

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

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

REF:OCEA:JN

FILE: OA-10/5/90-2415
DOC.: 0203E

OCT 29 1990

MEMORANDUM

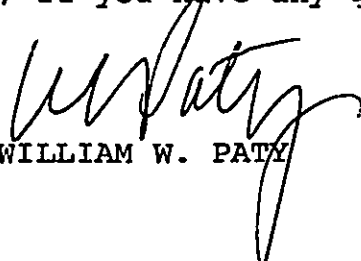
TO: Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: DOCUMENT FOR PUBLICATION IN THE OEQC 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

1990-11-08-0A-FEA
Echiberi single family residence

FILE COPY

February 1983

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

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. _____

RECEIVED

DEPARTMENT MASTER APPLICATION FORM '90 OCT 30

(Print or Type)

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 _____
Telephone No. _____
SIGNATURE _____
Date _____

II. APPLICANT (Water Use, omit if applicant is landowner)
Name Bonnie-Lee Echiberi
Address 3048-A Lakimau St.
Honolulu, Hawaii 96816
Telephone No. (808) 735-8872
Interest in Property Lessee, GL No. S-4902

(Indicate interest in property; submit written evidence of this interest)
*SIGNATURE Bonnie-Lee Echiberi
Date August 1, 1990

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 Maunalaha Home Sites
Island OAHU
County Honolulu
Tax Map Key 2-5-24-24
Area of Parcel Lot 19 0.52 acre
(Indicate in acres or sq. ft.)
Term (if lease) 65 year - GL No. S-4902 to Bonnie-Lee (Shea) Echiberi

V. Environmental Requirements

Please note the following environmental assessment of the proposed use:

1. Identification of applicant: Lessee, Bonnie-Lee Echiberi.
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 monarchial 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, (Kaaia) 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".

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

Boundry 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.

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

Date: 07/23 /90

Prepared by: Bonnie-Lee Echiberi

The document is a (check all that apply)

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 Lakimau St
 City: Honolulu State Hawaii Zip Code: 96816
 Phone: (808) 735-8872

Name of Preparer or Consultant: _____
 Name of Contact: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: (____) _____

Accepting Authority: _____

Estimated Project Cost:		Document Preparation Cost:	
Federal Funds	\$ <u>-0-</u>	Neg Dec/EA	\$ _____
State Funds	\$ <u>-0-</u>	Draft EIS	\$ _____
County Funds	\$ <u>-0-</u>	Sup Draft EIS	\$ _____
Private Funds	\$ <u>75,000.00</u>	Sup Final EIS	\$ _____
TOTAL	\$ _____	TOTAL	\$ _____

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.

[OEQC 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:

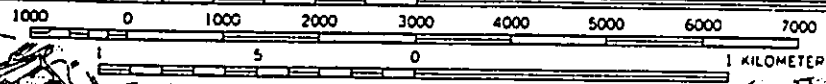
OEQC # _____
 Planner: _____

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

SCALE 1:24 000

EXHIBIT "A"



CONTOUR INTERVAL 40 FEET
 DOTTED LINES REPRESENT 10-FOOT CONTOURS
 DATUM IS MEAN SEA LEVEL

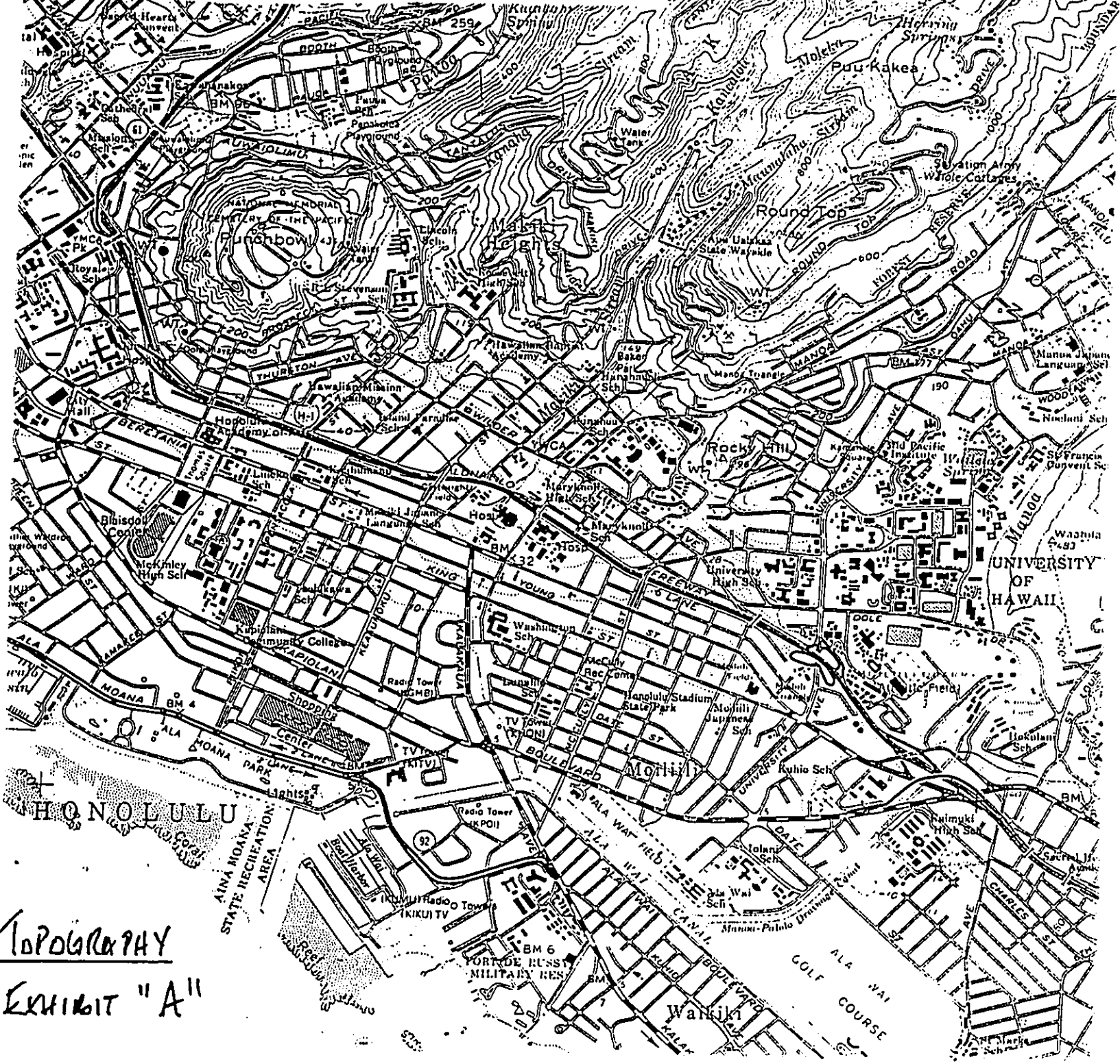
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
 THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 1 FOOT

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
 Medium-duty - - - - - Unimproved dirt - - - - -

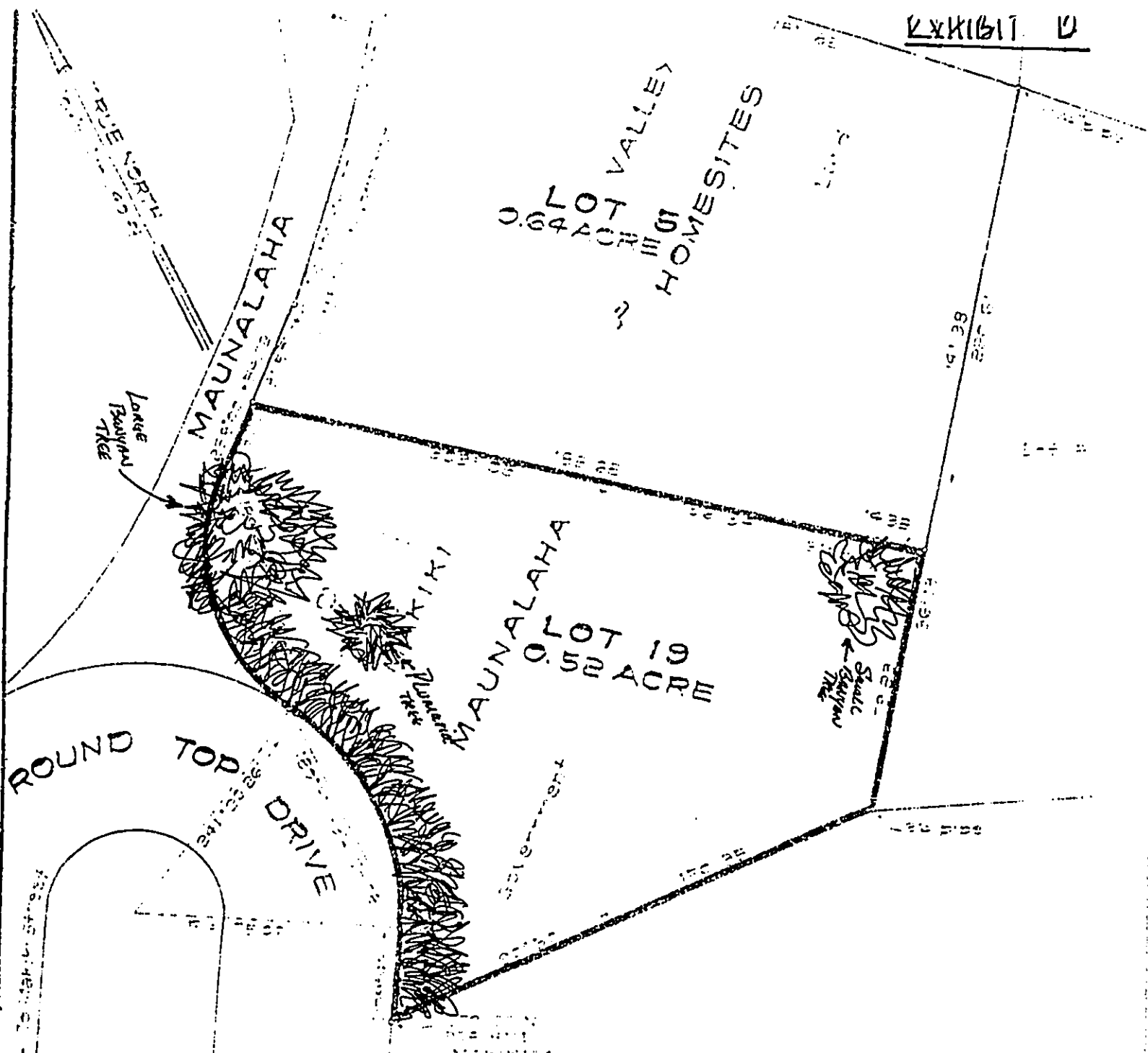
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



TOPOGRAPHY
 EXHIBIT "A"

EXHIBIT D



EXISTING TREES & VEGETATION

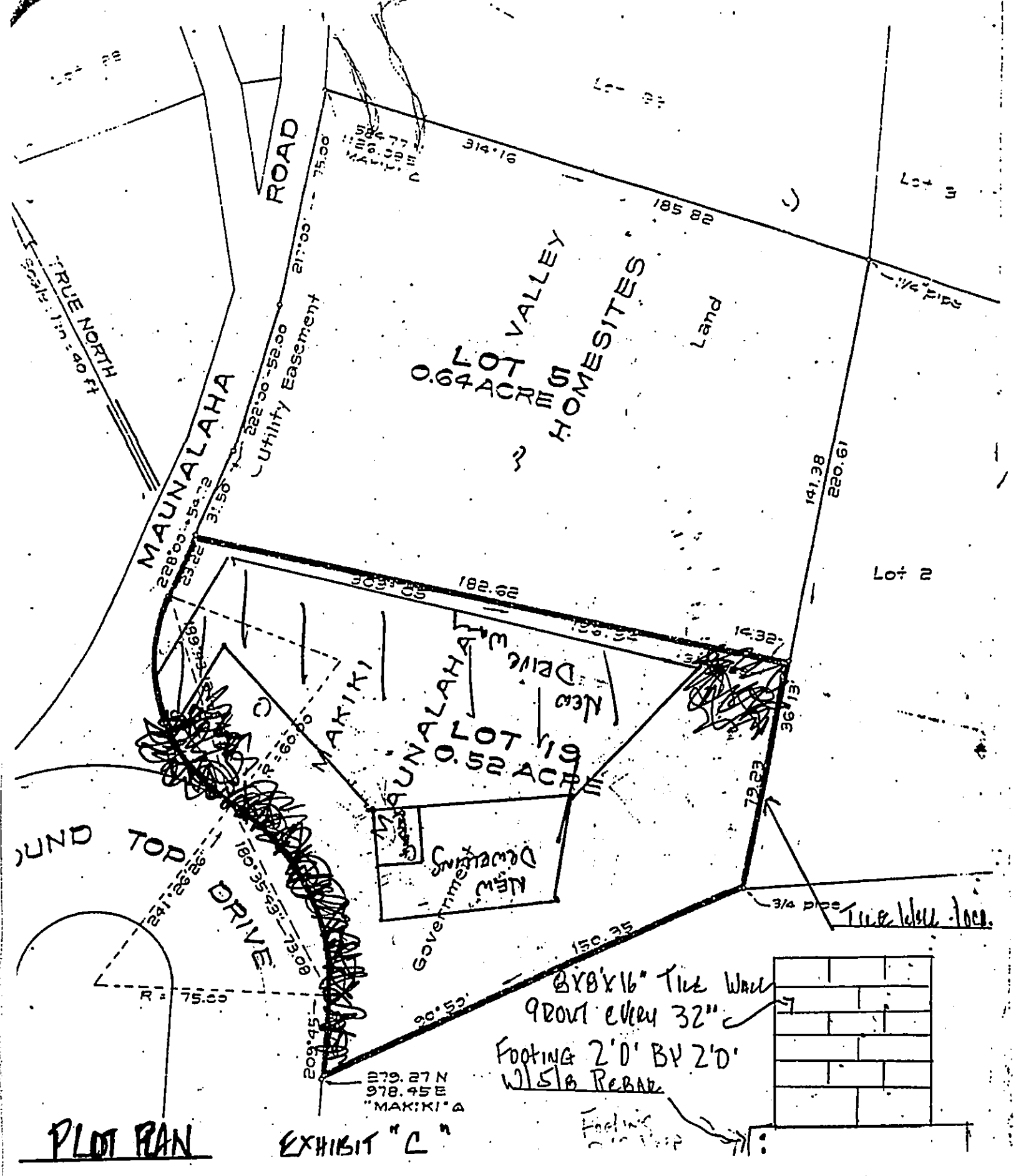
MAUNALAHHA HOMESITES
 LOTS 5 AND 19
 Oahu, Makiki, Honolulu, Oahu, Hawaii
 Scale: 1 inch = 40 feet

EXHIBIT "B"

JOB C-392, 22
 C.M. 187, 0.52, 0.64

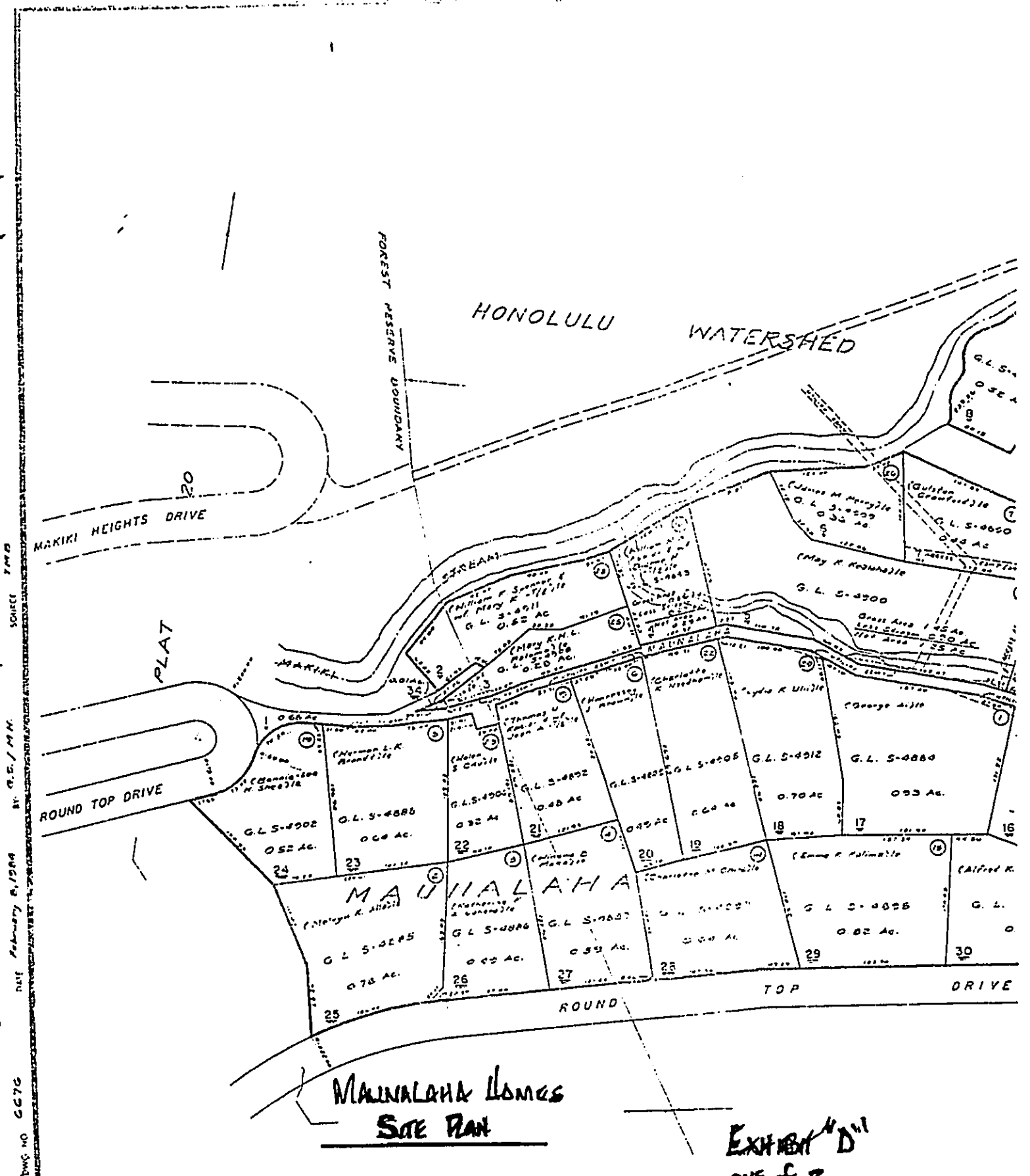
TAX MAP: B-E-20

SURVEY DIVISION
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 STATE OF HAWAII



PLOT PLAN

EXHIBIT "C"



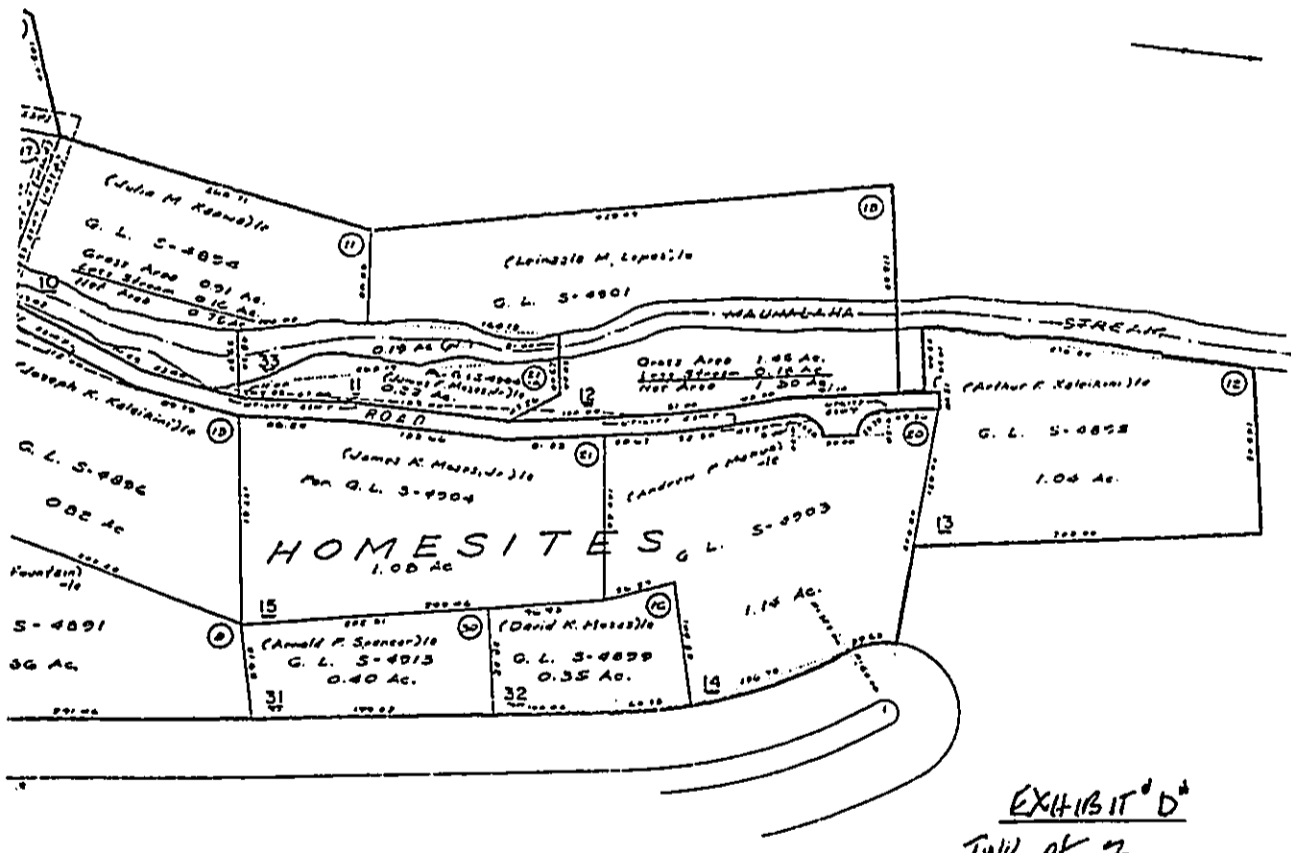
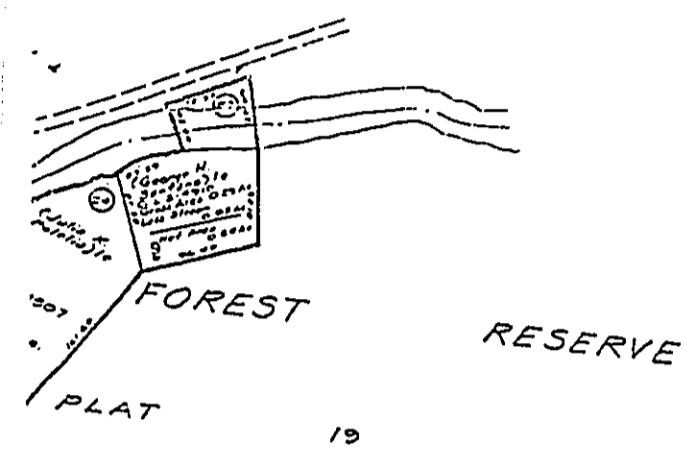
**MAUNALAHUA HOMES
SITE PLAN**

**EXHIBIT D-1
ONE of 2**

1 519

DWG NO 6676
 DATE February 8, 1949
 BY G.E./M.H.
 SOURCE T.M.B.

TRUE NORTH
Scale: 1 in = 80 FT



PLAT 19

NOTE: All lots owned by the State of Hawaii, unless otherwise noted.

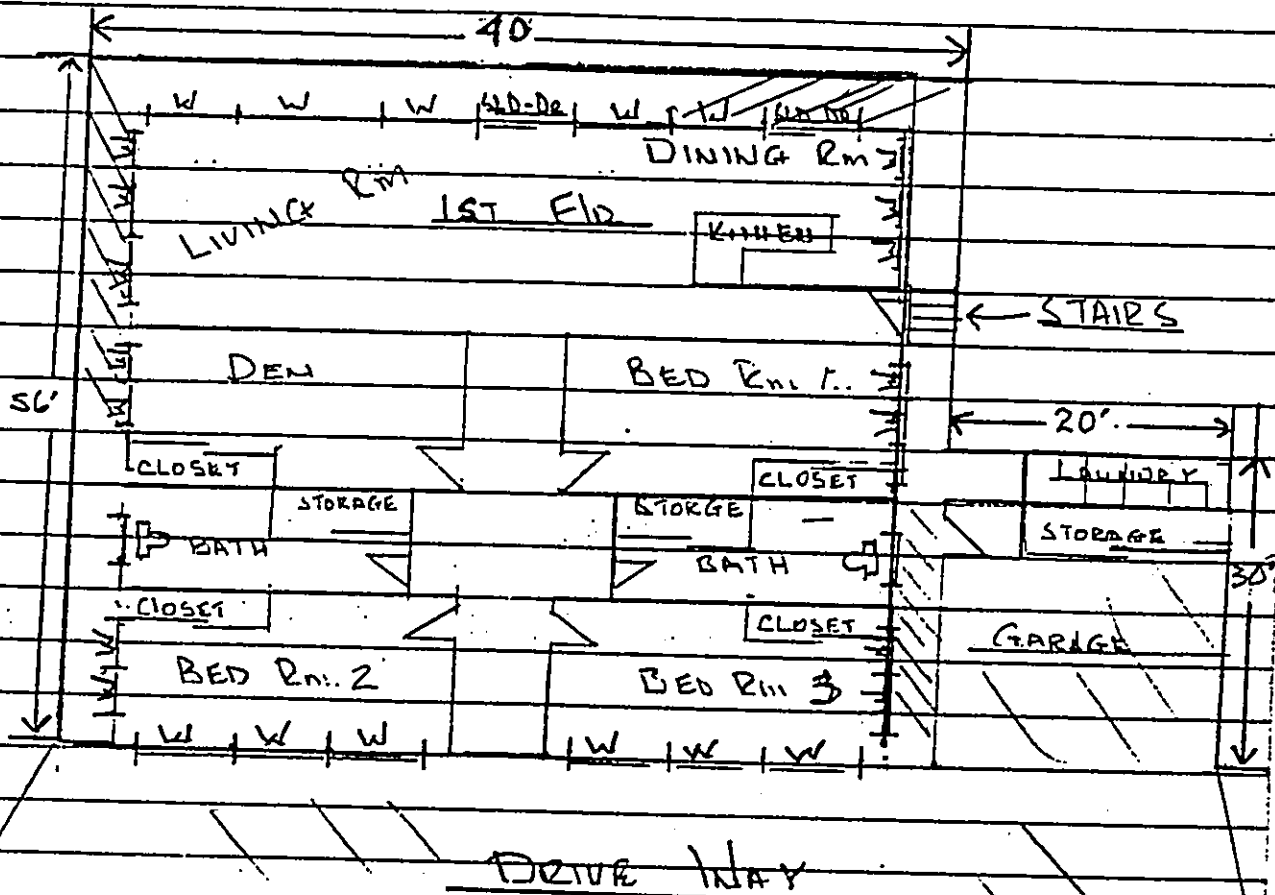
FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF FINANCE PROPERTY ASSESSMENT DIVISION TAX MAPS SECTION STATE OF HAWAII TAX MAP		
CITY & COUNTY OF HONOLULU		
ZONE	SEC	PLAT
2	5	24
SCALE: 1 IN = 80 FT.		

"PROPOSED" CONSTRUCTION PLAN

EXHIBIT "E-1"

ROUND TOP DRIVE



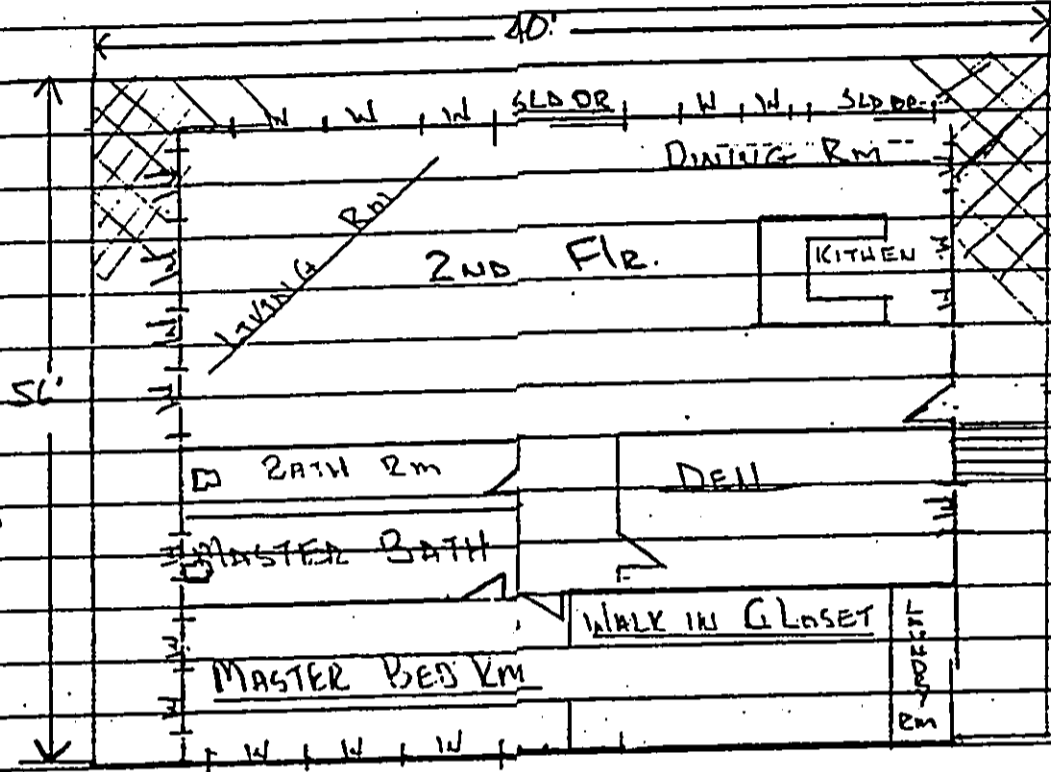
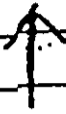
NOTE:

- |||| = SIDE WALK & CONCRETE
- W = WINDOWS
- SLD = SLIDING GLASS DOOR
- ▨ = STAIRS TO 2ND FLOOR.
- ▩ = 2ND FLR. WOOD DECK

EXHIBIT "E"
1 of 3

"PROPOSED" CONSTRUCTION PLAN

ROUND TOP

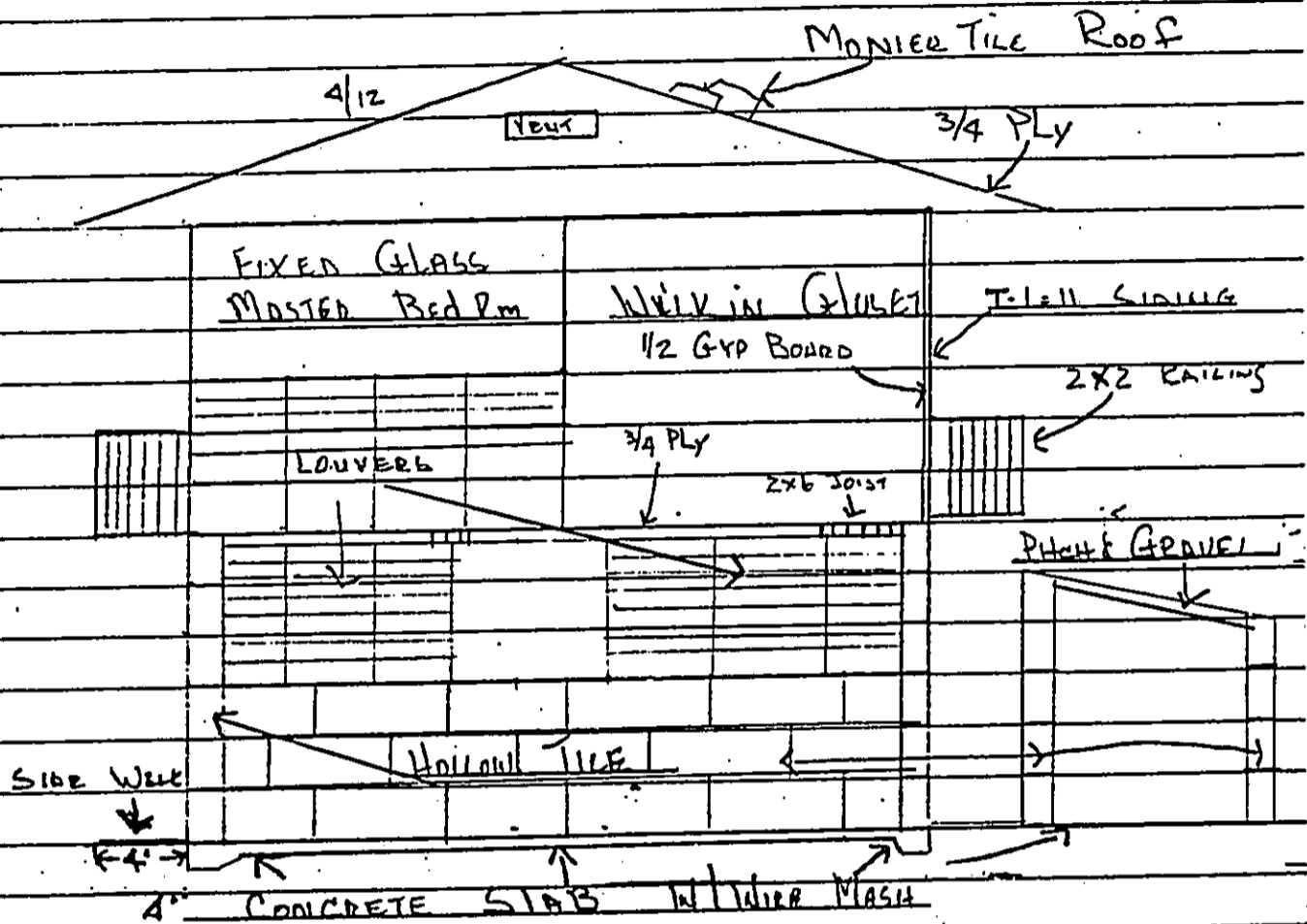


NOTE =
1ST FLR = 2240
2ND FLR = 2240
GARAGE = 600

TOTAL = 5080 Sq. Ft.

EXHIBIT "E"
2 of 3

"PROPOSED" CONSTRUCTION PLAN



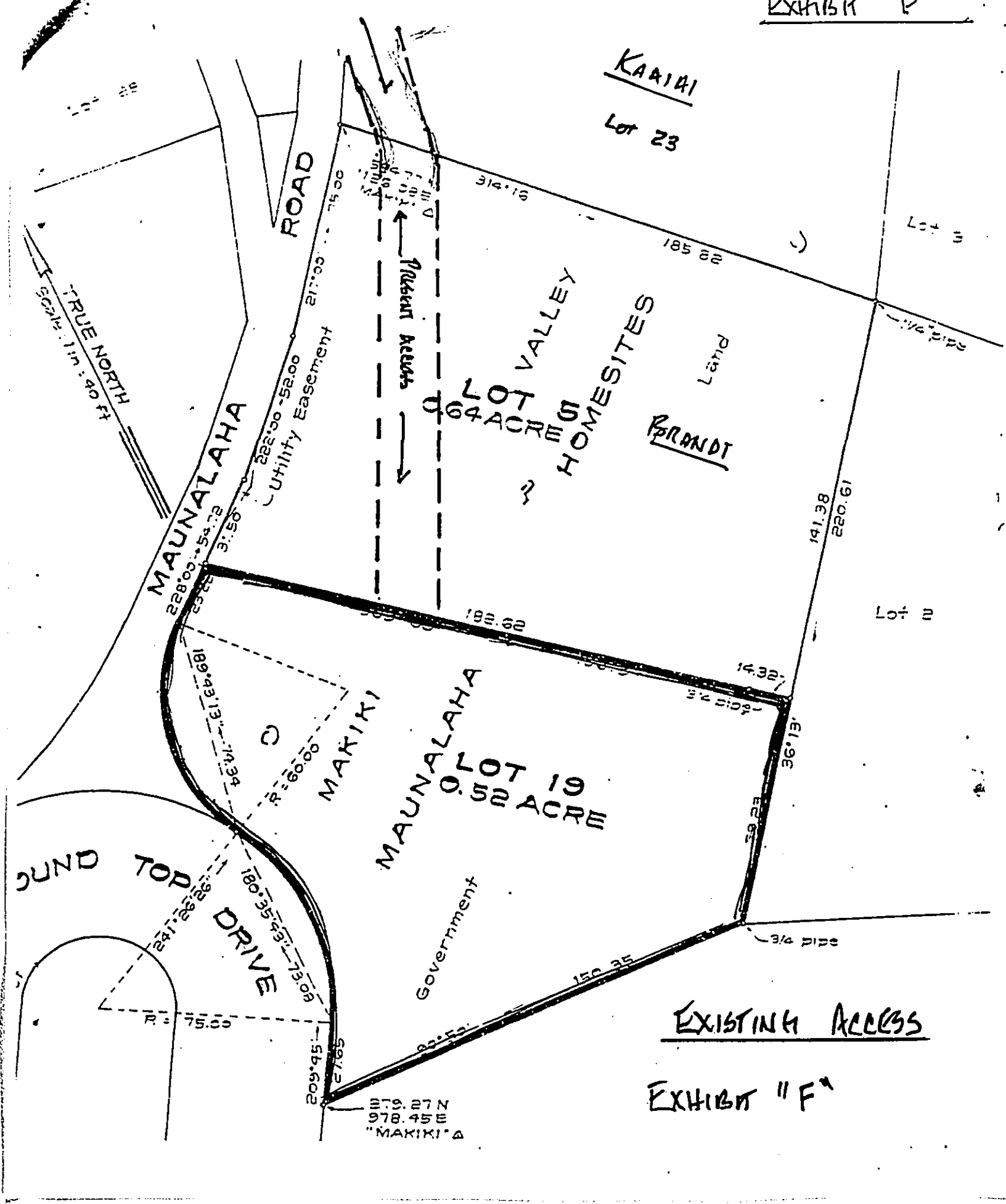
NOTE:

- (A) 1ST FLOOR EXTERIOR WALLS WILL HAVE 8x8x16 HOLLOW TILE, GROUT 16" O.C.
- (B) 2ND FLOOR EXTERIOR WALLS 2x4 COVERED W/ T-11
- (C) ALL INTERIOR WALLS 2x4 W/ GYP BOARD.
- (D) RETAINING WALL APPROX 92'0" LONG BY 8'0" HIGH. SEE LOT PLAN FOR DETAILS

EXHIBIT "E"

3 of 3

EXHIBIT "E"



EXISTING ACCESS

EXHIBIT "F"

ACT 224

EXHIBIT "A"

H.B. 511 OR 226 / PROPERTY TAX BILL

ACT 226

the State pay a qualified veteran a share greater than the federal government lower...
 CITY AND COUNTY OF HONOLULU
 DIVISION OF TREASURY
 PO BOX 4200, HONOLULU, HI 96812-4200
 REAL PROPERTY TAX BILL
 FOR FISCAL YEAR JULY 1, 1990 TO JUNE 30, 1991

BILL NUMBER

CALL	ZONE	SECT	PLAT	SECTION	AREA	TOTAL	PER
1	2	5	024	024	0000	009	1
DATE		1ST HALF		END HALF			
08/20/90		02/20/91					
TAX AMOUNT		14311		14311			
REWARD							
INTEREST							
SERIAL		14311		14311			
DISCOUNT							
CHECK							
TOTAL		28622		28622			

OWNER
 STATE OF HAWAII
 SHEA, BONNIE-LEE H
 PROPERTY ADDRESS

125024000000100001431200002862300006

underscored.*

SECTION 3. This Act shall take effect upon its approval.
 (Approved June 20, 1981.)

ACT 225

H.B. NO. 511

A Bill for an Act Relating to Public Lands.
Be It Enacted by the Legislature of the State of Hawaii:

SECTION 1. Findings. The legislature finds that, despite documented evidence which clearly indicates that the various governments of Hawaii since several hundred years have expressed an intent to grant long term tenure to the persons who have resided in Maunaloa Valley (Makiki) for many decades, these findings are present only have leases with thirty-day relocation restrictions. Such thirty-day relocations impose undue hardship when these people attempt to obtain home improvement financing, nor can they make other long term commitments and plans which are normally available to home owners in Hawaii. The legislature finds that there is a moral obligation to offer the residents of Maunaloa Valley an opportunity to obtain

*The text has been edited pursuant to HRS §21G-16.5, authorizing omission of the discussion of the material, and underscoring.

long term leases (not to exceed sixty-five years) with the department of land and natural resources for the parcels upon which their homes are presently located.

SECTION 2. The department of land and natural resources is hereby authorized to negotiate and enter into long term residential leases not to exceed sixty-five years in duration with persons who meet the following criteria:

(1) At the time of enactment of this Act reside on a parcel or parcels of land listed in Section 3, or have permits allowing them to reside on such land, or are descendants of persons who lawfully resided on such land before 1920; and

(2) Have built homes on such land for use as their own residence prior to 1940 pursuant to government authority; and

(3) Can prove that the various governments of Hawaii have expressed an intent to grant them long term tenure.

SECTION 3. The lands eligible for long term residential lease negotiations under the provisions of this Act are limited to those located in tax map key plats 1-2-5-19 and 1-2-5-20, and for which valid permits are on record in the department of land and natural resources at the time of enactment of this Act.

SECTION 4. Any other law to the contrary notwithstanding, including chapter 171, Hawaii Revised Statutes, the department of land and natural resources is hereby authorized to negotiate and enter into lease agreements in accordance with the provisions and limitations of this Act provided that the authority granted by this Act shall expire (1) when leases have been negotiated and recorded in the bureau of conveyances for all parcels meeting the criteria in Section 2 and Section 3, or (2) on January 1, 1983, whichever occurs first.

SECTION 5. This Act shall take effect upon its approval.
 (Approved June 22, 1981.)

ACT 226

S.B. NO. 1471

A Bill for ~~an Act~~ Relating to Conservation and Resources Enforcement Program.
Be It Enacted by the Legislature of the State of Hawaii:

SECTION 1. Section 199-4, Hawaii Revised Statutes, is amended to read:

"§199-4 Board of Land and Natural Resources, police powers. The board of land and natural resources shall have police powers and may appoint and commission enforcement officers within the conservation and resources enforcement program. Persons appointed and commissioned under this section shall have and may exercise all of the powers and authority of a police officer, including the power of arrest, and shall enforce all state laws and rules, and county ordinances within all state lands, state shorewaters and shores, and county parks; provided that such duties shall remain in force and effect only while in actual performance of their duties which shall include off-duty employment when such employment is for either state departments or agencies. These enforcement officers shall consist of personnel whose primary duty will be the enforcement of title 12, entitled 'Conservation and Resources', and the rules promulgated thereunder within the areas under the

EXHIBIT "H"

EXHIBIT "H"

46-369 Haiku Rd. F-7
Kaneohe, Hawaii 96744
July 28, 1990

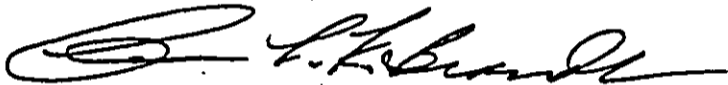
Bonnie-Lee Echiberri
2016 Maunalaha Rd.
Honolulu, Hawaii 96822

Re: Driveway Easement Authorization Across Lot #5 (TMK: 2-5-24: 23)

Dear Mrs. Echiberri:

I the undersigned, Herman L. K. Brandt, Lessee of Lot #5 (TMK: 2-5-24: 23), Maunalaha Homesites, 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,



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

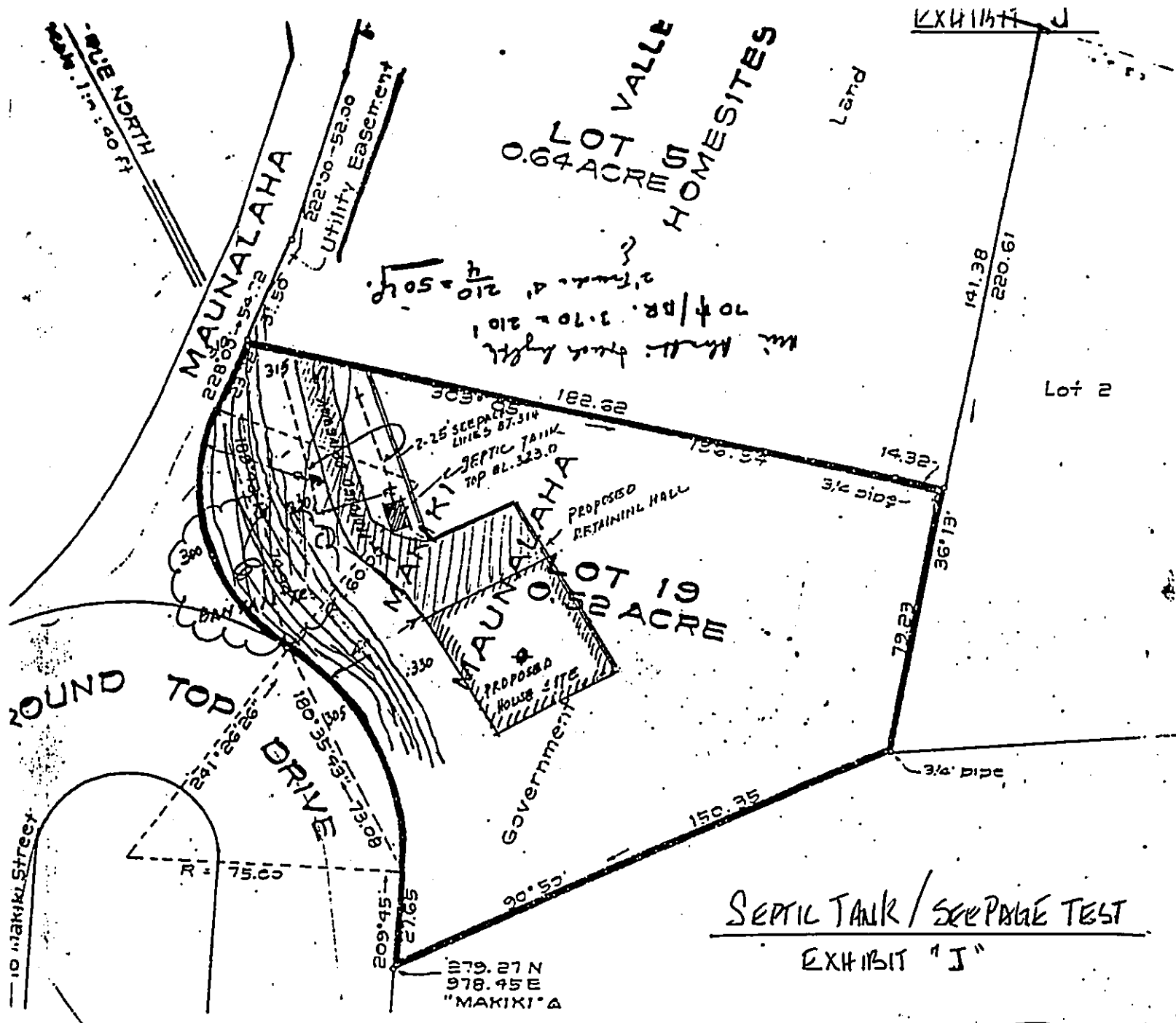
Subscribed and sworn to before me this

31st day of July, 1990

Ma. P. Creps
Notary Public, State of Hawaii

My commission expires: 6-4-94





SEPTIC TANK / SEE PAGE TEST
EXHIBIT "J"

MAUNALAH A HOMESITES
LOTS 5 AND 19
Opu, Makiki, Honolulu, Oahu, Hawaii
Scale: 1 inch = 40 feet

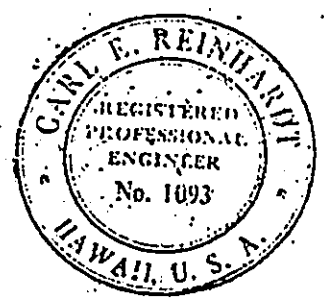


EXHIBIT "J"

OB O-392(83)
BK 18M C.F. 3-C(Oahu)

AX MAP: 2-5-20

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

AHU FILE - FOLDER 6

R.S.S. Dec. 3, 1993

EXHIBIT "K"

EXHIBIT "K"

"CHART A" PERCOLATION TEST

Initials Date

Person(s) present at time of test:

Prepared by: C.E.R.

Date: 7-20-90

C.E. REINHARDT

ECHAN (OWNER)

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 AM (Water level to be 12" above gravel) NOT POSSIBLE!

EXACT MEASUREMENT - DROP OF WATER LEVEL

Table with columns for TIME (Minutes 1st to 15th and 16th to 30th) and IN INCHES OR FRACTION THEREOF. Includes handwritten note: INSTANT. NO PONDING 5 GALL.

TABLE OF AMOUNT OF WATER NEEDED TO PERFORM TEST

Table showing Need of Water for 4" testhole depth. Columns for 1" to 12" depth. Rows for Cubic Inches, Gallons per minute, Gallons per hour, and Gallons per day.

