DEPARTMENT OF PLANNING AND PERMITTING CITY AND COUNTY OF HONOLULU

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KIRK CALDWELL MAYOR



July 11, 2013

Ms. Genevieve Salmonson, Interim Director Office of Environmental Quality Control Department of Health 235 South Beretania Street, Room 702 Honolulu, Hawaii 96813 GEORGE I. ATTA, FAICP DIRECTOR

ARTHUR D. CHALLACOMBE DEPUTY DIRECTOR

2013/ELOG-747(AA) 2013/ED-5

FILE COPY

JUL 2 3 2013

Dear Ms. Salmonson:

SUBJECT:	Chapter 343, Hawaii Revised Statutes Draft Environmental Assessment (EA)
Project: Applicant: Landowner: Agent: Location: Tax Map Key: Request: Proposal:	Monge Residence Lanai Enclosure and Seawall August and Veronica Monge August J. Monge, Trust and Veronica Q. Monge, Trust The Limtiaco Consulting Group (Jason Nakata) 54-001 Ahinalu Place - Hauula 5-4-3: 35 Shoreline Setback Variance (SSV) To retain (allow) an enclosed Ianai and rock seawall, which
	encroach into the 40-foot shoreline setback.

Attached, please find two hard copies and a compact disk (PDF format) of the above-referenced Draft EA, submitted pursuant to Chapter 343, Hawaii Revised Statutes. We request publication of a notice of this document in <u>The Environmental Notice</u>. The Department of Planning and Permitting anticipates a Finding of No Significant Impact determination.

If you have any questions, please call Ann Asaumi of our staff at 768-8020.

Very truly yours,

George I. Atta, PAICP Director

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GIA:nw Attachments

cc: The Limtiaco Consulting Group (Jason Nakata) August and Veronica Monge

AGENCY ACTIONS SECTION 343-5(B), HRS PUBLICATION FORM (FEBRUARY 2013 REVISION)

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680 Iwilei Road,	Suite 430			32	<i>y</i>
Honolulu, Hawa	II 96817				
Contact: Jason	Nakata, (8	08) 596-7790			
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Section 11-200-	-23				
Determination		The accepting authority simultaneously transmits its determine	nation of	accepta	ance or
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		proposing agency. No comment period ensues upon publica	ation in th	ne perio	dic bulletin.

_Section 11-200-27 Determination

The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

___Withdrawal (explain)

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

The Applicant is seeking the approval of an after-the-fact Shoreline Setback Variance (SSV) to authorize an enclosed lanai and seawall in the 40-foot shoreline setback area of their property. No new development is being proposed on the property.

According to the Applicant, an existing covered lanai on the makai side of their residence was enclosed for use as a dining area. The enclosed area measures approximately 12-foot by 18-foot, and adds approximately 216 square feet of enclosed area to the dwelling. The shoreline on the Applicant's property is delineated by the unauthorized ungrouted rock seawall.

Draft Environmental Assessment

Monge Residence Home Extension and Seawall at 54-001 Ahinalu Place

Hauula, Oahu, Hawaii

April 2013



Prepared for:

August and Veronica Monge

Prepared by:



Draft Environmental Assessment

MONGE RESIDENCE HOME EXTENSION AND SEAWALL AT 54-001 AHINALU PLACE

Hauula, Oahu, Hawaii

(This environmental document has been prepared pursuant to Chapter 343, Hawaii Revised Statutes)

Responsible Officer:

Date:____

Jiro Sumada, Acting Director City and County of Honolulu Department of Planning and Permitting

Prepared For:

August and Veronica Monge

Prepared By:

The Limtiaco Consulting Group Civil Engineering and Environmental Consultants 680 Iwilei Road, Suite 430 Honolulu, Hawaii 96817

April 2013

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LIST OF ABBREVIATIONS

Abbreviation	Definition
%	Percent
CDUP	Conservation District Use Permit
City	City and County of Honolulu
CZM	Coastal Zone Management
dBA	A-weighted Decibel
OCCL	Department of Land and Natural Resources, Office of Conservation and Coastal Lands
DOH	State of Hawaii, Department of Health
DPP	Department of Planning and Permitting
EA	Environmental Assessment
EPA	U.S. Environmental Protection Agency
ft	Feet/foot
HAR	Hawaii Administrative Rules
HECO	Hawaiian Electric Company, Inc.
HFD	City and County of Honolulu, Honolulu Fire Department
HPD	City and County of Honolulu, Honolulu Police Department
HRS	Hawaii Revised Statutes
Ms	Mokuleia Loam
MSL	Mean-Sea-Level
NAAQS	National Ambient Air Quality Standards
NoV	Notice of Violation
ROH	Revised Ordinances of Honolulu
SAAQS	State Ambient Air Quality Standards
sf	Square Feet
SMA	Special Management Area
SSV	Shoreline Setback Variance
State	State of Hawaii
TMK	Тах Мар Кеу
UBC	Uniform Building Code

EXECUTIVE SUMMARY

August and Veronica Monge seek various permits and approvals from the City and County of Honolulu (City) and State of Hawaii (State) for existing structures on their property at 54-001 Ahinalu Place (Tax Map Key 5-4-003:035).

The Monge's received a Notice of Order, dated September 10, 2012, from the City Department of Planning and Permitting for "addition and alteration work to dwelling without a building permit"; the Monge's had previously enclosed an existing lanai on their one-story single-family home without obtaining a City building permit. However, during the building permit process the Monge's discovered that other required permits and approvals had not been obtained for an existing ungrouted rock seawall on the property; the seawall had been constructed by the previous homeowner.

A State Conservation District Use Permit (CDUP) is required for a portion of the seawall and a City Shoreline Setback Variance (SSV) is required for both the seawall and lanai enclosure (among other permits and approvals). A review of both structures under State environmental review law is pre-requisite to CDUP and SSV applications. This Environmental Assessment (EA) is intended to satisfy the environmental review requirement.

The existing enclosed lanai is not anticipated to result in significant short-term or long-term impacts. Temporary short-term impacts to air quality and ambient noise levels may have occurred during construction activities; however, these impacts were temporary in nature and ceased upon completion of construction.

The existing seawall is also not anticipated to result in significant adverse short-term or long-term impacts. Any temporary short-term impacts that may have occurred during construction of the ungrouted rock seawall would have ceased upon completion of construction. The seawall also protects the shoreline from potential erosion.

This Draft EA has been prepared in accordance with the requirements of Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200, Hawaii Administrative Rules. A Finding of No Significant Impact is anticipated.

PROJECT SUMMARY

Applicant:	August and Veronica Monge
Approving Agency:	City and County of Honolulu Department of Planning and Permitting
Location:	Hauula, Oahu, Hawaii
Тах Мар Кеу:	5-4-003:035
Land Area:	7,597 square feet
Recorded Fee Owner:	August J. Monge and Veronica Q. Monge
Existing Use:	Residence
State Land Use Classification:	Urban District/Conservation District
Development Plan Area:	Koolauloa
Development Plan Land Use Designation:	Rural Residential
County Zoning Designation:	R-5 Residential
Proposed Action:	August and Veronica Monge seek various after-the-fact City and State approvals/permits for their existing enclosed lanai and existing seawall at their single-family residence (54-001 Ahinalu Place). This Environmental Assessment is pre- requisite to Shoreline Setback Variances sought for the enclosed lanai and seawall, and Conservation District Use Permit that the Monge's seek for the seawall.
Impacts:	There are no substantive environmental impacts resulting from the existence of the enclosed lanai or seawall. Construction activities may have resulted in de minimis impacts to air quality and ambient noise levels; however, these impacts were temporary in nature and ceased upon completion of construction.
Anticipated Determination:	Finding of No Significant Impact

1. INTRODUCTION

August and Veronica Monge reside at 54-001 Ahinalu Place in Hauula, Oahu, Hawaii (**Figure 1**). The Monge's made improvements to the residence after purchasing the property in May 2001. These improvements include enclosing an existing lanai on the *makai* face of the residence for use as an enclosed dining area.

On November 30, 2010, a Notice of Violation (NoV) was issued by the City and County of Honolulu, Department of Planning and Permitting (DPP) stating that the alteration work was performed to the existing detached single-family residence without required building permits. The Monge's worked toward obtaining a building permit and resolving the NoV. However, they discovered that other required permits and approvals must first be obtained for the lanai enclosure and an existing seawall located on the property; the seawall had been constructed by a previous property owner. These permits include (but are not limited to) the following:

- A Shoreline Setback Variance (SSV), required for the lanai and seawall pursuant to Chapter 23, Revised Ordinances of Honolulu (ROH). Both structures are located within 40 feet (ft) of the surveyed shoreline; a shoreline survey, prepared in April 2012, is provided in **Appendix A**. SSV are issued by the DPP.
- A Conservation District Use Permit (CDUP), required for the seawall pursuant to Chapter 13-5, Hawaii Administrative Rules (HAR). The shoreline survey indicates a portion of the seawall is *makai* of the shoreline. Land *makai* of the shoreline is considered part of the Conservation District, and is under the jurisdiction of the Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL).

A building permit cannot be acquired and the NoV cannot be resolved without first obtaining these pre-requisite permits and approvals. However, as a pre-requisite to SSV and CDUP applications, a review of the lanai and seawall under State of Hawaii (State) environmental review law is required. This Environmental Assessment (EA) is intended to satisfy the requirement for environmental review.

Without corrective action taken, a Notice of Order was issued by the DPP on September 10, 2012. The Monge's intend to obtain all required City and County of Honolulu (City) and State permits and approvals for the Ianai and seawall.

This Draft EA and anticipated Finding of No Significant Impact was prepared in accordance with the State environmental review process as defined by Chapter 343, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, HAR of the State of Hawaii, Department of Health (DOH).



2. SETTING AND PROJECT DESCRIPTION

2.1. Project Need and Objectives

The Monge residence consisted of approximately 850 square feet (sf) of enclosed area prior to enclosure of the existing lanai. Within the 850 sf, one contiguous room (approximately 37 ft by 11 ft) served as the kitchen, living, and dining area. The Monge's sought to add enclosed area to their home, particularly the addition of a dedicated dining area. To accomplish this, an existing open-covered lanai on the *makai* face of the residence was enclosed for use as a dining area and additional living space. **Photo 1** shows the lanai in its existing (enclosed) condition. The enclosed area to the Monge residence. The enclosed lanai is indicated in **Figure 2** in relation to the property.

The ungrouted rock seawall was constructed in approximately 1975². The seawall is located within the northeast boundary line of the property. The seawall protects the Monge's property and a neighboring property from erosion, according to a coastal engineering evaluation prepared by Oceanit (2011). A copy of this report is provided in **Appendix B**. **Photo 2** shows the seawall in its existing condition.

This Draft EA addresses the potential environmental impacts of the lanai enclosure and seawall, including potential impacts within the shoreline area.

2.2. Project Location

The property is located at 54-001 Ahinalu Place on the northeast coast of Oahu in Hauula, Hawaii (**Figure 1**). The property is approximately a 7,597 sf parcel located at the end of Ahinalu Place (Tax Map Key [TMK] 5-4-003:035).

2.3. Land Ownership

The property is owned by August and Veronica Monge.

2.4. Surrounding Uses, Tenants, and Structures

The property is located in a rural residential area characterized by single-family homes in the town of Hauula.

² The date of construction of the rock wall was indicated in a Conservation District Use Application submitted to the State of Hawaii, Department of Land and Natural Resources on behalf of August & Veronica Monge in 2003.

Ahinalu Place, a two-lane cul-de-sac off of Kamehameha Highway, runs along part of the property's southwestern property line.

Adjacent to the western property boundary is a privately-owned residence with a wooden fence along the property line.

Adjacent to the southeastern property boundary is a public beach access path from Ahinalu Place. A chain-link fence and wooden fence separates the property and the access path. A privately-owned residence is located on the other side of the access path to the southeast.

The shoreline is located within the northeast property line, and is fixed by the previously mentioned ungrouted rock seawall.

Figure 3 presents the location and TMKs of the neighboring properties.

2.5. Existing Monge Residence Conditions

The Monge residence is a one-story single-family home located on a 7,597 sf parcel. It was purchased by August and Veronica Monge in May 2001 and, at the time of purchase, included an existing covered lanai and ungrouted rock seawall. After purchasing the property, the Monge's renovated the home and enclosed the lanai to use as a dining area (**Photo 1**). Besides minimal upkeep and increased vegetation, the seawall has been left untouched (**Photo 2**).

2.6. Project Schedule and Cost

No new construction is proposed.



Photo 1 Existing Enclosed Lanai



Photo 2 Existing Ungrouted Rock Seawall





3. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS, AND MITIGATION MEASURES

3.1. Climate

The climate at the project site is typical of the climate that characterizes most of the State: relatively mild and constant temperatures throughout the year, moderate humidity, persistent northeasterly trade winds, and infrequent severe rainstorms. The northeasterly trade wind is the prevailing wind throughout the year for the island of Oahu, although its average frequency varies from more than 90 percent (%) during the summer to only about 50% in January. The mean annual wind velocity recorded in the vicinity of the project site varies between approximately 9 and 10 miles per hour (WRRC, n.d.(a)).

Daily maximum temperatures in the vicinity range from the high 70s in the winter to the low-to-mid 80s in the summer. Daily minimum temperatures vary from the low 60s in the winter to the low 70s in the summer. (WRRC, n.d.(b))

Hawaii's heaviest rains come from winter storms that generally occur between October and April. The terrain greatly affects trade wind showers, with some effects on storm rainfall. In general, large differences in rainfall occur over small distances because of topography and the location of the rain clouds (WRRC, n.d.(c)). Rainfall in the vicinity of the project site is relatively moderate, with a median annual rainfall of approximately 50 inches (WRRC, n.d.(b)).

Impacts and Mitigation Measures

The existing enclosed lanai and seawall do not impact the climatic conditions. No mitigation measures are necessary.

3.2. Geology and Soils

The subject property is situated on the northeastern edge of the Koolau Range, a stretch of mountains that span 37 miles along the east side of Oahu.

According to the *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* (USDA, 1972) publication's General Soils Map of Oahu, the project site is of the Kaena-Waialua association, which occurs as a narrow band along the northern and eastern coastline that occur within elevation ranges from mean-sea-level (MSL) to 200 ft.

The project site consists of a Mokuleia series soil type: Mokuleia Loam (Ms) (**Figure 4**). This soil type occurs as small areas on the coastal plains. The profile of this soil type includes a surface layer that is very dark grayish-brown loam about 8 inches thick, a subsoil that is dark-brown and light-gray, single-grain sand and loamy sand

about 34 to more than 48 inches thick. For the Ms soil type, runoff is very slow, the erosion hazard is no more than slight, and permeability is moderate. The available water capacity is about 1.8 inches per ft in the surface layer and about 1.0 inches per ft in the subsoil.

Impacts and Mitigation Measures

The existing enclosed lanai and seawall have no impact on the geology or soils within the subject property. No mitigation measures are necessary.

3.3. Topography

The topography throughout the project site ranges in elevation from approximately 0 to 5 ft above MSL. The project site is relatively flat.

Impacts and Mitigation Measures

The topography of the subject property includes the existing enclosed lanai, and therefore it has no impact on the existing topography. The existing seawall is also an existing topographical feature, and therefore results in no further impact on the existing topography. No mitigation measures are necessary.

3.4. Shoreline

The shoreline runs along the northeast boundary of the project site. The public beach access path adjacent to the southeastern property boundary leads to the shoreline.

Impacts and Mitigation Measures

The existing enclosed lanai has no impact on the shoreline and no mitigation measures are necessary.

A coastal engineering evaluation was performed by Oceanit (2011) to determine the effects of the seawall on the shoreline. The evaluation concluded that the seawall is essential to protection of the Monge property from beach erosion; removal of the seawall would result in immediate erosion at the project site, as well as at the neighboring property. The report is available in **Appendix B**.



3.5. Groundwater

According to the State of Hawaii, Department of Land and Natural Resources aquifer classification system, the aquifer underlying the project site is the Koolauloa Aquifer System Area of the Windward Aquifer Sector Area (CWRM, 2001).

Impacts and Mitigation Measures

The existing enclosed lanai and the existing seawall have no impact on the groundwater resources and no mitigation measures are necessary.

3.6. Surface Waters

The North Pacific Ocean is adjacent to the subject property to the Northeast and is the only surface waterbody in the vicinity.

Stormwater runoff from the property sheetflows toward Ahinalu Place where it enters a drainage system and is eventually conveyed via the storm drain pipe along the southeast side of the property, which runs beneath the public beach access path.

The DOH has classified State waters as either inland or marine waters for purposes of applying the standards set forth in Chapter 11-54, HAR and for the selection or definition of appropriate water quality parameters and uses to be protected in State waters. The current version of HAR 11-54 designates inland waters as "Class 1" and "Class 2" use categories and marine waters as "Class AA" and "Class A" use categories (DOH, 2004). The marine waters off of the subject property are classified as Class A by the DOH (EPO, 1987).

According to the 2006 State of Hawaii Water Quality Monitoring and Assessment Report: Integrated Report to the U.S. Environmental Protection Agency and the U.S. Congress Pursuant to Sections §303(d) and §305(b), Clean Water Act (P.L. 97-117), herein referred to as the 2006 Integrated Report, the marine waters off of the subject property are not currently included on the State's 303(d) List of Impaired Waters.

Impacts and Mitigation Measures

There are no surface water quality impacts associated with the existence of the enclosed lanai or the seawall. The enclosure and seawall do not induce additional runoff or increase the volume of peak stormwater runoff. The enclosure and seawall also do not contribute contaminants to stormwater runoff.

Beach and ocean access has not been affected by construction of the enclosed lanai. The seawall prevents further beach erosion while allowing ocean access for beachgoers.

3.7. Flood, Tsunami, and Earthquake Hazards

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 15003C 0135 F for the City (revised March 24, 2011), the project site is identified as within Zone AE with an 8 ft flood elevation (**Figure 5**). The existing enclosed Ianai is subject to the design guidelines as outlined in Chapter 21, ROH, which provides that the elevation of the lowest floor shall be at or higher than the regulatory flood elevation. However, the enclosure of the Ianai may constitute as an exterior improvement to an existing permitted structure, built in 1975. According to the design guidelines, if the cost of the enclosure was less than 50% of the replacement value of the existing residence, the enclosure is exempt from the standards of the flood hazard district.

According to the tsunami evacuation zone maps produced by the Joint Institute for Marine and Atmospheric Research and the State Civil Defense System, the project site is within a tsunami evacuation zone.

Engineers, seismologists, architects, and planners have carefully evaluated seismic hazards related to building construction and have devised a system of classifying seismic hazards on the basis of the expected strength of ground shaking and the probability of the shaking actually occurring within a specified time. The results are included in the Uniform Building Code (UBC) seismic provisions. The UBC seismic provisions contain six seismic zones, ranging from 0 (no chance of severe ground shaking) to 4 (10% chance of severe shaking in a 50-year interval). In 1997, the State's seismic zone assignments were upgraded for the islands of Oahu and Hawaii. Currently, Oahu lies within the UBC seismic risk zone 2A (USGS, n.d.).

Impacts and Mitigation Measures

The existing enclosed lanai does not increase the likelihood of flooding of the subject property or the surrounding area. The existing seawall protects the project site from typical waves; however, structures on the property may still be damaged due to hurricane storm surge or tsunami (Oceanit, 2011). The existing seawall does not increase the likelihood of flooding or damage due to flooding at the subject property or the surrounding area.

The subject property is located entirely within the island's tsunami evacuation zones. However, the existence of the enclosed lanai and seawall will not result in an increased risk of property damage or increased risk to human health or safety due to tsunamis.

The existence of the enclosed lanai and seawall will not result in an increased risk of property damage or increased risk to human health or safety due to earthquakes. Nonetheless, construction contractors are required to employ



sound engineering practices and adhere to the appropriate UBC requirements, which include structural design standards for earthquake resistance.

3.8. Floral and Faunal Resources

The subject property is located within an altered rural environment characterized by single-family homes. Lands altered and influenced by a high degree of rural development and human activity, such as the subject property, are often characterized by floral and faunal communities dominated by introduced species. Consequently, floral and faunal species found within and adjacent to the subject property are primarily non-native species. Most of the vegetation within and adjacent to the subject to the subject property consists of landscaping and cultivated plants.

Most native faunal species that may have once inhabited the project site have been displaced, and fauna and avifauna species presently found are predominantly introduced species and those that are common to and have adapted to an altered rural environment. Avifauna species presumed to frequent the site are those common to altered rural environments and may include the common mynah, house finch, house sparrow, Northern cardinal, red-vented bulbul, barred dove, spotted dove, and pigeon.

No Federal or State listed or candidate threatened or endangered floral and faunal species are known to occur within the subject property. There is no known critical habitat in the vicinity of the property.

Impacts and Mitigation Measures

No significant adverse impacts to flora and fauna within or in the vicinity of the already-developed subject property resulted from the existence of the enclosed lanai and seawall. The subject property and surrounding area are highly altered, influenced by residential development, and often characterized by floral and faunal communities dominated by introduced species. Sensitive species or habitats are not known to occur within the project site and generally do not occur within developed areas. No Federal or State listed or candidate threatened or endangered species are known to inhabit or occur within the subject property.

3.9. Air Quality

Per the requirement of the Clean Air Act (last amended in 1990), the U.S. Environmental Protection Agency (EPA) has established the National Ambient Air Quality Standards (NAAQS) in order to protect public health and welfare and prevent the significant deterioration of air quality. Additionally, the DOH has established State Ambient Air Quality Standards (SAAQS) to regulate air quality statewide. The State standards for carbon monoxide and nitrogen dioxide are more stringent than their federal counterparts.

The DOH, Clean Air Branch monitors air quality at selected locations throughout the State. The 2010-2011 ambient air monitoring network consists of 14 State and Local Air Monitoring Stations and Special Purpose Monitoring stations. Currently, there are five State-maintained ambient air quality monitoring stations on Oahu that measure various types of pollutants. The Pearl City monitoring station, which is located approximately 15 miles southwest of Hauula, is located nearest to the project site. The Pearl City monitoring station was established in 1979, and currently monitors for the volume of PM10 and PM2.5 particulate matter and Air Toxics. The Sand Island monitoring station, which is located at the University of Hawaii's Anuenue Fisheries in the Sand Island Industrial Park, was established in 1981, and is the only ozone monitoring station in the State. None of the five air quality monitoring stations on Oahu measure hydrogen sulfide; however, the Big Island hosts two stations which monitor for this pollutant (CAB, 2010).

In general, air quality in the State continues to be one of the best in the nation, and criteria pollutant levels remain well below NAAQS and SAAQS.

Overall, air quality in the vicinity of the project site is considered to be good and meets NAAQS and SAAQS.

Impacts and Mitigation Measures

Existence of the enclosed lanai and seawall will not result in any impacts on air quality. Short term impacts on air quality that may have occurred during construction of the enclosed lanai or seawall (e.g., generation of dust) would have ceased upon completion of construction.

3.10. Noise

The subject property is located near Kamehameha Highway in a relatively quiet rural residential area with residences located immediately adjacent to the subject property. Besides the light traffic on Kamehameha Highway to the southwest, background ambient noise levels in the vicinity of the subject property are relatively low. Noise levels are primarily the result of the rural residential neighborhood activities. Most of the noise is washed out by ambient sounds of the ocean.

In addition to regulating noise associated with construction activities, the DOH regulates noise from stationary mechanical equipment. The DOH noise limits are expressed in maximum allowable property line noise limits rather than day-night average sound level, which incorporates a 24-hour average of instantaneous A-
weighted decibel (dBA) levels as read on a standard sound level meter. The following maximum permissible noise limits apply to stationary noise sources and equipment in Class A zoning districts, which includes residential zoning districts (Title 11, Chapter 46, HAR). For residential zoning districts, the allowable limits are 55 dBA for daytime periods and 45 dBA for nighttime periods along the property boundaries. With regard to each of the maximum permissible noise limits, daytime hours are defined as being from 7:00 am to 10:00 pm and the nighttime period is considered to be the remaining hours per the DOH rules. The DOH noise limits for single- and multi-family residences are more stringent than the Federal Housing Administration/Housing and Urban Development's noise standard.

Impacts and Mitigation Measures

Existence of the enclosed lanai and seawall will not result in any noise related impacts. No audible devices were added as a part of the lanai enclosure and the seawall remains as constructed with no audible devices attached. Short term impacts that may have occurred during construction of the enclosed lanai or seawall were temporary in nature and ceased upon completion of construction.

3.11. Archaeological and Cultural Resources

The proposed project is located in a highly altered rural environment. There are no known archaeological sites identified within the subject property. No written records were found indicating that culturally significant resources or traditional and cultural practices occur within the subject property.

Impacts and Mitigation Measures

No significant adverse impacts to archaeological or cultural resources likely resulted from the enclosure of the existing lanai or existence of the seawall.

Due to the highly altered rural environment of the area and given that construction occurred within the subject property that had been previously developed and disturbed, it is unlikely that any subsurface archaeological resources were encountered.

No culturally significant resources are known to be present within the project site and no traditional and cultural practices or beliefs are known to occur within the subject property.

Access to the beach and ocean has not been affected by the existence of the enclosed lanai and seawall. They can be accessed via the public beach access from Ahinalu Place adjacent to the properties southeastern boundary.

3.12. Visual Resources

The property is bounded by Ahinalu Place to the southwest, a public beach access path to the southeast, a privately-owned residence to the west, and the North Pacific Ocean to the northeast. The current layout of the property is presented in **Figure 2**.

As discussed in **Section 3.8**, Floral and Faunal Resources, most of the vegetation within and adjacent to the property consists of landscaping and cultivated plants. The property is surrounded by a wooden fence from the north corner, along the west boundary to approximately halfway along the southeast boundary. A chain-link fence finishes off the southeast boundary up to the existing seawall. The existing seawall runs along the northeast boundary. The property is landscaped to provide some privacy from the road, the adjacent property, and public beach access.

The views of the property are limited from the road and the adjacent property due to the existing wooden fence. Most of the view along the public beach access is blocked by the existing wooden fence and vegetation. The view of the well-kept property is partially visible from the shoreline.

The enclosed lanai is not visible from Ahinalu Place, and the view of it from surrounding properties is partially obstructed by the fencing and landscaping described above. The enclosed lanai (as well as the rest of the house) is most visible from the beach, from which there is a fairly unobstructed view of the property as shown in **Photo 3**.

Impacts and Mitigation Measures

The enclosed lanai did not impact the aesthetics for the surrounding community since most of the views of the property are limited due to the landscaping and fencing on the property. The views from the shoreline were not impacted by the enclosed lanai since the profile from the shoreline did not increase in size.

The seawall did not significantly impact the aesthetics for the surrounding community because of its low profile. The seawall is primarily visible from the beach and immediate neighboring properties; the seawall is not visible from Ahinalu Place or from most other properties in the vicinity. Additionally, the seawall is visually consistent with the surrounding area; the seawall and vegetation that has taken root upon it are visually similar to the vegetated seawall on the adjacent property.



Photo 3 Visual Impact

3.13. Socio-Economic Characteristics

3.13.1. Existing Businesses and Surrounding Uses

As described in **Section 2**, the subject property is located in a rural residential area characterized by single-family homes in the town of Hauula.

The surrounding parcels are privately owned and are currently occupied by residents and tenants with residential uses. As presented in **Section 2**, **Figure 3** provides information on the location and TMKs of the uses surrounding the project site.

Adjacent to the subject property to the southeast is a public beach access path from Ahinalu Place which leads to the public beach on the northeast side of the property.

It should be noted that during the preparation of this EA, those recorded fee owners with properties neighboring the subject property were consulted regarding the proposed project. Further relevant details regarding this consultation effort are presented in **Section 7**.

Impacts and Mitigation Measures

The existence of the enclosed lanai and seawall does not have a significant impact on the surrounding residential properties. Short-term impacts may have occurred during construction, but should have been minimal, if any, since the extent of the enclosed lanai and seawall was limited to the subject property.

3.13.2. Police, Fire and Ambulance Service

<u>Police</u>: Police protection services in the vicinity of the project site are provided by the Honolulu Police Department (HPD). The subject property is located within HPD's Patrol District 4, which extends from Makapuu Point to Kawela Bay on the Windward side. The administrative offices for District 4 are located in the Kaneohe Police Station located at 45-270 Waikalua Road, approximately 20 miles southeast of the subject property. The nearest substation is the Kahuku Substation located at 56-470 Kamehameha Highway, approximately 5 miles northwest of the subject property. (HPD, n.d.)

<u>Fire</u>: Fire protection services are provided by the City and County of Honolulu, Honolulu Fire Department (HFD). The nearest fire station in the vicinity of the subject property is the Kahuku Fire Station (Station 13) located next to the police station on Kamehameha Highway, approximately 5 miles northwest of the subject property. (HFD, n.d.)

<u>Ambulance</u>: The nearest Emergency Medical Service ambulances are based at the Kahuku Medical Center, approximately 5 miles northwest of the subject property.

Impacts and Mitigation Measures

Although the nearby residences near the subject property may have occasionally required police, fire, and ambulance services, the existence of the enclosed lanai and seawall does not increase the demand for such services. Since the existence of the enclosed lanai and seawall was limited to the subject property, they have no impact on police, fire, and ambulance operations or their ability to provide adequate services to the surrounding area. The subject property is located within existing service areas. Therefore, mitigation measures are not needed for police, fire, and ambulance services.

3.14. Infrastructure and Utilities

The following section includes discussions regarding roadways and utility lines, including water, drainage, wastewater, electrical, telephone, cable, and gas lines.

3.14.1. Roadways and Traffic Considerations

The subject property is at the end of Ahinalu Place, a two-lane cul-de-sac, just off of Kamehameha Highway.

Impacts and Mitigation Measures

Existence of the enclosed lanai and seawall will not result in any roadway or traffic related impacts. Traffic will not increase as a result of the existing enclosure or seawall.

3.14.2. Utilities

The subject property receives water service from the Honolulu Board of Water Supply. On the southeast boundary of the property there is a drain inlet that leads out to the ocean beneath the public beach access path. The subject property is not connected to the City's wastewater system. The property has an on-site cesspool (next to the existing driveway) to collect the wastewater from the existing house as indicated in **Figure 2**.

The subject property receives electrical service from Hawaiian Electric Company, Inc. (HECO) through connections to an aboveground power line that runs along Ahinalu Place. The telephone utility lines, as well as the cable service, typically run along the same conduits as the electrical lines. The gas utility service is run by The Gas Company and goes through an underground network.

Impacts and Mitigation Measures

The existence of the enclosed lanai and seawall has no significant impact on the existing utilities. The utilities would have been verified before construction. If relocations were required, they would have been investigated and approved by HECO, Hawaiian Telcom, Oceanic Time Warner Cable, and/or The Gas Company. Any impacts to the existing utilities during construction would have been short-term. (This page intentionally left blank.)

4. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

4.1. State Land Use District

The State Land Use Law – Chapter 205, HRS – is intended to preserve, protect, and encourage the development of lands in the State for uses which are best suited to the public health and welfare for Hawaii's people. All lands in the State are classified into four land use districts by the State of Hawaii, Land Use Commission: Urban, Agricultural, Conservation, and Rural. The entire property that lies *mauka* of the shoreline is within the State "Urban" district.

During the preparation of this EA, the OCCL was consulted and a comment was made that submerged lands *makai* of a (certified) shoreline are considered to be within the Conservation District. The comment letter dated September 29, 2011 is included in **Appendix C**. However there is no current certified shoreline for the subject property. The shoreline was surveyed by Austin, Tsutsumi & Associates on April 13, 2012, and is included in **Appendix A**. The Monge's intend to obtain a Shoreline Certification based on this shoreline survey.

Comment:

The existing Monge residence is allowed per the State's Urban district zoning designation. Therefore, the enclosed lanai is consistent with this designation.

The shoreline certification map prepared by Austin, Tsutsumi & Associates, Inc. in **Appendix A** shows the presumed shoreline located along the middle of the existing seawall. According to the current certification map, half of the seawall *mauka* of the presumed shoreline is within the Urban District and the other half *makai* of the shoreline is within the Conservation District. The OCCL has indicated that, following approval of a CDUP, an easement must be obtained from the State for the portion of the seawall that encroaches into the Conservation District.

4.2. Hawaii State Plan

The Hawaii State Plan, HRS Chapter 226, outlines broad goals, policies, and objectives to serve as guidelines for the future growth and development of the State. Objectives, policies, and priority guidelines relevant to the subject project are as follows:

- §226-11 Objectives and policies for the physical environment land-based, shoreline, and marine resources.
 - (b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:
 - (1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.

- (2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.
- §226-12 Objective and policies for the physical environment scenic, natural beauty, and historic resources.
 - (b) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:
 - (3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.
- §226-13 Objectives and policies for the physical environment land, air, and water quality.
 - (b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:
 - (5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or maninduced hazards and disasters.
 - (6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.
- §226-19 Objectives and policies for socio-cultural advancement housing.
 - (b) To achieve the housing objectives, it shall be the policy of this State to:
 (4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.

Comment:

The existing enclosed lanai is consistent with the social, economic, and physical objectives stated above. The enclosure does not detract from views, as described in **Section 3.12**. The existence of the enclosed lanai will have no significant long-term impact on the natural environment, including surface or ground water quality, air quality, and other resources as described in **Section 3**. Generally, the enclosed lanai will have little effect on the broad goals expressed in the Hawaii State Plan.

The existing seawall is also consistent with the social, economic, and physical objectives stated above. The seawall is beneficial and is effective at preventing beach erosion as described in **Section 3.4**.

4.3. City and County of Honolulu General Plan

The General Plan of the City and County of Honolulu sets forth broad statements of social, economic, environmental, and design objectives and policies which are

desired over the long-term. The following policies and objectives are relevant to the subject project:

III. Natural Environment

Objective A To protect and preserve the natural environment.

- Policy 1: Protect Oahu's natural environment, especially the shoreline, valleys, and ridges from incompatible development.
- Objective B To protect and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.
 - Policy 1: Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.

IV. Housing

- Objective A To provide decent housing for all the people of Oahu at prices they can afford.
 - Policy 4: Establish public, and encourage private, programs to maintain and improve the condition of existing housing.
- VII.Physical Development and Urban Design
 - Objective D To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.
 - Policy 4: Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.
 - Objective F To promote and enhance the social and physical character of Oahu's older towns and neighborhoods.
 - Policy 1: Encourage new construction to complement the ethnic qualities of the older communities of Oahu.
 - Policy 2: Encourage, wherever desirable, the rehabilitation of existing substandard structures.

VIII.Public Safety

- Objective B To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.
 - Policy 2: Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.

X.Culture and Recreation

Objective D To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu,

Policy 6: Provide convenient access to all beaches and inland recreation areas.

Comment:

The existing enclosed lanai is consistent with the policies and objectives listed above. The enclosure improved the condition of the existing residence and enhanced the appearance of the area as a whole.

The existing seawall is consistent with the policies and objectives listed above. The seawall protects and preserves the shoreline area for public use without inhibiting access.

4.4. Koolau Loa Sustainable Communities Plan

The Island of Oahu is divided into eight Development Plan areas; the plans for six of these areas have been designated as Sustainable Community Plans. Each plan implements the objectives and policies of the General Plan and serves as a guide for public policy, investment, and decision making within each respective region. Together with the General Plan, they guide population and land use growth over a 20- to 25-year time span.

The project site is located within the region encompassed by the *Koolau Loa Sustainable Communities Plan*. A major revision of the Development Plans, based on a 1992 City Charter change, was recently completed. The revised plans are visionary, conceptual plans without the parcel specific detail of the first Development Plans adopted in the early 1980s. The *Koolau Loa Sustainable Communities Plan* Revision Program was completed in October 1999.

The *Koolau Loa Sustainable Communities Plan* incorporates input received from the Planning Advisory Committee, three community-wide meetings, and many meetings with community leaders and representatives of government agencies. The plan establishes policy to shape the growth and development of the Koolau Loa region to the year 2020. Chapter 1 defines the region's role and identity within the overall framework of island-wide planning and land use management; Chapter 2 sets forth the overall vision for the future of the Koolau Loa region and lists important elements of that vision; Chapter 3 is the plan's policy core with policy guidance for the region's various land use elements; Chapter 4 outlines the policies, principles, and actions needed to support the land use policies; and Chapter 5 discusses the plan implementation.

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The *Koolau Loa Sustainable Communities Plan* indicates that the project site is within an area designated as Rural Residential. The density and height guidelines for the Rural Residential category of residential development are 5-8 housing units per acre and not over two stories per 25 ft, respectively.

It should be noted that the first 5-year review of the *Koolau Loa Sustainable Communities Plan* is currently underway with a public review draft completed in October 2010. The purpose of the 5-year comprehensive review is to assess the appropriateness of the plan's regional vision, policies, design principles and guidelines, and implementing actions, as well as consistency with the General Plan. However, this EA uses the plan published in October 1999 as revisions to the 5-year review of the *Koolau Loa Sustainable Communities Plan* have not yet been finalized.

The plan includes the following policies and principles applicable to the subject property:

- 3.1 Open Space Preservation
 - 3.1.3.2 Shoreline Areas
 - Maintain and, where possible, enhance the physical integrity and habitat value of shoreline areas.
 - Protect nearshore coral reefs from damaging activities such as soil erosion, non-point source pollution, dredging, and alterations to near-shore water circulation.

3.5 Residential Communities

3.5.2 General Policies

• Respect and help to preserve the natural setting of the Koolau Loa region by requiring development in residential areas to be sensitive to physical constraints and have minimal impact on the area's rural character.

Comment:

The subject property's existing enclosed lanai is consistent in supporting the *Koolau Loa Sustainable Communities Plan* and land use designations. Furthermore, the subject property supports the plan's policies and principles pertaining to residential communities within the Koolau Loa region.

The subject property's existing seawall supports the plan's policies and principles and enhances the physical integrity of the shoreline area while protecting it from soil erosion.

4.5. City and County of Honolulu Land Use Ordinance

The City Land Use Ordinance (Chapter 21, ROH) regulates land use in accordance with adopted land use policies, including the City General Plan and the

Development/Sustainable Community Plans. The subject property is designated as within the R-5 Residential zoning district.

Comment:

The lanai enclosure is accessory to August and Veronica Monge's singlefamily dwelling, which is a permitted use within the City's R-5 Residential zoning district. Additionally, the enclosed lanai is consistent with the Residential Districts Development Standards as outlined in Table 21-3.2 of the Land Use Ordinance.

The existing permitted residence was built in 1975 and would qualify as a nonconforming structure within the flood hazard district. Thus, the lanai enclosure may qualify as an exterior improvement to an existing structure, and it would therefore be exempt from the development standards as outlined in Article 9 of the Land Use Ordinance for development within the Flood Fringe District (as described in **Section 3.7** above).

A shoreline certification for the existing seawall, constructed in approximately 1975, will be required to determine the jurisdiction between the County and State regulatory framework as stated in the comment letter from OCCL included in **Appendix C**.

4.6. State Coastal Zone Management Program

The State's Coastal Zone Management (CZM) program, established pursuant to Chapter 205A, HRS, as amended, is administered by the State of Hawaii, Office of Planning and provides for the beneficial use, protection, and development of the State's coastal zone. Any significant development activity within the coastal zone is required by law to conform to the State's CZM program objectives and policies. The objectives and policies of the State's CZM program encompass broad concerns such as impacts on recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development.

Through the CZM program and pursuant to the Hawaii Coastal Zone Management Act (Chapter 205A, HRS, as amended), all counties have enacted ordinances establishing the Special Management Area (SMA). Development within the SMA, including most development proposed by the State, requires a SMA permit from the appropriate county. On Oahu, the SMA permit is administered by the DPP, and acted upon by the City Council pursuant to Chapter 25, ROH.

Comment:

The subject property is located within the coastal zone within the City's SMA; however, the improvements (lanai enclosure and seawall) to the existing

single-family residence does not fall under the definition of "development" and therefore does not need a SMA permit pursuant to the Rules Governing Special Management Areas and Shoreline Areas Within Community Development Districts and Practice and Procedures Before the Office of Planning (Title 15, Chapter 150, HAR, as amended). (This page intentionally left blank.)

5. ALTERNATIVES TO THE PROPOSED ACTION

5.1. No-Action Alternative

Under the No-Action Alternative, the existing enclosed lanai and seawall would have to be demolished, and the area must be restored to its previously approved condition. In this alternative, the Monge's would not accomplish the goal of adding additional enclosed area and a committed dining area to their residence. They would also leave their property vulnerable to any potential erosion along the shoreline. In addition, demolition activity would occur with similar impacts to the surrounding area as when the construction occurred.

5.2. Alternatives Analysis

In addition to the proposed action, several other alternatives were evaluated for the lanai enclosure. There are no alternatives for the existing seawall besides the no-action alternative. The following identifies, evaluates, and examines design scenarios and the pros and cons of each project alternative.

5.2.1. Alternatives

In addition to the proposed action (described in detail in **Section 2.1**, Project Need and Objectives), several alternatives were formulated and evaluated. The following sections provide descriptions of these other alternatives considered, including the work involved and some advantages and disadvantages of each as would specifically pertain to the subject property and vicinity, as well as the proposed action selected for this project.

5.2.1.1. Alternative 1 – Build in Driveway

This alternative involves tearing down the existing enclosed lanai within the shoreline area and constructing a new enclosed lanai in the existing driveway on the southeast side of the subject property.

Currently, the subject property disposes of sanitary waste to a cesspool located next to the existing driveway (**Figure 2**). If in the future, the EPA requires homeowners with cesspools to convert to a seepage pit with a septic tank and leach field, the driveway area would be needed.

Key factors of this alternative include:

- The demolition and reconstruction of the enclosure will have short-term, construction-related impacts on the environment.
- Building the enclosed lanai in the driveway may hinder the future conversion of wastewater treatment systems.

• The driveway will have to be reconstructed to accommodate the new location of the enclosed lanai.

5.2.1.2. Alternative 2 – Build Up

Like the first alternative, this alternative involves tearing down the existing enclosed lanai within the shoreline area and building a second story above the existing one-story residence to accommodate the enclosed structure.

Key factors of this alternative include:

- The demolition and reconstruction of the enclosure will have shortterm, construction-related impacts on the environment.
- Stairway access to a second story gets increasingly difficult, particularly for a retired couple.
- The second-story structure may hinder the existing view of the shoreline from other neighboring properties and will have a greater impact of views from the beach.

5.3. Evaluation of Alternatives

While alternatives to the proposed action may be viable for the lanai enclosure, the proposed action is preferred to any alternative based on the advantages presented above. In addition to those advantages, the proposed action requires the lowest commitment of resources and would result in the least environmental disturbance since it has already been constructed.

The proposed action for the seawall is also preferred to the no-action alternative since the proposed action requires the least resources and environmental disturbance and protects the property from any potentially detrimental erosion.

The appropriate State and County permits and approvals must be obtained for the proposed action to remain viable.

6. REQUIRED PERMITS AND APPROVALS

The following permits and approvals may be required for the proposed project:

6.1. State of Hawaii

Shoreline Certification

Conservation District Use Permit

Easement (for portion of the seawall encroaching into the Conservation District)

6.2. City and County of Honolulu

Shoreline Setback Variance

Building Permit

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7. PRE-ASSESSMENT CONSULTATION

The following agencies, organizations, and individuals were consulted during the preparation of the Draft EA. A total of six of these parties formally replied during the pre-assessment period, as indicated by the $\sqrt{}$ below. Comments and responses are reproduced herein (**Appendix C**). One individual responded with a phone call during the pre-assessment period and provided comments, as indicated by the X below.

Federal Agencies

Department of the Interior, U.S. Fish and Wildlife Service – Pacific Region National Oceanic and Atmospheric Administration, National Marine Fisheries Service U.S. Environmental Protection Agency, Region 9 – Pacific Islands

State of Hawaii

Department of Health, Office of Environmental Quality Control

- √ Department of Land & Natural Resources
- Department of Land & Natural Resources, Department of Forestry and Wildlife
- $\sqrt{}$ Department of Land & Natural Resources, Engineering Division
- $\sqrt{}$ Department of Land & Natural Resources, Land Division
- ✓ Department of Land & Natural Resources, Office of Conservation and Coastal Lands Department of Land & Natural Resources, Historic Preservation Division

City and County of Honolulu

 $\sqrt{}$ Department of Planning and Permitting

Neighboring Property Recorded Fee Owners

- 5-4-003:032
- X 5-4-003:033
- 5-4-003:034
- √ 5-4-003:036
- √ 5-4-003:037 5-4-003:038

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Western Regional Climate Center (WRRC). n.d.(b). *Historical Climate Information, Western U.S. Climate Historical Summaries, Climatological Data Summaries, Cooperative Observer Program Sites Hawaii.* "Station B Y U Laie 903.1 (10/1/1975 to 8/31/1999)". Accessed: October 27, 2011. Available at: <u>http://www.wrcc.dri.edu/summary/Climsmhi.html</u>

Western Regional Climate Center (WRRC). n.d.(c). *Historical Climate Information, Climate Narrative of Hawaii*. Accessed: October 27, 2011. Available at: <u>http://www.wrcc.dri.edu/narratives/HAWAII.htm</u>

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APPENDIX A SHORELINE CERTIFICATION MAP



AUSTIN, TSUTSUMI & ASSOCIATES, INC. AUSTIN, ISUISUM STALLE

APPENDIX B COASTAL ENGINEERING EVALUATION: MONGE PROPERTY & SEAWALL, HAU'ULA, O'AHU, HAWAI'I

Coastal Engineering Evaluation Monge Property & Seawall Hau`ula, O`ahu, Hawai`i

Prepared for:

The Limtiaco Consulting Group and Mr. John Monge



Prepared by: OCEANIT

Oceanit Center 828 Fort Street Mall, Suite 600 Honolulu, HI 96813

October 2011

SITE DESCRIPTION

The Monge property and seawall are located at 54-001 Ahinalu Place, TMK 5-4-003:035, on the shoreline at Hau`ula, Oahu (Figure 1.). The property is shown in an aerial photo (Figure 2) and as photographed from the sea (Figure 3). A shallow reef about 4 feet below mean sea level extends seaward approximately 600 to 1200 feet offshore. Figure 4 shows the nearshore depth contours in the area of the aerial photo. The beach is narrow and consists of a mix of sand, gravel, and rock cobble with a few small boulders. The coastline is subject to trade winds and associated waves. It is also subject to north swells during winter months. Typically, the swells and higher wind waves will break on the outer reef, thereby reducing wave impact on the shoreline.



Figure 1. Project Site Location





Figure 2. Project Site and Nearshore Reef (University of Hawaii Photo)



Figure 3. House and Seawall from Ocean (Limtiaco Consulting Group Photo)





Figure 4. Bathymetric Map of Nearshore Area



SEAWALL AND COASTAL EVALUATION

The beach fronting the property does not appear severely eroded although there are areas of exposed reef rock (Figure 5). Erosion maps produced by the University of Hawaii's Coastal Geology Group show an average annual erosion rate of about 0.15-0.2 feet/year (Figure 6). Erosion farther north increases to about 0.4 feet/year. A storm drain channel at the north end of the property acts as a coastal groin and retains some of the sand movement to the north. The effect can be seen in Figure 7 showing the sand build-up. The trapped sand indicates that sand is transported to the north by wind, waves, and coastal currents. The storm drain may also be contributing to erosion north of the channel, but is helping protect the Monge property. Erosion to the south of the property also increases to about 0.6 feet/year at Kipapau Point. The Monge property also appears to be protected by the shallow reef flat fronting the property, while the nearshore bottom is deeper on either side of the property allowing more wave energy to approach the beach and move sand. This is especially obvious in Figure 2 where a reef channel is annotated. Waves are breaking closer to the shoreline in this deeper area.

Oceanit does not know how the foundation or interior of the seawall is constructed. No as-built drawings were provided. The owner believes the wall to be about 35 years old. The seaward face shows an un-grouted rock wall or revetment with larger stones used for the base layer (Figure 8). The stones on the bottom layer are about 3-4 feet long and 2-3 feet wide. The upper layer stones are about 2 feet long and 1-1.5 feet wide. The wall appears to be built on a hard foundation because no obvious movement, collapse, or undermining of the structure was seen. The stones are well placed and no indication of piping of soil under or through the wall was observed. The beach along the property is probably as wide as it can be under current conditions. The width is partially maintained by the series of storm drains that run perpendicular to the shoreline. Erosion would increase and the beach would narrow very guickly if the storm drain channel to the north was removed. The south wall of the storm drain channel to the north is maintaining the existing beach width and the integrity of the neighboring property. Parts of this channel are damaged. If it collapsed, not only would the beach be lost, the neighboring property to the north would be severely damaged.

Although partially protected from typical waves, either hurricane waves or tsunami could damage the property. The property is not shown in a coastal flood zone from waves; however, it is located in an AE Flood Zone (inland flood) with a flood elevation of 8 feet and is also located in the new 2010 tsunami evacuation zone (map attached).



RECOMMENDATIONS

The rock seawall appears to be in very good condition and should not be removed or replaced unless it is severely damaged. Removal would result in immediate erosion of the protected property and neighboring property. The seawall and storm drain channel to the north should be inspected periodically. Damage to either should be repaired immediately.





Figure 5. Typical Beach and Nearshore Rock



Figure 6. Coastal Erosion Rate at Project Site, Transect 160 (UH Coastal Geology Group)





Figure 7. Sand Trapped by Wall of Storm Drain Channel to the North



Figure 8. Typical Seawall Section Showing Larger Rock on Bottom





Figure 9. Tsunami Evacuation Zone


APPENDIX C PRE-ASSESSMENT CONSULTATION CORRESPONDENCE



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

September 21, 2011

Mr. Gary Hooser State of Hawaii Department of Health Office of Environmental Quality Control 235 South Beretania Street, Suite 702 Honolulu, HI 96813

Subject: Pre-Assessment Consultation, Draft Environmental Assessment 54-001 Ahinalu Place Hauula, HI 96717 Tax Map Key: 5-4-003:035

Dear Sir or Madam,

On behalf of John and Veronica Monge, The Limitaco Consulting Group is preparing a Draft Environmental Assessment (EA) for 54-001 Ahinalu Place in Hauula, HI. The EA will investigate environmental impacts of a seawall and home extension constructed by the previous owner. Preparation of an EA is prerequisite to obtain City permits for these constructed improvements.

Pursuant to Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200, Hawaii Administrative Rules of the Department of Health, we are soliciting comments for the pre-assessment consultation phase of the Draft EA.

Additionally, to address and assess potential cultural and archaeological resource impacts in the Draft EA, we would appreciate any input and information that you may have related to the subject project's possible impacts on the traditional and cultural practices and beliefs of any cultural or ethnic group(s). The name(s) and contact information of any responsible and knowledgeable individual(s) whom we could contact regarding any such beliefs, practices, or resources that may be affected would be very helpful to us.

A Project Location Map for the subject project is attached for your reference. We would appreciate the submission of any comments by October 24, 2011.

Please send your comments to:

John Katahira, Project Manager The Limtiaco Consulting Group 680 Iwilei Road, Suite 430 Honolulu, Hawaii 96817 Fax: 596-7361

Sincerely, John H. Katahira Project Manager

Enclosure: Project Location Map

680 Iwilei Road, Suite 430 • Honolulu, Hawaii 96817 TEL (808) 596-7790 • FAX (808) 596-7361 tlcghawaii.com



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NEIL ABERCROMBLE GOVERNOR OF HAWAII

WILLIAM J. AILA, JR. CHARPENGON BOARD OF LAND AND NATURAL REQUIRCES COMMERCIAN ON WATER RESOURCE MANACEMENT



STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION

> POST OFFICE BOX 621 HONOLULU, HAWAII 96809

November 3, 2011

The Limitaco Consulting Group Mr. John Katahira, Project Manager 680 Iwilei Road, Suite 430 Honolulu, Hawaii 96817

and the second second

Fax No. (808) 596-7361

Dear Mr. Katahira:

SUBJECT: Draft of Environmental Assessment for John and Veronica Monge for a Seawall and Home Extension Constructed by Previous Owner located at 54-001 Ahinalu Place, Hauula, Island of Oahu; TMK: (1) 5-4-003:035

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (a) Engineering Division; (b) Office of Conservation & Coastal Lands; and (c) Land Division – Oalu District and Shoreline Section on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

···Sincerely:

Russell Y. Tsuji

Land Administrator

Enclosures

No. of Pages: 6

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	Div. of Aquatic Resources	
	Div. of Boating & Ocean Recreation	
v	X Engineering Division	
-	Div. of Forestry & Wildlife	
	Div. of State Parks	
	Commission on Water Resource Management	
	X Office of Conservation & Coastal Lands	
	X Land Division – Oahu District	
	X Historic Preservation	
	Ian the	3
FROM:	Russell Y. Tsuji, Land Administrator	ý.
SUBJECT:	Draft of Environmental Assessment for John and Veronica Monge for a	ě
· · · · · · · · ·	Seawall and Home Extension Constructed by Previous Owner	5
LOCATION:	54-001 Ahinalu Place, Hauula, Island of Oahu; TMK: (1) 5-4-003:035	Ė
APPLICANT:	The Limitaco Consulting Group on behalf of John and Veronica Monge	2
		14

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 31, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

We have no objections. () We have no comments.) Comments are attached. Signed: Date:

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION

LD/DarieneNakamura Ref.: PreassessDEASeawallJohnMonge Oahu.864

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone AE. The National Flood Insurance Program regulates developments in Zone AE as indicated in **bold letters below**.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- (X) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- (X) Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- (·) Additional Comments:
- () Other: ____

Should you have any questions, please call Ms. Suzie Agraan of the Planning Branch at 587-0258.

Signed: CHIEF ENGINEER Date:

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BOARD OF LAND AN COMMERSION ON WATE		

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03:50:02 p.m. 11-03-2011 N a Corr 0A-12-100



STATE OF HAWAII 2011 NOY DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION

POST OFFICE BOX 621 的过去式 <u>[]</u>[] |]. NATUR STA MIAII

RECEIVED

October 24, 2011

MEMORANDUM

TO

TO:	DLNR Agencies: Div. of Aquatic Resources Div. of Boating & Ocean Recreation Div. of Forestry & Wildlife Div. of Forestry & Wildlife Div. of State Parks	ULFA C. AND & ITURAL RESOURCES SYATE OF HAWAII	OCI 27 A DE (DE OF CONSERVATIO
	Commission on Water Resource Management X Office of Conservation & Coastal Lands		96	
	X Land Division – Oahu District			
	X Historic Preservation			
FROM:	Russell Y. Tsuji, Land Administrator			
SUBJECT:	Draft of Environmental Assessment for John and V	eronica M	longe	for a
·	Seawall and Home Extension Constructed by Previous (Owner	÷	
LOCATION:	54-001 Ahinalu Place, Hauula, Island of Oahu; TMK: (1) 5-4-003	:035	
APPLICANT:	The Limitaco Consulting Group on behalf of John and V	Veronica M	longe	

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 31, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments ¥ WILL BE MEETING WITH APPLICANT TO DISCUSS SPECIFIC CONCERNS - APPLICANT WILL VISIT THE OCCL, 11/4/11.

We have no objections. We have no comments. Comments are attached.

f/sL Signed: 2 NOU Date:

Central Files cc:

4/6

NEIL ABERCROMBLE





WILLIAM J. AJI.A, JR. CRARIERCOM BGASE OF LAGE AND NAVURAL RESOLUCES COMMENCION WATER REGULICE MANAGEMENT

STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION

> POST OFFICE BOX 621 HONOLULU, HAWAII 96809

> > October 24, 2011

MEMORANDUM

DLNR Agencies:

Div. of Aquatic Resources Div. of Boating & Ocean Recreation X Engineering Division Div. of Forestry & Wildlife Div. of State Parks Commission on Water Resource Management X Office of Conservation & Coastal Lands X Land Division - Oahu District X Historic Preservation Ian the Russell Y. Tsuji, Land Administrater FROM Draft of Environmental Assessment for John and Veronica Monge for a SUBJECT: Seawall and Home Extension Constructed by Previous Owner LOCATION: 54-001 Ahinalu Place, Hauula, Island of Oahu; TMK: (1) 5-4-003:035 APPLICANT: The Limitaco Consulting Group on behalf of John and Veronica Monge

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 31, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

We have no objections.
We have no comments.
Comments are attached.

Signed: 10-27-11 Date:

cc: Central Files

NEIL ABERCROMBUS

808-587-0450





WILLIAM J. AILA, JR D NATUR BOARD OF LAND AND AMBRION ON WATER I

STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION

POST OFFICE BOX 621 HONOLULU, HAWAII 968D9

October 24, 2011

MEMORANDUM

TO:

- **DLNR Agencies:**
 - Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- X Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- X Office of Conservation & Coastal Lands
- X Land Division Oahu District
- X Historic Preservation
- Ian H. CSHOREL

SUBJECT: LOCATION:

APPLICANT:

FROM:

Russell Y. Tsuji, Land Administrator Draft of Environmental Assessment for John and Veronica Monge for a Seawall and Home Extension Constructed by Previous Owner 54-001 Ahinalu Place, Hauula, Island of Oahu; TMK: (1) 5-4-003:035 The Limitaco Consulting Group on behalf of John and Veronica Monge

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 31, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

We have no objections. We have no comments. Comments are attached. Signed Date:

Central Files cc:

6/6



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

January 3, 2012

Mr. Russell Y. Tsuji State of Hawaii Department of Land and Natural Resources Land Division 1151 Punchbowl Street, Room 220 Honolulu, HI 96813

> Subject: Your Letter of November 3, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for 54-001 Ahinalu Place, TMK: 5-4-003:035, Hauula, Oahu

Dear Mr. Tsuji:

Thank you for your letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment (EA) for 54-001 Ahinalu Place.

Engineering Division:

We acknowledge that the Flood Zone Designation for the project site is Zone AE and that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR). We also understand that the Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards.

Office of Conservation & Coastal Lands:

A separate comment letter was received from the OCCL on September 29, 2011. A separate response letter will be sent addressing comments brought up in that letter. Also, a meeting with Alex Roy was held on November 4, 2011 to discuss specific concerns.

Land Division:

We acknowledge that you have no comments regarding the pre-assessment consultation phase of the Draft EA.

Ian H. (Shoreline):

We acknowledge that you have no comments regarding the pre-assessment consultation phase of the Draft EA.

680 Iwilei Road, Suite 430 • Honolulu, Hawaii 96817 TEL (808) 596-7790 • FAX (808) 596-7361 <u>tlcghawaii.com</u> Your comments are greatly appreciated. If you have any questions or comments, please contact myself, Jason Nakata or Jen Miura at 596-7790.

Sincerely,

Ann Kath

John H. Katahira Project Manager

cc: DLNR Engineering Division DLNR Office of Conservation & Coastal Lands DLNR Ian H. (Land Division) August and Veronica Monge



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

March 6, 2013

Mr. Russell Y. Tsuji State of Hawaii Department of Land and Natural Resources Land Division 1151 Punchbowl Street, Room 220 Honolulu, HI 96813

Subject: Your Letter of November 3, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for <u>54-001 Ahinalu Place, TMK: 5-4-003:035, Hauula, Oahu</u>

Dear Mr. Tsuji:

Thank you for your letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment (EA) for 54-001 Ahinalu Place. After discussions with the Department of Planning and Permitting (DPP) in January 2012, it was brought to our attention that the existing seawall must obtain after-the-fact State and County permits and analysis of its environmental impacts must be included in the EA. The owner is proceeding with obtaining all necessary State and City approvals and the Draft EA will include analysis of the existing seawall.

The sections below provide responses to comments received from various DLNR divisions.

Engineering Division:

We acknowledge that the Flood Zone Designation for the project site is Zone AE and that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR). We also understand that the community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards.

Office of Conservation & Coastal Lands:

A separate comment letter was received from the OCCL on September 29, 2011. A separate response letter, dated January 3, 2012 was sent addressing comments provided in that letter. Also, a meeting with Alex Roy was held on November 4, 2011 to discuss specific concerns. An additional response letter will be sent stating our current plan of action.

Land Division:

We acknowledge that you have no comments regarding the pre-assessment consultation phase of the Draft EA.

Mr. Russell Y. Tsuji March 6, 2013 Page 2

lan H. (Shoreline):

We acknowledge that you have no comments regarding the pre-assessment consultation phase of the Draft EA.

We intend to submit the Draft EA to DPP for approval as the accepting authority. If you have any questions, please contact me or Jason Nakata at 596-7790.

Sincerely,

mn Kath ohn H. Katahira Project Manager

cc: August and Veronica Monge

NEIL ABERCROMBIE GOVERNOR OF HAWAII





WILLIAM J. AILA, JR. CHARPERSON BOARD OF LAND NATURAL RESOURCES COMMISSION ON WATER RESOURCE MANAGEMENT

> GUY H. KAULUKUKUI FIRST DEPUTY

WILLIAM M. TAM DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES BOATING AND OCEAN RECREATION BUREAU OF CONVEYANCES COMMISSION ON WATER RESOURCE MANAGEMENT CONSERVATION AND RESOURCES ENFORCEMENT ENGINEERING FORESTRY AND WILDLEFE HISTORIC PRESERVATION KAHOOLAWE SLAND RESERVATION STATE PARKS

STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS POST OFFICE BOX 621 HONOLULU, HAWAII 96809

09-30-11P02:40 RCVD

REF: OCCL: AJR

John Katahira C/o The Limtiaco Consulting Group 680 Iwilei Road, Suite 430 Honolulu, HI 96817 FILE: OA-12-81

SEP 2 9 2011

Re: Solicitation of Comments TMK: (1) 5-4-003:035 Hauula, Honolulu County, Hawaii

Dear Mr. Katahira,

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your letter regarding the above subject parcel. Submerged lands *makai* of a (certified) shoreline are considered to be within the Conservation District: Resource Subzone; the OCCL is one of a number of public agencies that are responsible for permitting and regulations in these areas.

Research into the specific parcel reveal there is no shoreline certification, this will be required to determine the jurisdiction between the County and State regulatory framework. A shoreline certification will assist the OCCL in determining what type of permit may be required for your proposal.

If the proposed work is *mauka* of the certified shoreline then the OCCL with defer judgment to the Honolulu County regulatory branch. Similarly, your applicant may wish to contact the Department of Land and Natural Resources (DLNR) Land Division to discuss potential right-of-entry permissions or requirements for construction access, or for possible encroachments.

Archeological and Natural History preservation questions can be directed to the DLNR Historical Preservation Division; the Department of Health, Office of Environmental Quality Control (OEQC) or the Office of Hawaiian Affairs.

Should you have any questions, please feel free to contact Alex J. Roy of the Office of Conservation and Coastal Lands at 808-587-0316.

Sincerely. Samuely. Lemmo, Administrator Office of Conservation and Coastal Lands

C: DLNR - Land Division City and County of Honolulu



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

January 3, 2012

Mr. Samuel J. Lemmo State of Hawaii Department of Land and Natural Resources Office of Conservation and Coastal Lands 1151 Punchbowl Street, Room 131 Honolulu, HI 96813

> Subject: Your Letter of September 29, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for 54-001 Ahinalu Place, TMK: 5-4-003:035, Hauula, Oahu

Dear Mr. Lemmo:

Thank you for your letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment (EA) for 54-001 Ahinalu Place.

We acknowledge that any submerged lands *makai* of the shoreline are considered to lie within the Conservation District, and that development in the Conservation District may be within the jurisdiction of a number of public agencies, including the Office of Conservation and Coastal Lands. The Limtiaco Consulting Group met with Mr. Alex Roy of the Office of Conservation and Coastal Lands on November 4th, 2011, and Mr. Roy did not take issue with the existing structures at the Monge residence.

The purpose for preparation of the EA is to obtain permits from the City and County of Honolulu for an existing structure within the Shoreline Area. Based on a Shoreline Certification (dated December 1, 1975), the structure in question lies *makai* of the shoreline, which has been affixed by the existing seawall.

The State Historic Preservation Division (SHPD) has been contacted as a part of this preassessment consultation effort. Furthermore, the SHPD, Office of Hawaiian Affairs, and Office of Environmental Quality Control will each be provided a copy of the Draft EA.

> 680 Iwilei Road, Suite 430 • Honolulu, Hawaii 96817 TEL (808) 596-7790 • FAX (808) 596-7361 <u>tlcghawaii.com</u>

Your comments are greatly appreciated. If you have any questions or comments, please contact myself, Jason Nakata or Jen Miura at 596-7790.

Sincerely,

Ann Kath

John H. Katahira Project Manager

cc: August and Veronica Monge



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

March 6, 2013

Mr. Samuel J. Lemmo State of Hawaii Department of Land and Natural Resources Office of Conservation and Coastal Lands 1151 Punchbowl Street, Room 131 Honolulu, HI 96813

Subject: Your Letter of September 29, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for <u>54-001 Ahinalu Place, TMK: 5-4-003:035, Hauula, Oahu</u>

Dear Mr. Lemmo:

Thank you for your letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment (EA) for 54-001 Ahinalu Place.

The original purpose for preparation of the EA was to obtain permits from the City and County of Honolulu for an existing structure within the Shoreline Area. Based on a Shoreline Certification (dated December 1, 1975), this structure is *mauka* of the shoreline. The City has notified us that a Shoreline Certification will be pre-requisite for the required permits.

The shoreline on the property is fixed by an existing seawall, and it has been brought to our attention that this seawall was constructed by a previous property owner without the proper permits and approvals. Discussions with the Department of Planning and Permitting (DPP) in January 2012 indicate that the existing seawall must obtain after-the-fact State and County permits and analysis of its environmental impacts must be included in the EA. The owner is proceeding with obtaining all necessary State and City approvals for the seawall, and the Draft EA will include analysis of its environmental impacts; the current property owners intend to resolve all outstanding permits and approvals for the existing seawall.

We acknowledge that any submerged lands *makai* of the shoreline are considered to lie within the Conservation District, and that development in the Conservation District may be within the jurisdiction of a number of public agencies, including the Office of Conservation and Coastal Lands (OCCL). Preliminary discussions with the OCCL indicate that a Conservation District Use Permit (CDUP) may be required for portions of the seawall that lie *makai* of the shoreline. A formal application will be submitted to the OCCL to determine exact permitting requirements. The Limitaco Consulting Group met with Mr. Alex Roy of the OCCL on November 4th, 2011, and Mr. Roy did not take issue with the existing structures at the Monge residence.

The EA will include analysis of the existing seawall, and is intended to satisfy the environmental review documentation requirement for a CDUP application as stated in §13-5-31, Hawaii Administrative Rules. The DPP will be the accepting authority due to the need to obtain permits for the both the seawall and non-seawall structures within the Shoreline Area.

Mr. Samuel J. Lemmo March 6, 2013 Page 2

The State Historic Preservation Division (SHPD) has been contacted as a part of this preassessment consultation effort, but did not provide comments. Furthermore, the SHPD, Office of Hawaiian Affairs, and Office of Environmental Quality Control will each be provided a copy of the Draft EA.

If you have any questions or comments, please contact me or Jason Nakata at 596-7790.

Sincerely, In H Wath John H. Katahira Project Manager

cc: August and Veronica Monge

DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU 650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813 TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041

DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

PETER B. CARLISLE MAYOR



10-25-11P04:08 RCVPOVID K. TANOUE

JIRO A. SUMADA DEPUTY DIRECTOR

2011/ELOG-2156(ST)

October 25, 2011

Mr. John H. Katahira Project Manager The Limitiaco Consulting Group 680 Iwilei Road, Suite 430 Honolulu, Hawaii 96817

Dear Mr. Katahira:

Subject: Pre-Assessment Consultation for a Draft Environmental Assessment After-the-fact Shoreline Setback Variance Monge Seawall and Dwelling Addition 54-001 Ahinalo Place, Hauula Tax Map Key: 5-4-3: 35

This responds to your request of September 21, 2011, to provide comment regarding the above site.

In our letters of March 2004 (copies enclosed), we provided comments to the Department of Land and Natural Resources (DLNR) and to your client's consultant at the time that the ungrouted rock seawall at this site was unauthorized and that there was no evidence that a shoreline setback variance or other permit for this structure had been obtained. Although the claim was that this shoreline structure was built in 1975, it had to be built before June 22, 1970, in order to be considered nonconforming.

In the absence of any new documentation to support a nonconforming determination, we reiterate our statement that an after-the-fact shoreline setback variance will be required. We note that any structure, which is within 40-feet of the presumed shoreline (DLNR will not certified the shoreline at an illegal shore protection structure) and built after June 22, 1970, should be included in the draft environmental assessment.

We understand that based on our previous comments regarding this structure, the Conservation District Use Application (CDUA File No. OA-3170) for the seawall was denied by the State Board of Land and Natural Resources on May 14, 2004.

With regard to cultural and archaeological resource information for this area, we do not have or maintain such information, and must refer all such inquires to the State Historic Preservation Division (SHPD).

Mr. John Katahira October 25, 2011 Page 2

If you have any questions, please contact Steve Tagawa of our staff at 768-8024.

Sincerely yours,

Elizabet Ch !

-Gr David K. Tanoue, Director Department of Planning and Permitting

DKT:nw

cc: OCCL-DLNR

Enclosures

G:\SV's\MongePreEA.doc

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PARTMENT OF PLANNING AND PERMITTIN

650 SOUTH KING STREET • HONOLULU, HAWAII 96813 TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS MAYOR



May 14, 2004

ERIC G. CRISPIN, AIA DIRECTOR

BARBARA KIM STANTON DEPUTY DIRECTOR KATHY SOKUGAWA ACTING DEPUTY DIRECTOR

2004/ELOG-840(ST)

August John and Veronica Monge 54-002 Ahinalu Street Hauula, Hawaii 96717

Dear Mr. & Mrs Monge:

Proposed Dwelling Expansion 54-001 Ahinalu Street - Hauula Tax Map Key 5-4-3: 35

We have reviewed your April 15, 2004, letter regarding the certified shoreline survey requirements for planned additions to your existing dwelling, and provide the following:

- All new construction that is less than 55 feet from the current shoreline, as defined in Chapter 23, Revised Ordinances of Honolulu (ROH), requires that a valid certified shoreline survey accompany building permit applications. This certification requirement may be "waived" for construction that is beyond (mauka of) this 55 feet "waiver" distance.
- 2) However, please be reminded that the status of the seawall on your property, which our records indicate was constructed without the necessary permits, must be resolved (see previous letter dated January 9, 2004, attached).

If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Sincerely yours,

Jun Mark

Friend G. CRISPIN, AIA Director of Planning and Permitting

EGC:pl Attachment

cc: DLNR-OCCL (Tiger Mills)



Pauahi Tower, Sui 1001 Bishop Stre Honolulu, Hawaii !

Engineers & Surveyors

PARTMENT OF PLANNING AND PERMITTIN

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813 TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

ERIC G. CRISPIN. AIA DIRECTOR

BARBARA KIM STANTON DEPUTY DIRECTOR

Kathy Sokugawa Acting Deputy Director

2004/ELOG-329(ST)

JEREMY HARRIS

March 2, 2004

Mr. Martin Nakasone M&E Pacific, Inc. 841 Bishop Street, Suite 1900 Honolulu, Hawaii 96813

Dear Mr. Nakasone:

Shoreline Setback Variance Requirements for After-the-Fact Seawall 54-001 Ahinalo Place - Hauula Tax Map Key 5-4-3: 35

We have reviewed your letter dated February 12, 2004, which responds to our comments on the Conservation District Use Application (CDUA) at the above-referenced property.

Please be advised that an application for a shoreline variance (SV) requires the preparation of an environmental assessment (EA). The exemption you cite for the processing of the CDUA, is not applicable to shoreline variances. The Environmental Impact Statement (EIS) Rules, Section 11-200-8(a)(9), Hawaii Administrative Rules (HAR), explicitly excludes SV from the exemptions of Section 8.

We also note that the 20-ft. Shoreline Setback shown on the shoreline survey for the CDUA is incorrect. This lot is generally not considered shallow. The SV rules, Section 23-1.4, Revised Ordinances of Honolulu (ROH), allows the 40-foot shoreline setback to be adjusted to accommodate a minimum buildable lot depth of 30 feet. If the certified shoreline were determined to be at the outer face of the existing seawall, only about a 30-foot length on the left (west) side of the property would qualify for a reduction. Mr. Martin Nakasone Page 2 March 2, 2004

The amount of the reduction will depend on the location of shoreline along the left property boundary, where it appears to reach inland, which may move the shoreline setback further inland (See attachment).

If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Sincerely yours,

abuar A Moon ERIC G. CRISPIN, AIA

Director of Planning and Permitting

EGC:cs Encl.

cc: August and Veronica Monge DLNR - Office of Conservation & Coastal Lands

Doc 281903 (NTF195.doc)

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PARTMENT OF PLANNING AND PERMITTIN

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU. HAWAII 96813 TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS



ERIC G. CRISPIN, AIA DIRECTOR

BARBARA KIM STANTON DEPUTY DIRECTOR KATHY SOKUGAWA ACTING DEPUTY DIRECTOR

2004/ELOG-595(ST)

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March 29, 2004

Mr. Martin Nakasone M&E Pacific, Inc. 841 Bishop Street, Suite 1900 Honolulu, Hawaii 96813

Dear Mr. Nakasone:

Special Management Area Requirements for Conservation District Use Application (CDUA) File No. OA-3170: Monge After-the-Fact Seawall 54-001 Ahinalu Place - Hauula Tax Map Key 5-4-3: 35

We have reviewed your letter dated March 11, 2004, for the abovereferenced application, and confirm that the site is within the Special Management Area (SMA). As a structure that is considered accessory to the single-family use at this site, no SMA Use Permit will be required to retain the existing seawall.

However, we reiterate that the approval of an after-the-fact shoreline variance (SV) application is required to retain the portion of this structure that is located within the shoreline setback, and that the preparation of an environmental assessment (EA), pursuant to the Environmental Impact Statement (EIS) Rules, Section 11-200-8(a)(9), Hawaii Administrative Rules (HAR), is mandatory.

If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Sincerely yours,

Chlienthand

WERIC G. CRISPIN, AIA Director of Planning and Permitting

EGC:pl

cc: August and Veronica Monge DLNR - Office of Conservation & Coastal Lands



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

January 3, 2012

Mr. David K. Tanoue City and County of Honolulu Department of Planning and Permitting 650 South King Street, 7th Floor Honolulu, HI 96813

> Subject: Your Letter of October 25, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for 54-001 Ahinalu Place, TMK: 5-4-003:035, Hauula, Oahu

Dear Mr. Tanoue:

Thank you for your letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment (EA) for 54-001 Ahinalu Place.

We acknowledge that an after-the-fact shoreline setback variance for the existing structure within 40-feet of the presumed shoreline will need to be obtained. We also understand that the Conservation District Use Application for the unauthorized seawall was denied based on the absence of an EA for the seawall structure.

The State Historic Preservation Division (SHPD) has been contacted as a part of this preassessment consultation effort. Furthermore, the SHPD, Office of Hawaiian Affairs, and Office of Environmental Quality Control will each be provided a copy of the Draft EA.

Your comments are greatly appreciated. If you have any questions or comments, please contact myself, Jason Nakata or Jen Miura at 596-7790.

Sincerely,

mr Kath

John H. Katahira Project Manager

cc: August and Veronica Monge

680 Iwilei Road, Suite 430 • Honolulu, Hawaii 96817 TEL (808) 596-7790 • FAX (808) 596-7361 <u>tlcghawaii.com</u>



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

March 6, 2013

Mr. Jiro Sumada City and County of Honolulu Department of Planning and Permitting 650 South King Street, 7th Floor Honolulu, HI 96813

Subject: DPP's Letter of October 25, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for <u>54-001 Ahinalu Place, TMK: 5-4-003:035, Hauula, Oahu</u>

Dear Mr. Sumada:

Thank you for DPP's letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment (EA) for 54-001 Ahinalu Place. Thank you also for meeting with us on September 27, 2012 to discuss the project with the owner.

We do not believe the seawall and home extension qualify for designation as nonconforming structures, and no documentation will be submitted to that effect.

We acknowledge that the EA should include analysis of existing structures within 40-feet of the presumed shoreline; the EA will include analysis of the existing seawall and home extension, and is intended to satisfy the environmental review documentation requirement for a shoreline setback variance as stated in Chapter 23, Revised Ordinances of Honolulu.

We acknowledge the Conservation District Use Application (CDUA File No. OA-3170) for the seawall was denied by the State Board of Land and Natural Resources on May 14, 2004. It is our understanding that the previous Conservation District Use Application (CDUA) was denied due to lack of completed environmental review documentation. The forthcoming Draft EA is intended to satisfy all requirements for a CDUA. All necessary State permits and approvals will be pursued.

The State Historic Preservation Division (SHPD) has been contacted as a part of this preassessment consultation effort, but did not provide comments. Furthermore, the SHPD, Office of Hawaiian Affairs, and Office of Environmental Quality Control will each be provided a copy of the Draft EA.

tlcghawaii.com

Mr. Jiro Sumada March 6, 2013 Page 2

We intend to submit the Draft EA to DPP for approval as the accepting authority. If you have any questions or comments, please contact me or Jason Nakata at 596-7790.

Sincerely,

John H. Katahira

Project Manager

cc: August and Veronica Monge

John Katahira,

I live at 54-002 Ahinalu Place and this residence has been in our family since 1961,

We also have another property at 54-004 Ahinalu Place and have been in our family since 1969.

We have been fortunate that the shore line has not changed since we became owners of these properties.

Sincerely, >

George S Courtney

54-002 Ahinalu Place



CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

January 3, 2012

Mr. George Courtney 54-002 Ahinalu Place Hauula, HI 96717

> Subject: Your Letter of September 27, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for 54-001 Ahinalu Place, TMK: 5-4-003:035, Hauula, Oahu

Dear Mr. Courtney:

Thank you for your letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment for 54-001 Ahinalu Place.

We acknowledge that your family has owned the residences located at 54-002 Ahinalu Place and 54-004 Ahinalu Place since the 1960s, and the shore line has not changed since your family has become the owner of those properties.

We will inform you when the Draft Environmental Assessment becomes available. Your participation in the pre-assessment phase of the environmental review process is appreciated. If you have any questions or comments, please contact myself, Jason Nakata or Jen Miura at 596-7790.

Sincerely,

ann Kath

John H. Katahira Project Manager

cc: August and Veronica Monge

680 Iwilei Road, Suite 430 • Honolulu, Hawaii 96817 TEL (808) 596-7790 • FAX (808) 596-7361 <u>tlcghawaii.com</u>



THE LIMTIACO CONSULTING GROUP CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

March 6, 2013

Mr. George Courtney 54-002 Ahinalu Place Hauula, HI 96717

Subject: Your Letter of September 27, 2011 Regarding the Draft Environmental Assessment, Pre-Assessment Consultation for <u>54-001 Ahinalu Place, TMK: 5-4-003:035</u>, Hauula, Oahu

Dear Mr. Courtney:

Thank you for your letter regarding the pre-assessment consultation phase of the Draft Environmental Assessment for 54-001 Ahinalu Place.

Thank you for sharing that your family has owned the residences located at 54-002 Ahinalu Place and 54-004 Ahinalu Place since the 1960s, and the shore line has not changed since your family has become the owner of those properties. This information has been helpful to us.

You should have received our letter dated January 3, 2012. We wanted to inform you that the Draft Environmental Assessment is currently being drafted. At your request, we can send you an electronic copy when it becomes available. Your participation in the pre-assessment phase of the environmental review process is appreciated. If you have any questions, please contact me or Jason Nakata at 596-7790.

Sincerely.

John H. Katahira Project Manager

cc: August and Veronica Monge

tlcghawaii.com