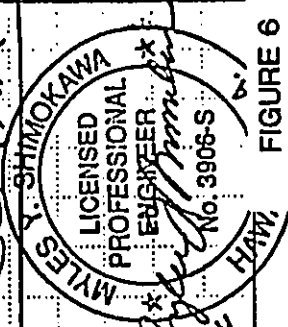
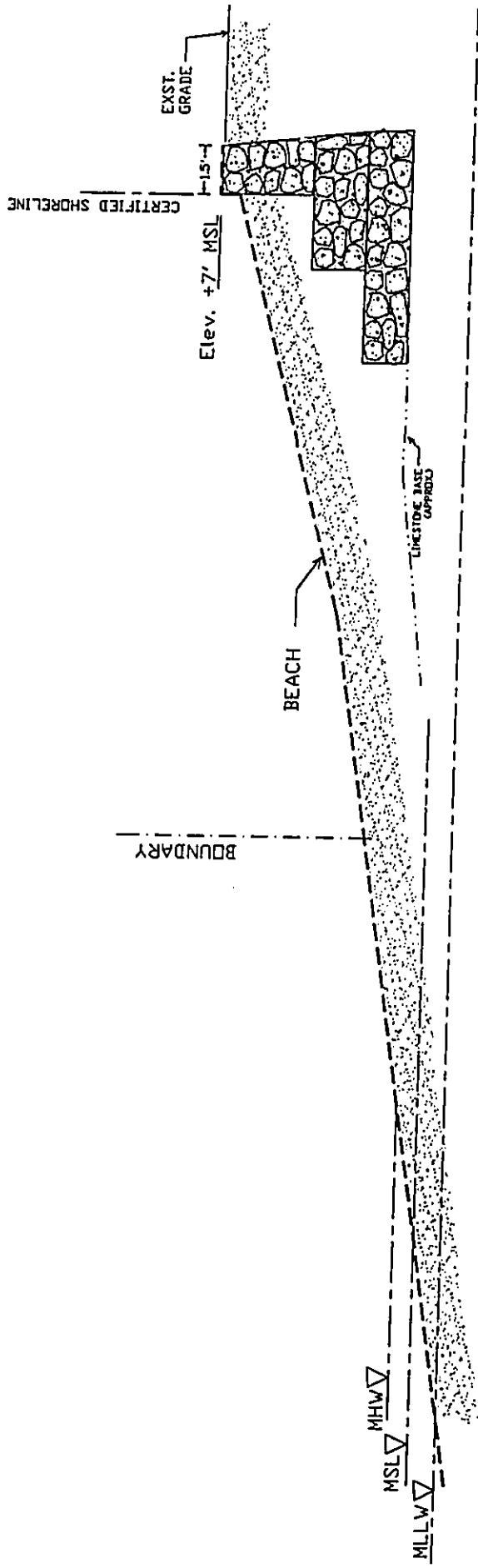


FIGURE 6

PROJECT TITLE:		SUBJECT:	
LOCATION:		JOB NO.:	
COMPUTED BY:	DATE: 1-26-96	CHECKED BY:	DATE:
KSF, INC. 615 PIKOI STREET, SUITE 300/HONOLULU, HAWAII 96814 TELEPHONE: (808) 593-9337/FACSIMILE: (808) 593-9339		SHEET OF	



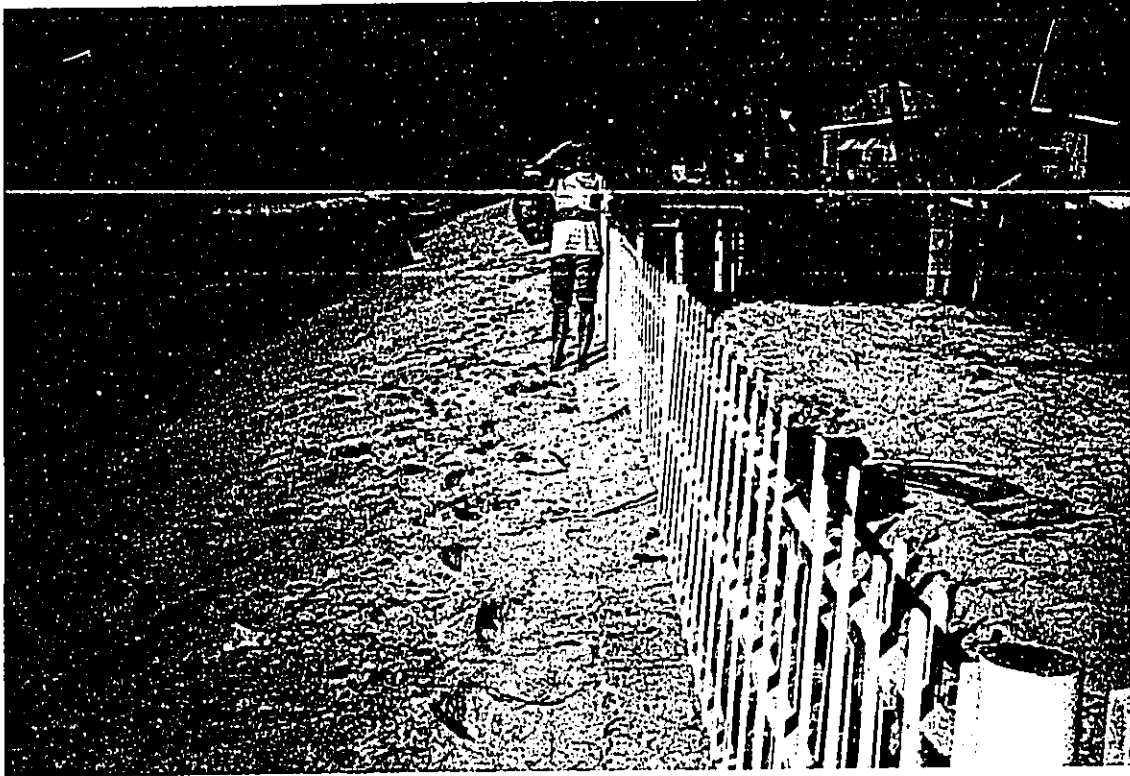
TYPICAL SECTION OF WALL AND BEACH PROFILE

APPROX. SCALE 1" = 5'

FIGURE 7

The seawall is constructed of rock set with cement mortar, with a crest width of 18 inches. The bottom width of the seawall is estimated to be about 7 feet.¹ The structural integrity of the wall is adequate to withstand storm wave runup and overtopping, especially since the wall is almost entirely buried. The footing of the wall, keyed to the limestone platform underlying the beach, will prevent wave scour and undermining of the seawall should it become exposed during extended duration of storm wave attack. However, the stepped face and low profile of the wall will minimize reflectivity, allowing sand to be redeposited on the beach. According to the property owners, in the past 10 years or so that the seawall has been in place, the face of the seawall has never been fully exposed. In fact, because the seawall is low enough to allow substantial wave overtopping during high water level and large wave conditions, sand is usually washed over the beach crest and seawall and deposited in the yard and patio areas. Photos 3 and 4 show the condition of the shoreline after periods of high surf in October and November 1993. Note that the wall is completely buried and substantial quantity of sand has been deposited in the backyard area landward of the wall (the white picket fence is located along the top of the seawall).

¹The base (bottom tier) of the wall may extend farther landward than indicated on the drawings. At the time the as-built condition of the seawall was verified in the field, only the seaward side was excavated to the base of the wall.



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DEPT. OF LAND & NATURAL RESOURCES
OFFICE OF THE DIRECTOR

Photo 3. Condition of beach and seawall in October 1993.



Photo 4. Condition of beach and seawall in November 1993.

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3.0 COASTAL SETTING

The Ewa Beach coastal reach is fronted by a shallow nearshore reef platform with water depth of 5-6 feet extending approximately 1,000-2,000 feet offshore. The narrow beach varies in width seasonally due to the wave characteristics. Mild summer swell waves can build a gently sloping beach front, while high steep waves can either erode the beach face or steepen the beach slope.

This coastal reach is sheltered by the island mass from direct approach of the predominant northeasterly tradewind-generated waves and the winter North Pacific swell. These waves undergo considerable diffraction and refraction effects prior to reaching the site, resulting in much reduced wave energy. The site is directly exposed to the summer southern swell, local Kona storm waves, and infrequent hurricane-generated waves.

Because of the shallow limestone reef fronting the site, large waves break seaward of the shore, dissipating considerable energy prior to reaching the beach. The maximum wave height that can reach the shore is limited by the water depth over the nearshore reef area. For a nearshore water depth of about 5 feet and tidal range of about 2 feet, the typical maximum nearshore wave height (seaward of the shoreline) is about 5.5 feet. Maximum breaking waves at the shoreline are smaller than the waves over the nearshore reef area, and are dependent on the beach profile. Maximum breaking waves at the shoreline are typically less than 3 feet.

A City & County drainage channel discharges into the ocean about 500 feet east of the subject parcel. In January 1985, 40 feet of the drainage channel extending into the ocean was removed by the City & County. Prior to cutting back of the drainage channel, the channel walls extending into the water had been functioning as a groin to alongshore sand transport. Thus, during periods of southeasterly swell and easterly tradewind wave approach, the shorefront west of the drainage

channel was suffering aggravated erosion. Computer analysis of aerial photos by Edward K. Noda and Associates in May 1983 clearly showed the long-term effects of the channel "groin" on the beachline compared to the average beachline prior to the drainage channel construction. Six aerial photos spanning the period October 1949 - June 1967 were analyzed to determine the beachline characteristics prior to construction of the drainage channel, and seven photos spanning the period October 1969 - May 1983 were analyzed to determine the changes to the beachline subsequent to construction of the drainage channel. Comparison of the mean beachlines prior to and following the drainage channel construction revealed the classic updrift accretion (on the Diamond Head side) and the downdrift erosion (on the Barbers Point side). This indicated that, over the long-term, the more prevalent wave types affecting this coastal reach were the summer southeasterly swell and the easterly tradewind waves, causing net westerly longshore transport.

With the demolition and removal of the seaward 40 feet of the drainage channel, the outlet was situated landward of the approximate toe of the beach at about the highwater line. Immediately after demolition of the seaward end of the channel, sand was trucked to the site and placed on the Barbers Point side directly adjacent to the channel to restore the eroded condition of the downdrift shoreline. Over the ensuing years, erosion of the shoreline has continued, but in recent years appears to be less apparent. For example, the existing seawall built 10 years ago on the subject parcel is still buried, for the most part, indicating that the beach width and profile has not changed significantly over the long term.

Over the short term, the beach width and profile can vary seasonally according to the wave characteristics. Long period swell tends to build a gently-sloping beach face, while high steep waves tend to erode and steepen the beach face. The sand elevation fronting the existing seawall typically varies between 2 feet from the top of the wall to zero (wall completely buried).

4.0 CONSIDERATION OF ALTERNATIVES

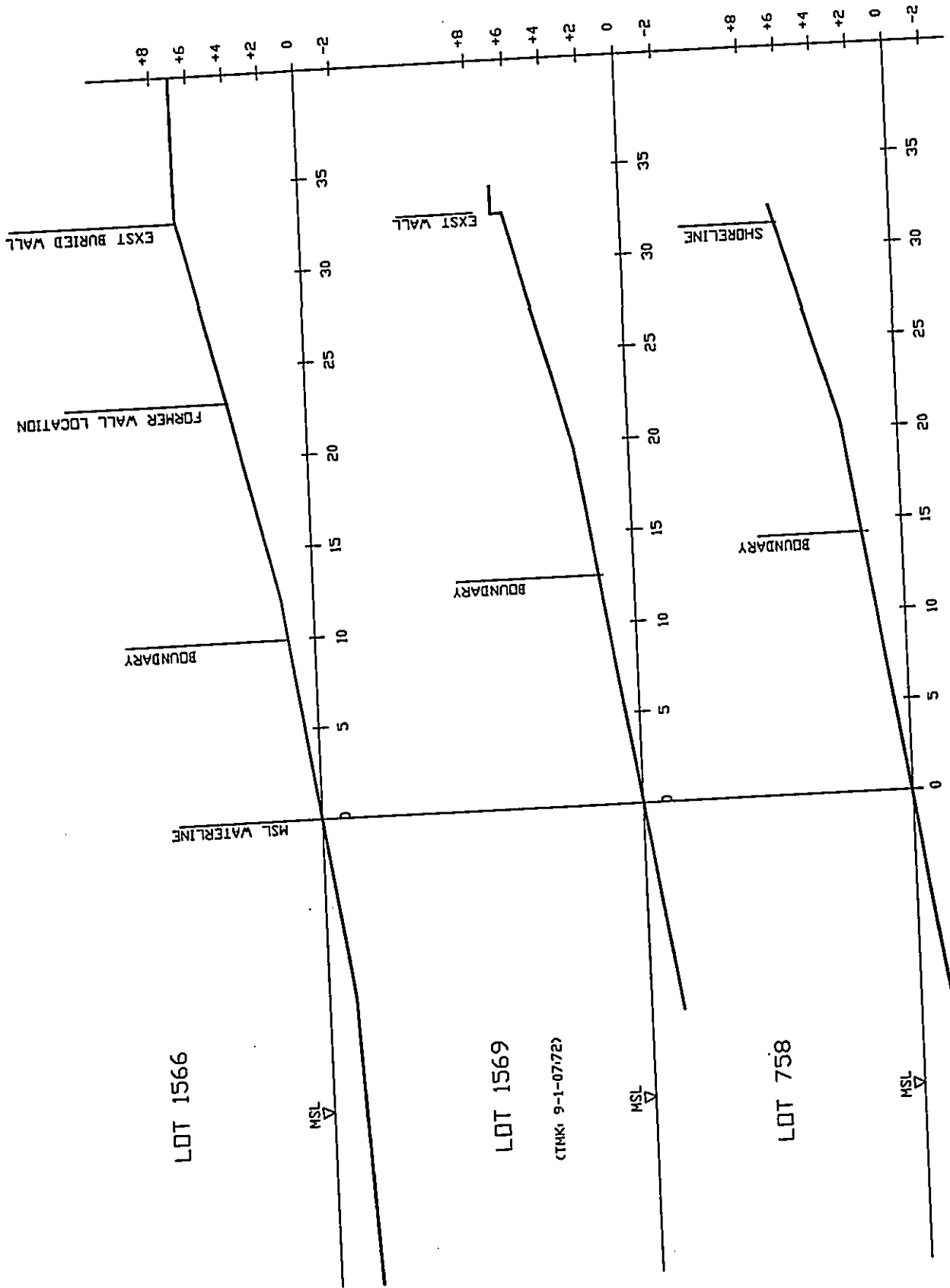
No action: The "No-action" alternative would permit the existing wall to remain in place. The wall will continue to function to prevent erosion and wave damage to the property during periods of high wave activity. The wall has had no apparent adverse effect on existing coastal processes or on the surrounding environment, and does not appear to discourage seasonal accretion patterns. In fact, the wall is completely buried at times.

Removal of existing wall: Removal of the existing wall without constructing replacement shore protection is not a viable alternative, since the unprotected shoreline will likely experience erosion damage. Although the existing buried seawall permits storm wave overtopping and flooding of the property, it does serve to protect the property from erosion damage (i.e. loss of fast land and possible damage to the dwelling foundation) during extended periods of storm wave activity. The existing seawall was constructed in the aftermath of Hurricane Iwa in response to the severe erosion damage caused by the destructive waves. The seawall has protected the property from erosion damage during Hurricane Iniki wave attack and the record high south swell waves of June 1995. For individual residential property owners, seawalls and revetments are the most viable methods to protect the property from wave attack, compared to other methods such as offshore structures or beach nourishment.

Relocate seawall landward: Removal of the existing wall and construction of a replacement seawall located farther landward of the existing wall would accomplish very little benefit, if any, related to public access of the beach. For some other parcels along this shorefront, where seawalls were also constructed without permits, this alternative was preferable to the no-action alternative. However, in those cases, the existing seawalls were built relatively closer to the water's edge than in the case of the subject wall, such that those walls were predominantly

exposed (not buried as in the case of the subject wall) and the fronting beach width was narrower. By relocating those seawalls farther landward, they could be substantially buried because the top-of-beach elevations are higher. For comparison, Figure 8 shows profile sections of the shorefront approximately 150 feet east and west of the subject property, relative to the waterline (MSL) as the horizontal baseline, based on the August 1995 topographic survey. Also shown on the profiles are the locations of prior seawalls and shorelines (upper reaches of the wash of waves) from the August 1986 shoreline survey, and the approximate location of the relocated (buried) seawall on Lot 1566. Note that the beach width fronting the subject seawall (Lot 1569) is about the same as that fronting the relocated wall on Lot 1566 (west of the subject property), and the top-of-beach elevations are also about the same. The subject wall location is also consistent with the shoreline on the east side (Lot 758). Therefore, the alternative of relocating the subject wall is neither reasonable or practical.

Replace seawall with revetment: Removal of the existing wall and construction of a rubblemound revetment in its place would accomplish very little benefit, if any, related to public beach access. While sloping rock revetments are generally more appropriate than seawalls for sandy shorelines, in this particular case, the existing seawall has had no apparent adverse effect on the existing coastal processes and has not affected beach stability. In fact, the existing seawall is predominantly buried. Its stepped design minimizes problems with reflectivity, and the base of the wall is founded on hard material so that it will not be undermined if exposed during storm wave activity. Replacement of the existing wall with a revetment structure would serve no useful purpose. Also, if the toe of the revetment was required to be located at the landward-most location of the existing seawall, which has been certified as the shoreline, there would be very little remaining width between the dwelling and the revetment. This would render the dwelling vulnerable to more frequent wave overtopping and flooding damage.



BEACH PROFILES COMPARISON

FIGURE 8

5.0 DESCRIPTION OF PROPOSED ACTION AND PROBABLE IMPACTS

For the subject parcel, the most cost-effective and environmentally benign alternative is to permit the existing wall to remain in place. The existing seawall does not affect access to the beach from the public right-of-way directly adjacent to the parcel, and does not affect access along the beach fronting the parcel. The existing seawall is predominantly buried, and while it serves to protect the parcel and dwelling from future storm wave erosion damage, it does not affect seasonal accretion patterns. The beach width fronting the existing seawall is as wide as the beach width downdrift of the subject parcel (Barbers Point side) where former seawalls have been relocated landward.

By permitting the existing seawall to remain in place, probable environmental impacts related to construction activity involving demolition of the existing wall and possible construction of a replacement shore protection structure would be averted. Such construction work would be expected to result in temporary noise and traffic impacts to the residential community due to trucks and heavy equipment working on site, impacts to beach access along this shoreline reach during the period of construction, and potential water quality impacts during the excavation for the wall removal and reconstruction.

The subject shoreline area is located within a coastal flood hazard zone designated Zone AE (base flood elevation 8 feet) on the federal Flood Insurance Rate Map (FIRM). The existing seawall has no effect on the flood characteristics.

There are no known rare, threatened, or endangered species nor their habitats located in or near the project site. The existing seawall has no effect on either Ewa Beach Park (located about 1 mile east of the project site) or Oneula Beach Park (located about 1.5 miles west of the site).

6.0 DETERMINATION OF NO SIGNIFICANT EFFECT

The existing seawall has demonstrated no significant effect on the environment and is expected to have no significant future effect on the environment, and therefore preparation of an environmental impact statement is not required. The "Significance Criteria", Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

- 6.1 *No irrevocable commitment to loss or destruction of any natural or cultural resource would result.* This Ewa Beach coastal area has already been greatly disturbed by residential improvements, and there are no known significant cultural resources present at the site. The seawall has not significantly affected beach processes in the area over the last 10+ years.
- 6.2 *The existing seawall does not curtail the range of beneficial uses of the environment.* The seawall does not affect access to the beach from the public right-of-way directly adjacent to the subject parcel, and does not affect access along the beach fronting the parcel.
- 6.3 *The existing seawall does not conflict with the state's long-term environmental policies or goals and guidelines.* The state's environmental policies and guidelines as set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy", encompass two broad policies: conservation of natural resources, and enhancement of the quality of life. The subject seawall does not significantly affect natural resources, while maintaining the quality of life of the residents by preventing storm wave damage.
- 6.4 *The existing seawall does not substantially affect the economic or social welfare of the community or State.* If permitted to remain in place, the

TMK: 9-1-07:72

seawall will not have economic or social impacts to the community or the State. If required to be rebuilt or relocated, construction activities would have short-term adverse impacts to the community due to noise, traffic, and limited access to the beach.

- 6.5 *The existing seawall does not substantially affect public health.* There are no public health concerns relating to the existing seawall.
- 6.6 *No substantial secondary impacts, such as population changes or effects on public facilities, are expected.* There are no secondary impact concerns relating to the existing seawall.
- 6.7 *No substantial degradation of environmental quality is expected due to the existing seawall.* If permitted to remain in place, the seawall will not affect ambient environmental quality. If required to be rebuilt or relocated, construction activities would have potential short-term adverse noise, air quality, and water quality impacts.
- 6.8 *No cumulative effect on the environment or commitment to larger actions will be involved.* The existing seawall will continue to provide storm wave protection to the dwelling if allowed to remain in place. No further action will be necessary.
- 6.9 *No rare, threatened or endangered species or their habitats are affected.* There are no known rare, threatened or endangered species or their habitats located in or near the project site.
- 6.10 *The existing seawall does not detrimentally affect air or water quality or ambient noise levels.* The existing seawall reduces the potential for water quality impacts that may occur due to storm wave erosion and damage to

the dwelling. If required to be rebuilt or relocated, construction activities would have potential short-term adverse noise, air quality, and water quality impacts.

6.11 *The existing seawall does not affect environmentally sensitive areas such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.* The seawall is located in a coastal flood hazard zone designated Zone AE (base flood elevation 8 feet) on the Flood Insurance Rate Map. The existing seawall, with top elevation matching the existing ground elevation on the parcel, has no effect on the flood characteristics. The existing seawall is predominantly buried, and while it serves to protect the parcel and dwelling from storm wave erosion damage, it does not affect seasonal beach accretion patterns. The existing seawall reduces the potential for impacts to coastal water quality that may occur due to storm wave erosion and damage to the dwelling. The structural integrity of the existing seawall is adequate to withstand storm wave runup and overtopping.

7.0 AGENCIES CONSULTED

The following agencies were consulted in the preparation of this Environmental Assessment. Agencies submitting substantive written comments during the public review period for the draft Environmental Assessment, including other pertinent correspondence, are indicated below with an asterisk (*). These comment letters, written responses, and other pertinent correspondence are reproduced herein.

U.S. Army Corps of Engineers, Pacific Ocean Division, Operations Branch *

State of Hawaii, Department of Land and Natural Resources*

State of Hawaii, Office of State Planning

Office of Environmental Quality Control *

University of Hawaii, Environmental Center *

City and County of Honolulu, Department of Land Utilization *

City and County of Honolulu, Department of Parks and Recreation*

City and County of Honolulu, Department of Public Works

Ewa Neighborhood Board No. 23

1691



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

April 16, 1996

RECEIVED
APR 18 1996

REPLY TO
ATTENTION OF

Operations Branch

EDWARD K. NODA & ASSOCIATES

Dr. James Higa
91-579 Pupū Street
Ewa Beach, HI 96706

Dear Dr. Higa:

This responds to the April 10, 1996 letter sent to us by Ching, Yuen & Morikawa on your behalf regarding construction of a rock masonry seawall on your property at 91-049 Parish Drive, Ewa Beach, Oahu, Hawaii.

Based on the information provided, the Corps has determined that the wall was built above the high tide line, the limit of our jurisdiction. Therefore, the reconstruction work does not require a Department of the Army (DA) permit.

Please be advised, however, that any work that results in a discharge of dredged or fill material below the high tide line (i.e., the maximum height reached by a rising tide) may require a DA permit. File Number 960000090 has been assigned to this project. Please refer to this number in any future correspondence. If you have further questions regarding this matter, please call Ms. Kathleen A. Dadey of my staff at 438-9258, extension 15.

Sincerely,

Linda Hihara-Endo, P.E.
Acting Chief, Operations Branch

Copy Furnished:

- U.S. Fish and Wildlife Service, Honolulu, HI
- U.S. Environmental Protection Branch, Region IX, San Francisco, CA
- Clean Water Branch, Department of Health, Honolulu, HI
- Office of State Planning, Coastal Zone Management Program Office, Honolulu, HI
- Historic Preservation Division, Department of Land and Natural Resources, Honolulu, HI
- Division of Aquatic Resources, Department of Land and Natural Resources, Honolulu, HI
- Department of Land Utilization, Honolulu, HI
- Randall Morikawa, Ching, Yuen & Morikawa, Honolulu, HI
- ~~Elaine Tamaye, Edward K. Noda & Associates, Honolulu, HI~~

JUN-10-96 MON 10:10

LAND UTILIZATION

FAX NO. 8085276743

P.04
96-01410

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

1996 MAR 11 AM 8:16
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 621
HONOLULU, HAWAII 96809

MAR -7 1996

MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S. COLOMA-AGARAN

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PROGRAM
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FORESTRY AND WILDLIFE
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LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.: LM-PEM

Mr. Patrick T. Onishi, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

File No. PM-96-001

Dear Mr. Onishi:

Subject: Review of Environmental Assessment, J. Higa
After-The-Fact Seawall, Tax Map Key: 9-1-07:72,
Ewa, Oahu

We have reviewed the subject Environmental Assessment prepared for the above project and would like to offer the following comments:

Division of Aquatics Resources

No significant impact to aquatic resources has occurred and long-term adverse effects are not expected from the after-the-fact seawall. Public access along the shore is not affected by this structure.

Land Division, Oahu District Land Office

Not in favor of vertical seawalls fronting sandy beaches, however, as the said seawall is located on private property mauka of the shoreline, this office has no objections provided that the applicant obtain all required after-the-fact Federal, State and County permits.

Land Division, Planning and Technical Services

Without the benefit of a certified shoreline, it appears that the existing rock masonry seawall is on private property within the Urban District. As such, the jurisdiction for any after-the-fact permitting lies with the City and County of Honolulu.

Mr. Patrick T. Onishi, Director
Page 2

In addition, the environmental assessment should comply with the recent policy guidelines as outlined by the Office of Environmental Quality Control in regards to all shoreline structures. This recent policy directive adds new requirements to Chapter 343, HRS.

Thank you for the opportunity to review the Environmental Assessment. We have no further comments to offer at this time. Should you have any questions, please contact Patti Miyashiro at 587-0430 of our Land Division.

Aloha,

Michael D. Wilson
for MICHAEL D. WILSON

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4188

April 4, 1996

Mr. Pattrick T. Onishi
Director of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Draft Environmental Assessment for Higa After-the-Fact
Seawall

It is the policy of the State of Hawaii under HRS Chapter 205A to discourage all shoreline hardening that may affect access to, or the configuration of, our island beaches.

Any EA prepared in conjunction with an application to construct or retain a seawall, revetment or similar structure should be accompanied by appropriate justification and detailed studies including, but are not limited to, the following:

1. A Historical Shoreline Analysis of coastal erosion and accretion rates. This should include a description of all movements of the neighboring shoreline over at least the past 30 years. This analysis should be based, at least in part, on aerial photographs available through government agencies and private vendors. The analysis should provide a detailed history of erosion and accretion patterns using all available evidence.
2. A description of the nature of the affected shoreline, whether sandy, rocky, mud flats or any other configuration. The history and characteristics of adjoining sand dunes and reefs should be included.
3. Site maps that clearly show the current certified shoreline, previous certified shorelines, the private property line and the location of the proposed structure. Any nearby public access right-of-way should also be depicted.

2-4/10/96

Mr. Onishi
April 4, 1996
Page 2

4. Beach profiles that extend off shore at appropriate intervals along the beach indicating the width and slope of both the submerged and dry portions of the beach.
5. An analysis of any existing nearby walls or revetments and their cumulative impacts on the shoreline.
6. A description of structures and improvements (such as homes or swimming pools) on the subject property, their distance from the property line and shoreline, and how they may be affected by the construction of the proposed hardening project.
7. A wave and storm frequency analysis for the area in question. This should include any relevant coastal processes such as longshore currents and seasonal wave patterns.
8. An analysis that predicts the location of future shorelines with and without the proposed wall at least 30 years into the future or over the expected life of the hardening project.
9. Photos of the site that illustrate past and present conditions and locate the proposed structure.
10. All alternatives to shoreline hardening should be thoroughly researched and analyzed. These alternatives should include beach replenishment, dune-scaping, retreat from the shoreline by moving existing structures inland, a no action alternative, and removal of the existing seawall.

In addition, we have the following comments:

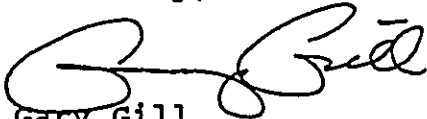
11. There is no indication that the shoreline has been recently certified by the Department of Land and Natural Resources. What is the status of the shoreline certification for this shoreline variance application?
12. Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the Hawaii Environmental Impact Statement Rules. Refer to section D of the enclosed sample as a guideline.
13. Please list the names of all agencies consulted during the review process.
14. Please identify the approving agency in the environmental assessment.

The inclusion of this information will help make an Environmental Assessment complete and meet the requirements of Chapter 343, HRS. Only after thorough study and analysis should any permit for

Mr. Onishi
April 4, 1996
Page 3

shoreline hardening be considered. Should you have any questions,
please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,



Gary Gill
Director

c: James and Inge Higa
Randall Morikawa

CHING, YUEN & MORIKAWA
A Law Partnership Including Law Corporations

Pacific Tower, Suite 2700
1001 Bishop Street
Honolulu, Hawaii 96813

Telephone: (808) 524-8880
Telecopier: (808) 524-7664

COPY

May 14, 1996

Mr. Gary Gill
Office of Environmental Quality Control
State of Hawaii
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Higa After-the-Fact Seawall

Dear Mr. Gill:

This letter is written in response to your letter dated April 4, 1996 to the Director of Land Utilization regarding the draft Environmental Assessment ("EA") prepared to support the application of James and Inge Higa for an after-the-fact Shoreline Setback Variance for the existing seawall. This response has been prepared in coordination with our coastal engineering consultant, Edward K. Noda and Associates, Inc., which prepared the EA.

We note that items 1-10 in your letter are from your draft proposed policy on shoreline hardening, which to our knowledge, has not yet been incorporated per se into statutory or regulatory language. While inclusion of this information will certainly aid in the assessment of impacts and determination with respect to the appropriateness of proposed shore protection structures, the level of detail of the information/studies should be commensurate with the scope of the project. We believe that the draft EA provides sufficient information to meet the requirements of Chapter 343, H.R.S., and also provides adequate justification for retaining the existing seawall.

We offer the following comments with respect to each of the items listed:

1. The EA describes the history of shoreline movement in the vicinity of the subject seawall. The existing seawall has

Mr. Gary Gill
May 14, 1996
Page 2

been in place for over 10 years, and is located on a shoreline reach that has numerous other existing seawalls. According to the EA, the beach in the vicinity of the project site has not changed significantly over the last 10 years that the seawall has been in place. The function of the seawall is to prevent erosion and wave damage during storm wave attack. The fact that the seawall protected the dwelling during Hurricane Iniki wave attack, and further that the beach suffered no subsequent adverse impacts, is reasonable documentation to justify the lack of adverse impacts to beach processes.

2. The EA provides a description of the affected shoreline and offshore reef. There are no sand dunes along this coastal reach.
3. The EA provides site maps, previous certified shorelines, and current shoreline survey. The shoreline has been recently certified in accordance with Figure 7, Preliminary Shoreline Survey. The current certified shoreline will be included in the final EA.
4. Beach profiles are included in the EA as Figure 6.
5. Nearby walls are shown on the survey maps. The subject wall and adjacent walls have not adversely impacted the shoreline.
6. Photographs and the Figure 4 survey map show the location of improvements on the subject property relative to the property line and shoreline.
7. Refer to item 1.
8. Predictions of the location of future shorelines may be reasonably applicable for the situation where the historical shoreline movement, unaffected by structures, can be established prior to construction of proposed major shoreline structures. For the subject case, the project shoreline has historically been affected by numerous past and present shoreline structures, such as the City & County drainage channel. For all practical purposes, removal of the 75-foot long seawall fronting the subject property, which is only one of several seawalls and other shoreline structures along this shoreline reach, will have little overall effect on the future location of the shoreline along this coastal reach. However, the localized effect will be continued erosion and storm wave damage to the subject

Mr. Gary Gill
May 14, 1996
Page 3

parcel. In general, predictions of shoreline changes 30 years into the future, if based on historical shoreline changes, are highly speculative at best, especially for very short segments of shoreline such as individual residential parcels.

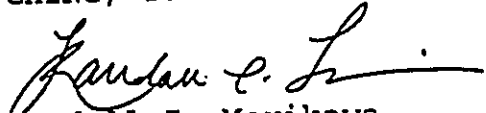
9. The EA contains photos showing past and present conditions of the subject seawall.
10. The range of alternatives discussed in the EA is commensurate with the relative scope (size) of the assessed project and the viability of reasonable alternatives. Beach replenishment is not considered a "viable" alternative for individual residential property owners. Beach nourishment is not considered practicable for individual homeowners until and unless a vehicle is in place providing for long-term legal and financial commitment to provide periodic nourishment, of sufficient quantity to prevent future erosion damage, along a shoreline reach encompassing multiple residential parcels. For individual residential parcels such as the Higas' 75-foot shoreline frontage, beach nourishment is technically not a viable option unless shore-perpendicular structures (such as groins) are built to contain the beach fill fronting the property. Beach nourishment is a viable erosion control option only if it can be implemented along a reasonable long stretch of coastline or within a defined littoral cell. Because of the legal, regulatory, and financial requirements, beach nourishment is presently a potentially feasible option only for public agencies or property owners, such as resorts, who can justify the expense of providing and maintaining high value recreational beaches.
11. The shoreline was recently certified by DLNR as following the face of the existing seawall as depicted in Figure 7.
12. The final EA will address the significance criteria in Section 11-200-12 of the Environmental Impact Statement Rules to support the determination of no significant effect.
13. The names of all agencies consulted will be included in the final EA.
14. The final EA will identify the Department of Land Utilization as the approving agency.

Mr. Gary Gill
May 14, 1996
Page 4

We believe the foregoing addresses the matters raised by your letter. Thank you for your comments.

Sincerely,

CHING, YUEN & MORIKAWA


Randall I. Morikawa

RIM:mn
cc: Dr. and Mrs. James Higa
Ms. Elaine Tamaye

02025803



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

April 8, 1996
EA:0140

Mr. James Higa
91-579 Pupū Street
Ewa Beach, Hawaii 96706

Dear Mr. Higa:

Draft Environmental Assessment
Higa-After-the-Fact Seawall
91-049 Parish Drive, Ewa Beach
Ewa, Oahu

The applicant requests permission to retain an after-the-fact Concrete Rubble Masonry (CRM) seawall. The wall, which has a height of 5 feet and a total bottom width of 10 feet, is located 19.5 feet mauka of the seaward property boundary at 91-049 Parish Drive in Ewa Beach. Several of the nearby property owners have constructed seawalls to prevent erosion and storm wave damage to their properties. Current coastal conditions include a narrow beach which varies in width seasonally, and a shallow reef platform extending 1,000-2,000 feet offshore.

We reviewed this draft Environmental Assessment (EA) with the assistance of Charles Fletcher, Geology and Geophysics; and Paul Berkowitz of the Environmental Center.

Potential Indications of Beach Narrowing

The draft EA implies that a buried seawall is a benign seawall. However buried seawalls can be precursors to beach narrowing. Oftentimes, as beaches retreat, the beach berm (or break in the slope between the flat area and sloped area) buries the seawall. As shown in the photos, the beach at the project site has no berm, indicating that a truncation of the beach has already occurred. At high tide or during high surf conditions, waves actually reach the seawall.

Historical Shoreline Movement

The purpose of Hawaii's Environmental Impact Statement legislation (Chapter 343, Hawaii Revised Statutes) is to "ensure that environmental concerns are given appropriate consideration in decision making." In order to allow the public to adequately evaluate a project, the applicant is required to present a "summary description of the affected environment" (Section 10-200-10, Hawaii Administrative Rules). Thus, for a seawall project, the applicant should provide a description of the long-term shoreline movement at the project site. The Higa After-the-Fact EA fails to do so, thereby making public review difficult at best. To perform an adequate evaluation, reviewers must consult other documents to gather the necessary information. The need to reference other documents violates Section 11-200-19 (HAR) which states that EAs shall be "self-contained documents, capable of being understood by the reader without the need for undue cross-reference."

For the island of Oahu, at least two studies present information on historical shoreline movement. Studies by Dennis Whang (1981) and Sea Engineering (1988) show long-term shoreline retreat at Oneula Beach, to the west of the project site, and Ewa Beach Proper, to the east. These results suggest long-term retreat at the project site. Under these circumstances, when the position of a migrating shoreline is fixed with a wall or revetment, the engineering literature has firmly established that a negative impact to the adjacent beach will occur. Two of the many studies which support this conclusion are listed below:

- (1) Kraus, N.C. 1988. "The effects of seawalls on the beach: an extended literature review", *Journal of Coastal Research*, Special Issue No. 4, p. 1-28.
- (2) Tait, J.F. and Griggs, G.B. 1990. "Beach response to the presence of a seawall: a comparison of field observations", *Shore and Beach*, Vol. 59, No. 2, p. 11-28.

In short, this document fails to consider the history of shoreline movement in the vicinity of the wall and the ramifications of such movement, as described in the engineering literature. Thus the potential environmental impacts to the beach remain essentially undescribed. Furthermore, this after-the-fact project neglects the suggested seawall guidelines which were recently outlined by the State's Office of Environmental Quality Control (OEQC).

Possible Solutions to Landowner Hardship

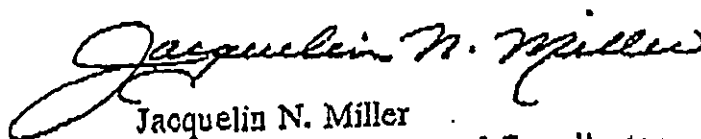
Clearly the landowner is suffering a hardship and deserves some sort of assistance, but seawalls and revetments are not the only options. Pursuant to Section 11-200-17 (HAR), EAs "shall contain any known alternatives for the action." Thus the consultant for the Higa seawall is obligated to provide a thorough assessment of the available technical options. An example of an option not considered is the temporary installation of large sand bags (i.e. geotubes). This sort of temporary solution could be pursued, while more permanent options such as beach nourishment are considered. From a legal as well as professional standpoint, the consultant has an obligation to present the client and the public with a robust set of alternatives.

Conclusion

In summary, the Higa EA fails to fulfill its mission to provide enough information to allow for an adequate assessment of the project. The document needs to be expanded to include information on historical shoreline trends and the potential impacts to the beach. As stated above, this information is readily available. Furthermore, the document ought to consider a broader range of alternatives than various seawall and revetment arrangements. Beach nourishment has been successful throughout the world for decades, and deserves consideration as a viable alternative. In short, given the complexity of the project, both in terms of technical and social details, the present EA provides little more than a cursory, one-sided view of the situation. Thus we recommend withdrawing the current document and resubmitting it with the suggested improvements.

Thank you for the opportunity to review this Draft EA.

Sincerely



Jacquelin N. Miller
Associate Environmental Coordinator

cc: OEQC
Department of Land Utilization
Ching, Yuen & Morikawa
Roger Fujioka
Charles Fletcher
Paul Berkowitz

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May 14, 1996

Ms. Jacquelin Miller
Environmental Center
University of Hawaii
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

RECEIVED

MAY 15 1996

EDWARD K. NODA & ASSOCIATES

Subject: Draft Environmental Assessment
Higa After-the-Fact Seawall

Dear Ms. Miller:

This letter is written in response to your letter dated April 8, 1996 to Mr. James Higa regarding the draft Environmental Assessment (EA) prepared to support the application for an after-the-fact Shoreline Setback Variance for the existing seawall. This response has been coordinated with our coastal engineering consultant, Edward K. Noda and Associates, Inc., which prepared the EA.

As a preface to our response to your comments, let us reiterate that the existing seawall has been in place for over 10 years, and is located on a shoreline reach that has numerous other existing seawalls.

You have commented that the draft EA implies that a buried seawall is a benign seawall; however, you point out that buried seawalls can be precursors to beach narrowing. First, let us clarify that the EA does not intend to stereotype all buried seawalls as benign. The EA describes the specific effects (or lack of effects) of the subject seawall on the beach processes at the site over the period of time since it was built. Given the fact that the subject seawall has demonstrated no apparent adverse effect on existing coastal processes over the more than ten years it has been in place, the subject seawall may reasonably be described as "benign".

Your comment that the seawall could be a precursor to beach narrowing can be applied in general to any shore protection structure. By definition, a shore protection structure is intended to protect the shoreline from further erosion damage.

Ms. Jacquelin Miller
May 14, 1996
Page 2

Therefore, if erosion processes continue, the long-term consequence is beach narrowing. Under Hawaii's current regulatory regime which recognizes property owners' rights with respect to preventing erosion damage, if shore protection is deemed an appropriate response, then the important concerns are whether the particular shore protection structure will aggravate the erosion processes and/or result in adverse effects to adjacent shorelines. The subject seawall does neither.

You have commented that the EA fails to consider the history of shoreline movement in the vicinity of the seawall. However, the EA does describe the history of the shoreline at the project site. The two studies that you have cited as containing information on historical shoreline movement, at Oneula Beach to the west and Ewa Beach Proper to the east, are not particularly relevant to the project site. For the scale of the subject project, the discussion in the EA of the history of shoreline movement in the immediate vicinity of the project is more appropriate. According to the EA, the beach in the vicinity of the project site has not changed significantly over the last 10 years that the seawall has been in place. The function of the seawall is to prevent erosion and wave damage during storm wave attack. The fact that the seawall protected the dwelling during Hurricane Iniki wave attack, and further that the beach suffered no subsequent adverse impacts, is reasonable documentation to refute any generalized assumptions that "negative impact to the adjacent beach will occur" due to the seawall.

The alternatives mentioned in your letter are neither reasonable nor practicable. For example, demolition/removal of the existing seawall and construction of temporary protection measure (such as large sand bags) would: (a) create more environmental impacts than presently exist (e.g. construction-related impacts such as noise, traffic, water quality, restricted beach access, etc.); (b) not provide permanent protection, resulting in long-term hardship to the landowner due to future potential for erosion damage; and (c) serve no valid purpose because the existing seawall has demonstrated no adverse environmental impact necessitating removal or mitigative measures. Structural shore protection measures have been permitted along this shoreline reach, and the EA shows that the existing seawall is consistent with other approved structures.

Beach nourishment, mentioned by you as another option, is not considered a "permanent" shore protection measure, and is not considered a "viable" alternative for individual residential property owners. Beach nourishment is not considered practicable for individual homeowners until and unless a vehicle is in place.

Ms. Jacquelin Miller
May 14, 1996
Page 3

providing for long-term legal and financial commitment to provide periodic nourishment, of sufficient quantity to prevent future erosion damage, along a shoreline reach encompassing multiple residential parcels. For individual residential parcels such as the Higas' 75-foot shoreline frontage, beach nourishment is technically not a viable option unless shore-perpendicular structures (such as groins) are built to contain the beach fill fronting the property. Beach nourishment is a viable erosion control option only if it can be implemented along a reasonably long stretch of coastline or within a defined littoral cell. Because of the legal, regulatory, and financial requirements, beach nourishment is presently a potentially feasible option only for public agencies or property owners, such as resorts, who can justify the expense of providing and maintaining high value recreational beaches. Even the U.S. Army Corps of Engineers, whose mission includes beach erosion control, can rarely justify federal participation in beach nourishment projects.

In summary, the EA provides site-specific information assessing the impacts of the existing seawall. The range of alternatives discussed in the EA is commensurate with the relative scope (size) of the assessed project and the viability of reasonable alternatives.

We believe the foregoing addresses the matters raised by your letter. Thank you for your comments.

Sincerely,

CHING, YUEN & MORIKAWA



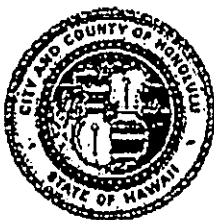
Randall I. Morikawa

RIM:mn
cc: Dr. and Mrs. James Higa
Ms. Elaine Tamaye

02025804

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432.



JEREMY HARRIS
MAYOR

PATRICK T. ONICH
DIRECTOR

LORETTA K.C. CHE
DEPUTY DIRECTOR

95-07027 (DT)
95/SV-10

April 9, 1996

Mr. Randall I. Morikawa
Ching, Yuen & Morikawa
Pacific Tower, Suite 2700
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Morikawa:

Comments to Draft Environmental Assessment (DEA)
J. Higa After-The-Fact Seawall
Tax Map Key: 9-1-07: 72

We have reviewed the above-described DEA and have the following comments:

1. A Department of Land and Natural Resources (DLNR) letter dated March 7, 1996 informed us that the jurisdiction for after-the-fact permitting lies with the City and County of Honolulu. However, DLNR made this comment prior to reviewing the certified shoreline survey. On March 22, 1996, a DLU staff informed DLNR that with the submittal of the applicant's certified shoreline survey, a subsurface portion of the seawall is located within the Conservation District. Apparently, only the most landward portion of the seawall, which consists of a vertical section, was exposed during the shoreline survey, with the shoreline certified at the seaward face of this vertical section. The DLNR subsequently informed DLU staff that the owner must apply for a Conservation District Use Permit for the subsurface portion of the seawall that is seaward of the certified shoreline.
2. A copy of the certified shoreline survey should be included in the Final EA.

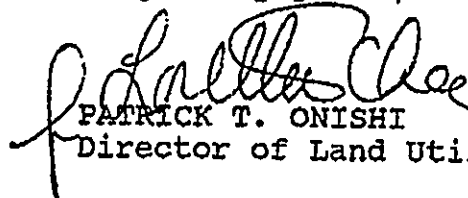
R-4/10/96

Mr. Randall I. Morikawa
Page 2
April 9, 1996

3. A copy of the engineer-stamped cross-sectional plan of the seawall should also be included in the Final EA. The location of the certified shoreline and "As Built" should be noted on the cross-sectional plan. The Draft EA mentions that the seawall was constructed on a coral limestone platform. This limestone platform should be noted on the cross-sectional plan.

This letter and other agency comment letters should be added to the Final EA, along with your responses to these letters. If you have any questions regarding this letter, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,


PATRICK T. ONISHI
Director of Land Utilization

PTO:am

g:sv10ltr.djt

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Honolulu, Hawaii 96813

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June 10, 1996

Mr. Patrick T. Onishi
Director of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Re: Comments to Draft Environmental Assessment
for Higa after the Fact Seawall Application

Dear Mr. Onishi:

This letter is written in response to your letter dated April 9, 1996, commenting on the draft Environmental Assessment ("EA") submitted with respect to the above-referenced matter. Your comments will be addressed in the order set forth in your April 9, 1996 letter.

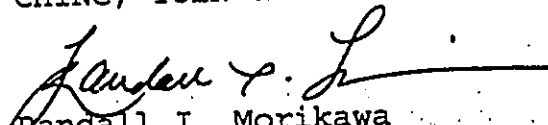
1. We have made inquiry with DLNR as to whether DLNR will require a formal application for a conservation district use permit in light of the fact that Department of Land Utilization ("DLU") is already reviewing the present application. We shall keep DLU apprised of DLNR's determination.
2. A copy of the certified shoreline survey will be included in the final EA.
3. An engineer stamped cross-sectional plan of the seawall will be included in the final EA.

Please do not hesitate to contact me should you require anything further with respect to this Application.

Thank you for your attention to this matter.

Sincerely yours,

CHING, YUEN & MORIKAWA


Randall I. Morikawa

RIM:mn

cc: Dr. and Mrs. James Higa
Ms. Elaine Tamaye

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JUN 11 1996

EDWARD K. NODA & ASSOCIATES

JUN-10-96 MON 10:09

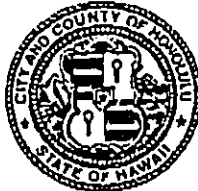
LAND UTILIZATION

FAX NO. 8085276743

P. 02
76-01180

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
~~XXXXXXXXXX~~
MAYOR

DONA L. HANAIKE
~~XXXXXXXXXX~~
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

February 26, 1996

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
PROJECTS WITHIN THE SHORELINE SETBACK
J. HIGA AFTER-THE-FACT SEAWALL
EWA BEACH, OAHU
TAX MAP KEY 9-1-07: 73
PROJ. REF. NO. 95/SV-010

1996 FEB 28 AM 9:16
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

This responds to your request for comments on the subject EA report.
Based on our review of the EA report, we are offering the following comments.
We are not opposed to the retention of the existing seawall fronting the subject property.
The "Oahu Shoreline Study (1989)" that had been prepared for the City recommended that homeowners along the shoreline in this area be allowed, with proper justification, to build shore protection measures (i.e. seawalls) provided that the type and alignment of such structures be controlled.
The subject existing seawall is similar to and in alignment with adjacent seawalls. In addition, the removal of the wall may expose the subject property as well as the abutting public beach access easement to possible adverse erosion.
Should there be any questions, please contact Brian Suzuki of our Advance Planning Branch at extension 6316.

For DONA L. HANAIKE
Director

DLH:ei

We Add Quality to Life

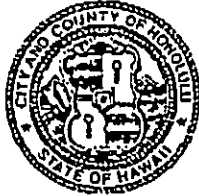
JUN-10-96 MON 10:09

LAND UTILIZATION

FAX NO. 8085276743

P.03
76-01068

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 98-048

February 22, 1996

1996 FEB 23 AM 8:34
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

MEMORANDUM:

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *for* KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER *AK*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
J. HIGA AFTER-THE-FACT SEAWALL
TMK: 9-1-07: 72

We have reviewed the subject EA and have no comments to offer at this time.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at Local 4150.