MEMORANDUM

TO: Office of Environmental Quality Control
FROM: William W. Paty, Chairperson
        Board of Land and Natural Resources

SUBJECT: DOCUMENT FOR PUBLICATION IN THE CEQC BULLETIN -
ENVIRONMENTAL ASSESSMENT FOR CONSERVATION DISTRICT USE
APPLICATION OA-10/5/90-2415 for single family residence,
TMK 2-5-24: 24

The above mentioned Chapter 343 Document was reviewed and a
negative declaration was declared based upon the environmental
assessment provided with the CDUA.

Please call me or Ed Henry of our Office of Conservation and
Environmental Affairs, at 8-7837, if you have any questions.

WILLIAM W. PATY
DEPARTMENT MASTER APPLICATION FORM

I. LANDOWNER/WATER SOURCE OWNER
   (If State land, to be filled in by Government Agency in control of property)
   Name: Dept. of Land and Natural Resources, State of Hawaii - Lessor
   Address: 3048-A Lakinau St.
   Telephone No.

II. APPLICANT (Water Use, omit if applicant is landowner)
   Name: Bonnie-Lee Echiberti
   Address: 3048-A Lakinau St.
   Telephone No. (808) 735-8872

III. TYPE OF PERMIT(S) APPLYING FOR
   ( ) A. State Lands
   ( ) B. Conservation District Use
   ( ) C. Withdraw water from a ground water control area
   ( ) D. Supply water from a ground water control area
   ( ) E. Well drilling/modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED
   District: Maualaha Home Sites
   Island: OAHU
   County: Honolulu
   Tax Map Key: 2-S-24-24
   Area of Parcel: Lot 19 0.52 acre
   Term (if lease) 65 year - GL No. S-4902
   Received: October 30, 1990
   Disapproved

(Indicate interest in property, submit written evidence of this interest)
*Signature: Bonnie-Lee Echiberti
Date: August 1, 1990

*If for a Corporation, Partnership, Agency or Organization, must be signed by an authorized officer.

FOR DLNR USE ONLY
Reviewed by
Date
Accepted by
Date
Docket/File No.
180-Day Exp.
EIS Required
PH Required
Board Approved
Disapproved
Well No.

Print or Type
V. Environmental Requirements

Please note the following environmental assessment of the proposed use:

1. Identification of applicant: Lesnee, Bonnie-Lee Eckiberi.

2. Identification of approving agency: Department of Land and Natural Resources.

3. Identification of agencies consulted in making assessment: Department of Land and Natural Resources, Planning Dept., Hawaii State Health Dept., Wastewater treatment division.

4. General description of the action’s technical, economic, social, and environmental characteristics:

   Technical: Poured concrete for foundation and driveway, setting hollow tile, woodwork for home and carport, grading and septic tank as required by Department of Health.

   Economic: Approximate cost of grading and homesite preparation $5,000.00. Approximate cost of house $70,000 and any additional material and labor expenses unforeseen at this time.

   Social: This is an old established residential community existing since the monarchical days under the various governments of Hawaii. Almost all of the lots in this community of Maunalaha Valley have been developed as residential or have existed as such prior to long term leases issued by HB No. 511, 6/22/81.

   Environmental: The proposed residential structure will be built to blend in with the environment for family living. Landscaping will be enhanced with the planting of various fruit trees. Presently, with the exception of two banyan trees which will remain, the vegetation on the parcel contains koa bush and cerius vines. No changes to the area fronting Round Top Drive will occur and the overhanging cerius vines will remain.

5. Summary Description of the affected environment: Clearing and grading of area necessary for construction of house and driveway. (See Construction Plans and Plot Plan, Exhibits C, D, & E).

6. Identification and summary of major impacts and alternatives considered: Short term construction activity and long term minimal environment impact.

7. Proposed mitigation measures: No significant alteration to vegetation, will control erosion by
landscaping and/or retainer walls if necessary. Construction activity will commence and end as soon as possible.

8. Determination: The proposed construction of a single-family residential dwelling will be constructed so as not to be an environmental problem.

9. Reasons supporting determination: Project will be small in scale and no major environmental impact will occur. All necessary permits will be obtained prior to any grading and/or building activity.

VI. Summary of Proposed Use

We propose to construct a Residential dwelling for our family use as granted by the long term lease issued by the State of Hawaii, HB No. 511, to reside within the community and on the property that was handed down from my grandmother. The house will be two-floor, four bedrooms with two and a half baths.

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

A. Existing structures/use - No structures exist on the property at this time, vacant lot.

B. Existing utilities - No existing utilities on the property at the present time. We have consulted with the Board of Water Supply and a new line and meter will be installed. Utility easement located on Maunalaha Drive front boundary of Herman L. Brandt property, Lot no. 5. Nearest fire hydrant approximately 150ft from property on Round Top drive.

C. Existing access - Exhibit "F" is the relevant portion of the tax map showing the subject property bounded in red. At the present time there is no true access except an easement through the properties of Lot no. 23, (Kaaiai) and Lot no. 5, (Brandt) This has caused considerable problems thereby we propose to build a driveway from Maunalaha Drive onto the property at the same time as construction of the house is started. We have received written permission from Herman Brandt of Lot no. 5 for access through his property (See Exhibit "H"). We find this necessary in the event we are unable to build a driveway of our own from Maunalaha Drive.

D. Vegetation - Currently there are two banyan trees, a plumaria tree, and a natural barrier fronting along Round Top Drive of heavy growth of night blooming cerius vines. These will be preserved. The remaining vegetation consists of weed, koa bushes mixed with heavy overgrowth of cerius vines. The location of which are plotted on exhibit "B".

- 3 -
E. Topography - Exhibit "A" is a contour map of the
general area.

F. Shoreline Area - NONE

G. Existing covenants, easements, restrictions - As
specified in lease agreement S-4902 between the State of
Hawaii and Bonnie-Lee Echiberi, all mineral, water,
historic and/or prehistoric rights are reserved to the
State of Hawaii.

H. Historic sites affected - None

II. DESCRIPTION: Describe the activity proposed.

Construction and occupation of a single family dwelling,
two story, four bedrooms, two and a half baths. The
construction will involve:

1) Clearing of all weed and overgrowth and grading of an
area necessary for construction of the house, carport and
driveway. Nearly all trees will be untouched. See exhibit
"C" for area to be graded.

2) Concrete foundation will be poured as well as concrete
driveway. Retainer walls will be built if deemed necessary
to prevent soil erosion.

3) Installation of a Septic Tank: Perculation Test done
by TR Co., Carl E. Reinhardt, Engineer. (See Exhibit "J"
and "K").

III. Commencement Date: Upon Department of Natural
Resources and building approval.

Completion Date: Within three years after approval
and six months after commencement to build.

IV. TYPE OF USE REQUESTED

Conditional Use: Subzone Resource

Area of Proposed Use: Land: .52 acres
House: 2840sq. ft. incl carport

Name and Distance of nearest Town or Landmark: Honolulu

Boundary Interpretation: Property is located within the
Conservation area.

Conservation District Subzone: Resource

County General Plan Designation: Preservation
INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. Plans:

A. Area Plan: See exhibit "C"

B. Site Plan: See exhibit "C" and "D"

C. Construction Plan: See exhibit "C" & "E". Applicant are planning to vegetate by planting various fruit trees, a lawn and flowers.

D. Maintenance Plan: None, other than normal maintenance of residential home.

E. Management Plan: None

F. Historic or Archeological Site Plan: None

II. Subzone Objective: The objective of subzone R is to develop, with proper management, areas to ensure sustained use of the natural resources of those areas. The proposed land use, construction of a single family dwelling is a nonconforming use, however, the necessary conditions for eligibility as a nonconforming use application under Subchapter 1, Title 13, Chapter 2, of the Departmental Administrative Rules, as amended, have been satisfied:

1. The proposed use of land parcel is the same as that established prior to the inclusion of the land within the conservation district, namely for residential or farming use;

2. The subject parcel is less than ten (10) acres; 

3. The land parcel has been held and intended for residential or farming use; and

4. Only one residential dwelling is proposed to be put on the subject land parcel.

5. The subject land parcel TMK 1-2-5-19 and TMK 1-2-5-20 became eligible for long term RESIDENTIAL leases (HB No. 511, ACT 225) approved June 22, 1981 (See exhibit "G"). All residents in Maunalaha Valley hold 65 year leases on their parcels. Real property taxes and liability insurance has been and is currently being paid on this property.
Date: 07/23/90
Prepared by: Bonnie-Lee Echiberi

Chapter 205A Document ( ) Negative Declaration ( )
Chapter 343 Document ( ) EIS Preparation Notice ( )
NEPA Document ( ) Draft EIS ( )
                      Final EIS ( )
                      Acceptance Notice ( )

Is the document a supplemental EIS? Yes ( ) No ( )

Title of Proposed Action or Project: Construction of a 4-Bedroom
Residential Family Dwelling

Location: Island Oahu District Maunalaha Home Sites

Type of Action (check one): Applicant XXXX Agency ( )

Name of Proposing Applicant or Agency: Bonnie Lee Echiberi (Shea)
Name of Contact: Bonnie Lee or Raymond Echiberi
Address: 3048 A Lainuml St
City: Honolulu State: Hawaii Zip Code: 96816
Phone: (808) 735-8872

Name of Preparer or Consultant: ____________________________
Name of Contact: ____________________________
Address: ____________________________ State: ____________________________ Zip Code: ____________________________
Phone: ____________________________

Accepting Authority: ____________________________

Estimated Project Cost:
Federal Funds $ __0__
State Funds $ __0__
County Funds $ __0__
Private Funds $ 75,000.00
TOTAL $ __0__

Document Preparation Cost:
Neg Dec/EA $ __0__
Draft EIS $ __0__
Sup Draft EIS $ __0__
Sup Final EIS $ __0__
TOTAL $ __0__

EA Trigger (check all that apply)
( xxx) Use of State or County Lands or Funds
( xxx) Use of Conservation District Lands
( ) Use of Shoreline Setback Area
( ) Use of Historic Site or District
( ) Use of Lands in the Waikiki Special District
( ) Use Requiring an Amendment to a County General Plan

NOTE: For answers to any question on Page 10 or 11, please contact the Office of Environmental
Quality Control at (808) 548-6915.

[DEQ Form 89-01 (1/89)
Page 1 of 2]
( ) Use Requiring the Reclassification of Conservation Lands
( ) Construction or Modification of Helicopter Facilities
( ) Other ____________________________

Brief Description of the Proposed Action or Project which will be Published in the OEQC Bulletin (limit of 500 words or less):
Construction of a residential 4-bedroom home with driveway. To include installation of all necessary utilities and septic tank. Area to be used approximately 2840 sq feet which includes house and carport. Land must be cleared, and graded. Water and electricity to be installed. Nearest fire hydrant approximately 150 ft from property.

(Continue on another sheet if necessary)

Tax Map Key(s): 2-5-24-24

FOR OEQC USE ONLY

Date of Submission: ____________________________
Date of Publication: ____________________________
Last Day for Consulted Party Request: __________
Comment Period Ends: __________________________
Acceptance Date: ___________________________
Publication Date of Acceptance: ________________

[OEQC Form 89-01 (1/89)  
Page 2 of 2]
LIST OF EXHIBITS:

A. Topography
B. Existing Trees and Vegetation
C. Plot Plan
D. Site Plan - Maunalaha Home Site (2 pages)
E. Construction Plan (Proposed) (3 pages)
F. Existing Access
G. House Bill No.511, Act 225 and Property Tax Bill
H. Easement Authorization from Herman L.K. Brandt
J. Sept Tank/Seepage Test Location Plan
K. Perculation Test: Carl E. Reinhardt, Engineer
"Proposed" Construction Plan

Round Top

40'

2nd Flr.

Dining Rm

2nd Flr.

Dell

Master Bath

Walk-in Closet

Master Bedrm

1st Flr.

2nd Flr.

Garage

Total = 5,080 Sq. Ft.

Note:
1st Flr. = 2240
2nd Flr. = 2240
Garage = 600

EXHIBIT "E"

2 of 3
"PROPOSED" CONSTRUCTION PLAN

NOTE:
1. 1st Floor Exterior Walls will have 8x8x16 Hollow Tile, GROUT 1/4" O.C.
2. 2nd Floor Exterior Walls 2x4 covered w/ T-111
3. All Interior Walls 2x4 w/ Gyp Board.
4. Retaining Wall approx 92'0" long by 8'0" high. SEE LOT PLAN FOR DETAILS

EXHIBIT "E"
3 OF 3
46-369 Haiku Rd. F-7
Kaneohe, Hawaii 96744
July 28, 1980

Bonnie-Lee Echiberry
2016 Maunalaha Rd.
Honolulu, Hawaii 96822


Dear Mrs. Echiberry:

I, the undersigned, Herman L. K. Brandt, lessee of Lot #5 (TMK: 2-5-24: 23), Maunalaha Homestead, Makiki, Honolulu, Oahu, Hawaii, subject to my approval, do hereby authorize you to use that portion of land necessary for you to establish access to your property.

Sincerely yours,

[Signature]

Herman L. K. Brandt
Lessee Lot #5 (TMK: 2-5-24:23)

[Signature]

Notary Public, State of Hawaii
My commission expires: 6-14-94

[Notary Seal]
**EXHIBIT "K"**  

**"CHART A" PERCULATION TEST**

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<th>Prepared by:</th>
<th>Date:</th>
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<td>C.E.R.</td>
<td>7-20-40</td>
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**Location:** Round Top Drive

**Type of Hole:** Diameter 6"  Depth from existing grade 3'

**Sea Level Elevation if known:**

**Time of Start of Test:** 11:20 A.M. (Water level to be 12" above gravel)

**NOT POSSIBLE!**

**EXACT MEASUREMENT - DROP OF WATER LEVEL IN INCHES OR FRACTION THEREOF**

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**INSTANT:**

**NO PONDING**

**5 CALL.**

**TABLE OF AMOUNT OF WATER NEEDED TO PERFORM TEST**

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<td>Gallons per day</td>
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