

KRONE-SINGLE FAMILY RESIDENCE

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 821  
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRP  
BOARD OF LAND AND NATURAL RES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
Dan T. Kochi

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

ADD 25 1991

FILE: KA-2/19/91-2468  
DOC.: 0570E

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 for a Single Family Residence at Haena, Kauai

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

→ Where? by whom?

Please call me or Don Horiuchi of our Office of Conservation  
and Environmental Affairs, at 548-7837, if you have any questions.

WILLIAM W. PATY

Attachment

RECEIVED  
'91 APR 29 AM 10:06  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

666

DOCUMENT CAPTURED AS RECEIVED

1991-05-08-KA-FEA - Krone Single Family Residence  
FILE COPY in Hanalei February 1983

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

DEPARTMENT MASTER APPLICATION FORM

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)

I. LANDOWNER/WATER SOURCE OWNER  
(If State land, to be filled in by Government Agency in control of property)

Name Brian Krone  
Address P O Box 22367  
Carmel CA  
93922  
Telephone No. (408) 624-1113  
SIGNATURE Brian Krone  
Date 2-12-91

II. APPLICANT (Water Use, omit if applicant is landowner)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
Interest in Property \_\_\_\_\_  
(Indicate interest in property; submit written evidence of this interest)  
\*SIGNATURE \_\_\_\_\_  
Date \_\_\_\_\_

RECEIVED  
91 APR 29 10:08  
OFFICE OF ENVIRONMENTAL QUALITY

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

III. TYPE OF PERMIT(S) APPLYING FOR

- ( ) A. State Lands
- (x) 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 Hanalei  
Island Kauai  
County Kauai  
Tax Map Key 5-9-2-56 Lot 60 Haena Hui  
Area of Parcel 17,973 sq. ft.  
(Indicate in acres or sq. ft.)  
Term (if lease) \_\_\_\_\_

V. Environmental Requirements

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. the Environmental assessment shall include, but not be limited to the following:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

V. Environmental Requirements

(1) Identification of applicant or proposing agency;

Brian Krone  
P. O. Box 22367  
Carmel, CA 93922  
(408) 624-1118

(2) Identification of approving agency;

Department of Land and Natural Resources.

(3) Identification of agencies consulted in making assessment;

Not applicable

(4) General description of the actions technical, economic, social and environmental characteristics.

Technical characteristics - The proposed action is to construct a single family, one story residence. The parcel is classified in a VE zone (coastal flood with velocity hazard) by the Federal Emergence Management Agency and as such the main structure will be raised above the flood elevation. Any walls enclosing a limited storage area below the flood elevation will be of break away construction. The structure will be designed to withstand the prescribed lateral loads for for flooding by an engineer licensed by the state of Hawaii. The septic system shall be designed and installed by an engineer licensed in Hawaii and familiar with these conditions. The site will be kept moist during construction to prevent any dust nuisance and revegetated after construction to prevent any soil erosion.

Economic Characteristics - The short term economic benefits are those associated with building, the construction dollars expended. The long term economic benefits are the increased value of the property due to its development and the increased tax revenue generated.

Social Characteristics - The development of a single family residence, on an existing, long standing vacant house lot, does not detract from the present rural characteristic of the area.

Environmental Characteristics - The site on the North Shore of Kauai is a rural residential area. The parcel has been a lot of record since the Haena Hui Partition of 1967 and is adjacent to two large parcels of 390 and 230 acres to the south, which are currently pasture land. The proposed structure is consistent with present use in the area -- see area plan for location of other single family dwellings nearby. Access to the lot is by way of a 400 foot private road "G" off of Kuhio Highway (a Government Road).

(5) Summary description of the affected environment including suitable and adequate location and site maps;

The lot itself is level, mowed pasture with no obstructions except for one avocado tree - see site map. The proposed dwelling is 3,000 square feet or 17% of the lot, and the paving covers 675 square feet or 4% of the lot. Total coverage is 3675 square feet or 21% of the lot.

(6) Identification and summary of major impacts and alternatives considered, if any.

A new residence will have some visual impact, but the house design is one that will easily blend with the area. Traffic on Road G, which is a private road jointly owned by all abutting properties, will be increased by the construction activity for the short term; and by one new residence in the long term.

(7) Proposed mitigating measures, if any.

Adequate landscaping will be installed to soften any visual impact. Property owners will be contacted and asked to jointly improve Road "G".

✓ (8) Determination - Not Applicable

✓ (9) Findings and reasons supporting determination - Not Applicable.

✓ (10) Agencies to be consulted in the preparation of the EIS - Not Applicable.

VI. Summary of Proposed Use (what is proposed)

To construct a single family, one story residence.

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

- A. Existing structures/Use. (Attach description or map).
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage).
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).
- D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.)
- H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

III. Commencement Date: within 1 yr of permit issuance

Completion Date: within 3 yrs of permit issuance

IV. TYPE OF USE REQUESTED (Mark where appropriate) (Please refer to Title 13, Chapter 2)

1. Permitted Use (exception occasional use);  
DLNR Title 13, Chapter 2, Section \_\_\_\_\_; Subzone \_\_\_\_\_.
2. Accessory Use (accessory to a permitted use);  
DLNR Title 13, Chapter 2, Section \_\_\_\_\_; Subzone \_\_\_\_\_.
3. Occasional Use: Subzone \_\_\_\_\_.
4. Temporary Variance: Subzone \_\_\_\_\_.
5. Conditional Use: Subzone (L).

## INFORMATION REQUIRED FOR ALL USES

### I. Description of Parcel

- A. Existing Structures/Use -- Vacant
- B. Existing Utilities -- None presently. Water and Power available at Kuhio Highway.
- C. Existing Access -- from Kuhio Highway (a government road) down a private Hui Road "G". Which is a road of roughly 400 feet with each abutting property sharing an equal one ninth interest in the road.
- D. Vegetation -- pasture grass with one avocado tree -- see site plan.
- E. Topography -- flat.
- F. Not a shoreline area -- not applicable.
- G. Existing covenants, easements, restrictions -- None other than conservation zone restrictions and Hui Road "G" right of way.
- H. Historic sites affected. -- None.

### II. Description: Describe the activity proposed, its purpose and all operations to be conducted.

To build and inhabit a single family, one story dwelling.



Area of Proposed Use 3,000 sq. ft.  
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark  
Manalei, 8 miles

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone \_\_\_\_\_  
County General Plan Designation \_\_\_\_\_

V. FILING FEE

1. Enclose \$50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.
2. If use is commercial, as defined, submit additional public hearing fee of \$50.00.

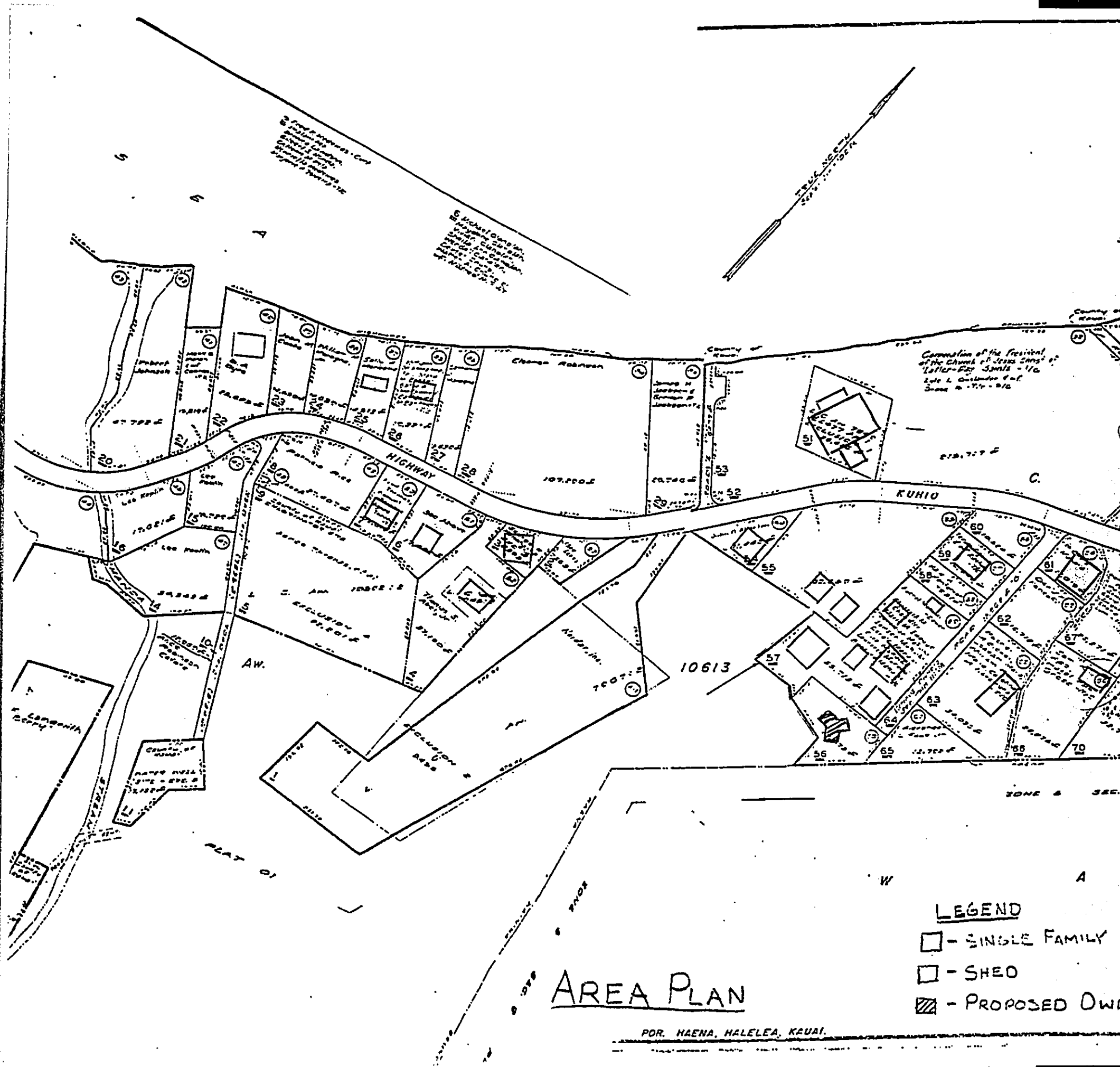
INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. Plans: (All plans should include north arrow and graphic scale).

- A. Area Plan: Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
- B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.
- C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
- D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
- E. Management Plans: For any appropriate use of animal, plant, or mineral resources, management plans are required.
- F. Historic or Archaeological Site Plan: Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

II. Subzone Objective: Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).

DOCUMENT CAPTURED AS RECEIVED

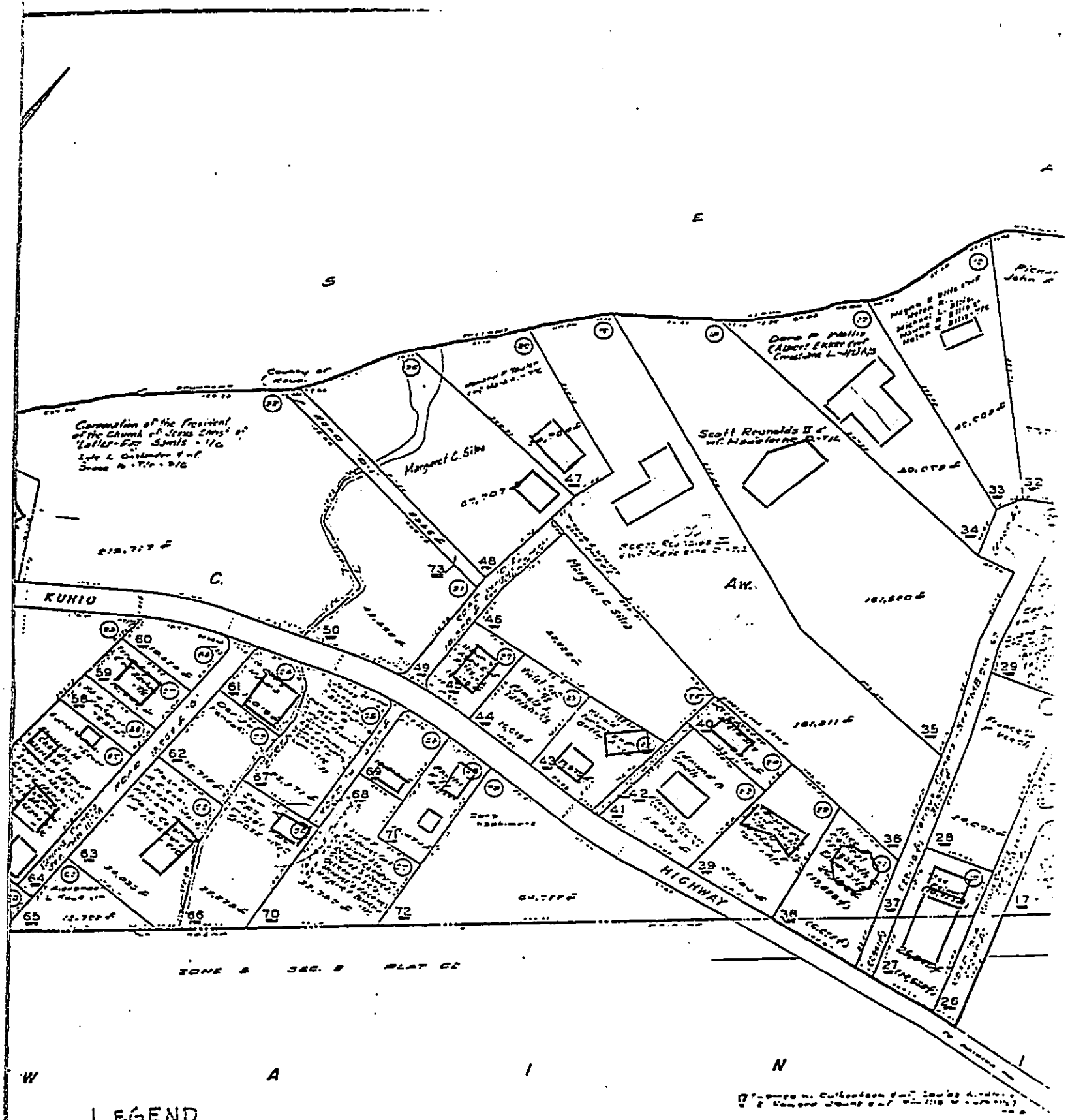


- LEGEND**
- - SINGLE FAMILY DWELLING
  - ▨ - SHED
  - ▩ - PROPOSED DWELLING

AREA PLAN

POR. HAENA, HALELEA, KAUAI.

**DOCUMENT CAPTURED AS RECEIVED**



- LEGEND**
- SINGLE FAMILY DWELLING
  - SHED
  - PROPOSED DWELLING

23  
 Name of...  
 ...  
 ...  
 ...

All of that certain parcel of land (portion of the Ahupuaa of Haena, Royal Patent Number 3596, Land Commission Award Number 10,613, Apana 6 to Abner Paki) situate, lying and being at the Southerly end of Road "G" an on the Northwest boundary of Lot 201 of Wainiha Hui Land (Equity No. 109) at Haena, Halelea, Kauai, State of Hawaii, being LOT NUMBER 60 of the "HAENA HUI PARTITION", and thus bounded and described as follows:

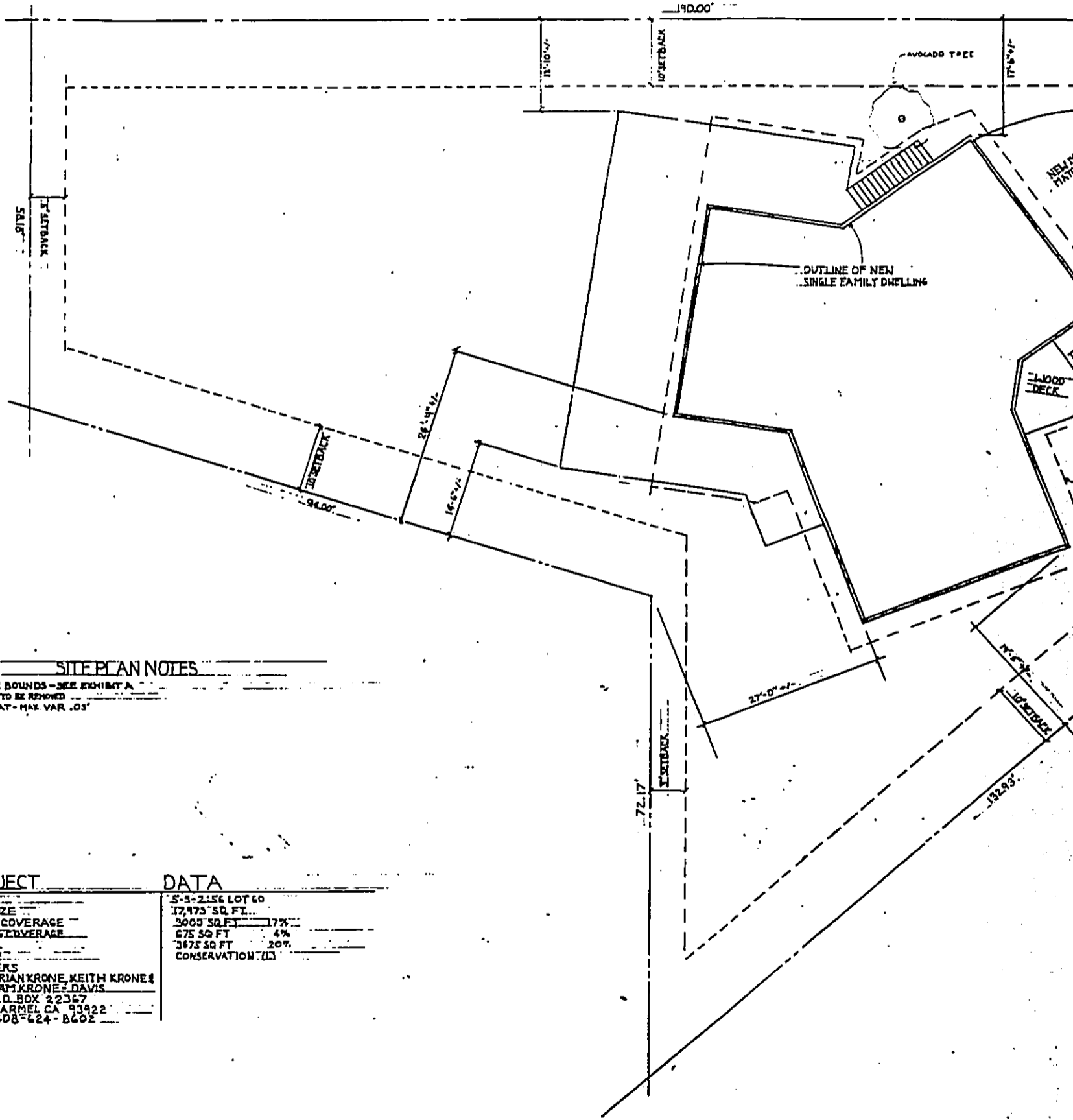
Beginning at the Southeast corner of this parcel of land, on the Northwest boundary of Lot 201 of Wainiha Hui Land (Equity No. 109), being also the Southwest corner of Lot 61, the coordinates of which referred to Government Survey Triangulation Station "NIHA 2" being 791.79 feet South and 4,955.01 feet West, and running by azimuths measured clockwise from true South:

- |    |      |         |        |   |
|----|------|---------|--------|---|
| 1. | 49°  | 09'     | 132.93 | feet along Lot 201 of Wainiha Hui Land (Equity No. 109);  |
| 2. | 180° | 11' 30" | 72.17  | feet along remainder of the Ahupuaa of Haena (Lot 71);  |
| 3. | 107° | 30'     | 94.00  | feet along remainder of the Ahupuaa of Haena (Lot 71);  |
| 4. | 180° | 11' 30" | 58.18  | feet along remainder of the Ahupuaa of Haena (Lot 59);  |
| 5. | 270° | 11' 30" | 190.00 | feet along remainder of the Ahupuaa of Haena (Lot 59 and Road "G");   |
| 6. | 0°   | 11' 30" | 71.03  | feet along remainder of the Ahupuaa of Haena (Lot 61) to the point of beginning and containing an area of 17,973 square feet, more or less. |

Together with an undivided one-ninth (1/9) interest in Road "G" hereinafter described:

All of that certain parcel of land (portion of the Ahupuaa of Haena, Royal Patent Number 3596, Land Commission Award Number 10,613, Apana 6 to Abner Paki) situate, lying and being at the Southeast side of Road "A" at Haena, Halelea, Kauai, State of Hawaii, being ROAD "G" of the "HAENA HUI PARTITION", and thus bounded and described as follows:

## EXHIBIT A



SITE PLAN NOTES

- 1. METES & BOUNDS - SEE EXHIBIT A
- 2. METERS TO BE REMOVED
- 3. DEAD FLAT - MAX VAR. .03'

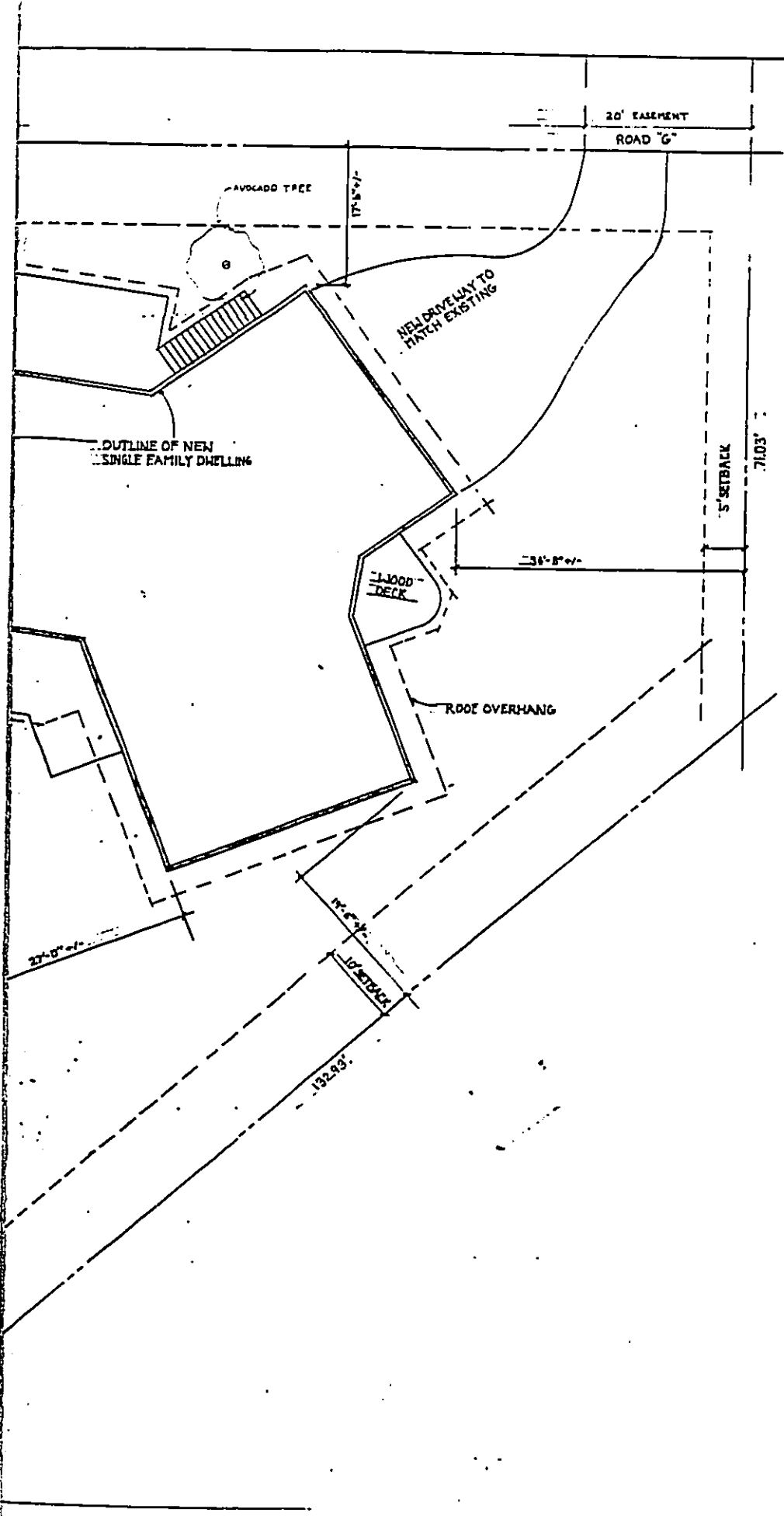
PROJECT


TIMK  
 BLDG. COVERAGE  
 PAVING COVERAGE  
 TOTAL  
 ZONE  
 OWNERS  
 BRIAN KRONE, KEITH KRONE &  
 PAM KRONE-DAVIS  
 P.O. BOX 22367  
 CARMEL CA 93922  
 408-624-8602

DATA

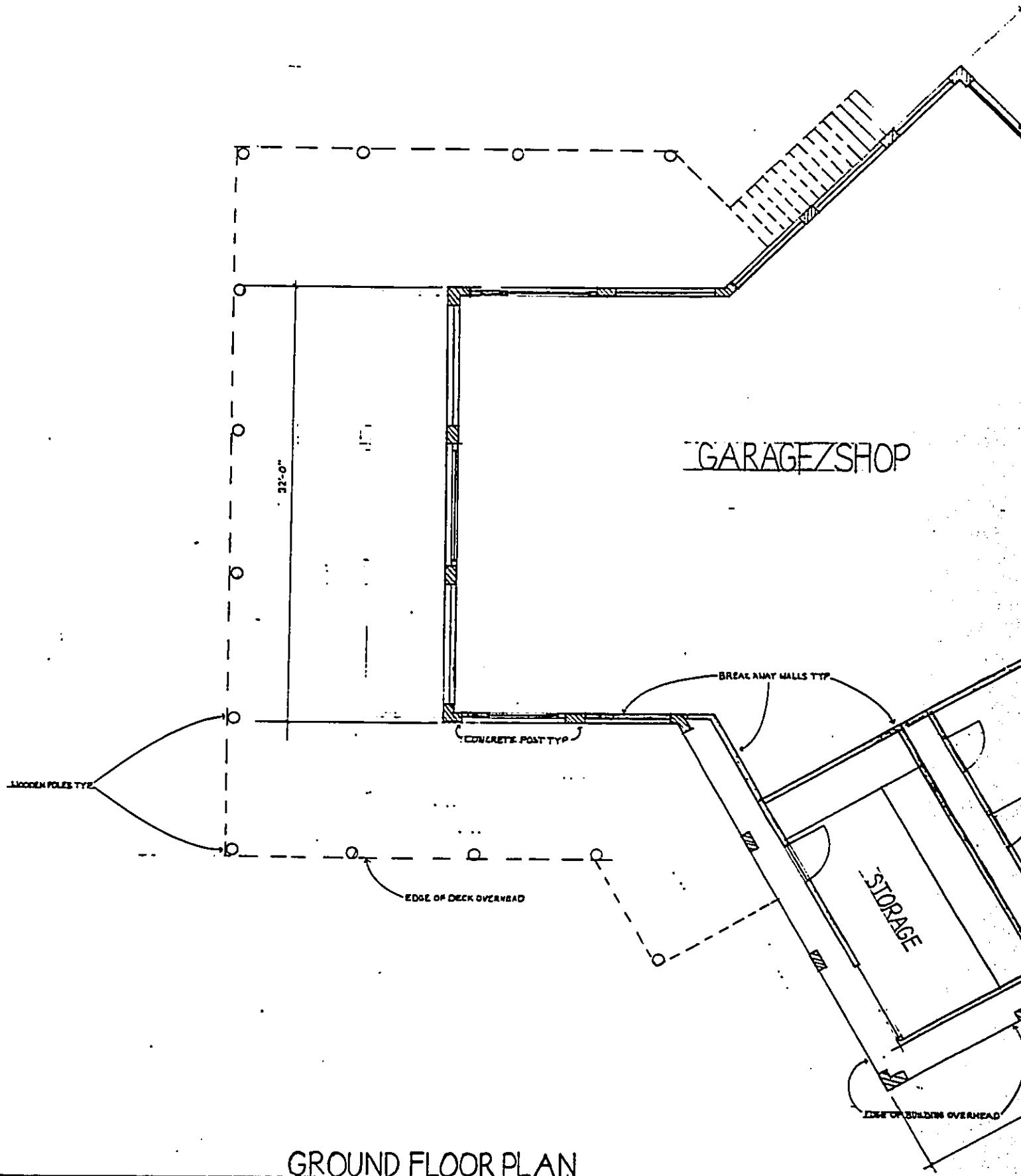
5-5-2-56 LOT 60  
 17,475 SQ. FT.  
 5005 SQ. FT. 17%  
 675 SQ. FT. 4%  
 3675 SQ. FT. 20%  
 CONSERVATION 03

SITE PLAN

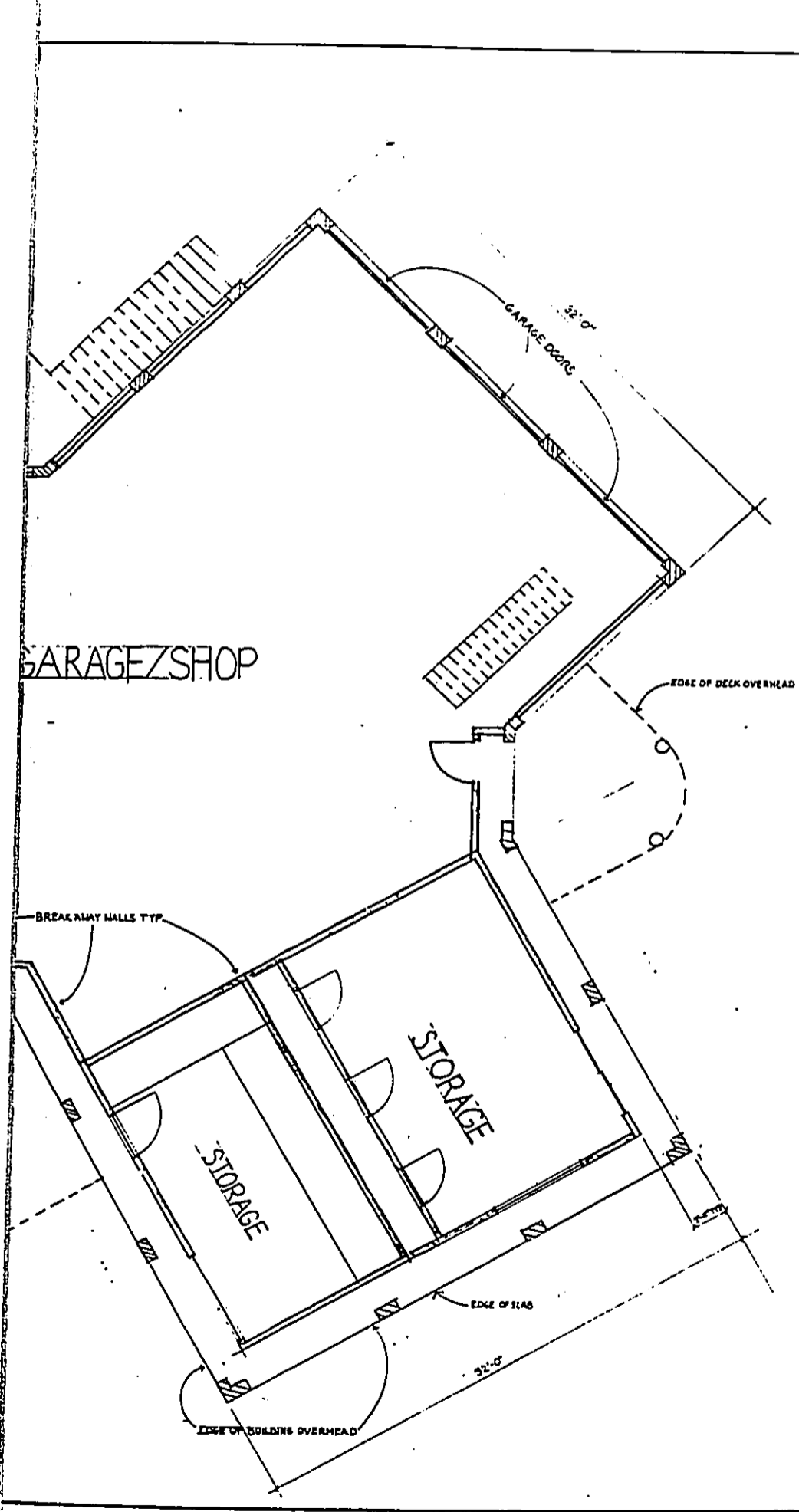


1/8" = 1'-0" 

|                          |   |                         |                                |   |
|--------------------------|---|-------------------------|--------------------------------|---|
| <b>Sheet</b><br><b>1</b> | <b>Project</b><br>TRK 5-1-2-36 LOT 60<br>HAENA HUI, HAENA, KAUAI, HI. | <b>Date</b><br>11-23-10 | <b>PETER DAVIS - ARCHITECT</b> | 196 Upper Walden Rd<br>Carmel, Ca. 93923<br>(408) 624 - 6627<br><br>C 21300 |
|--------------------------|---|-------------------------|--------------------------------|---|

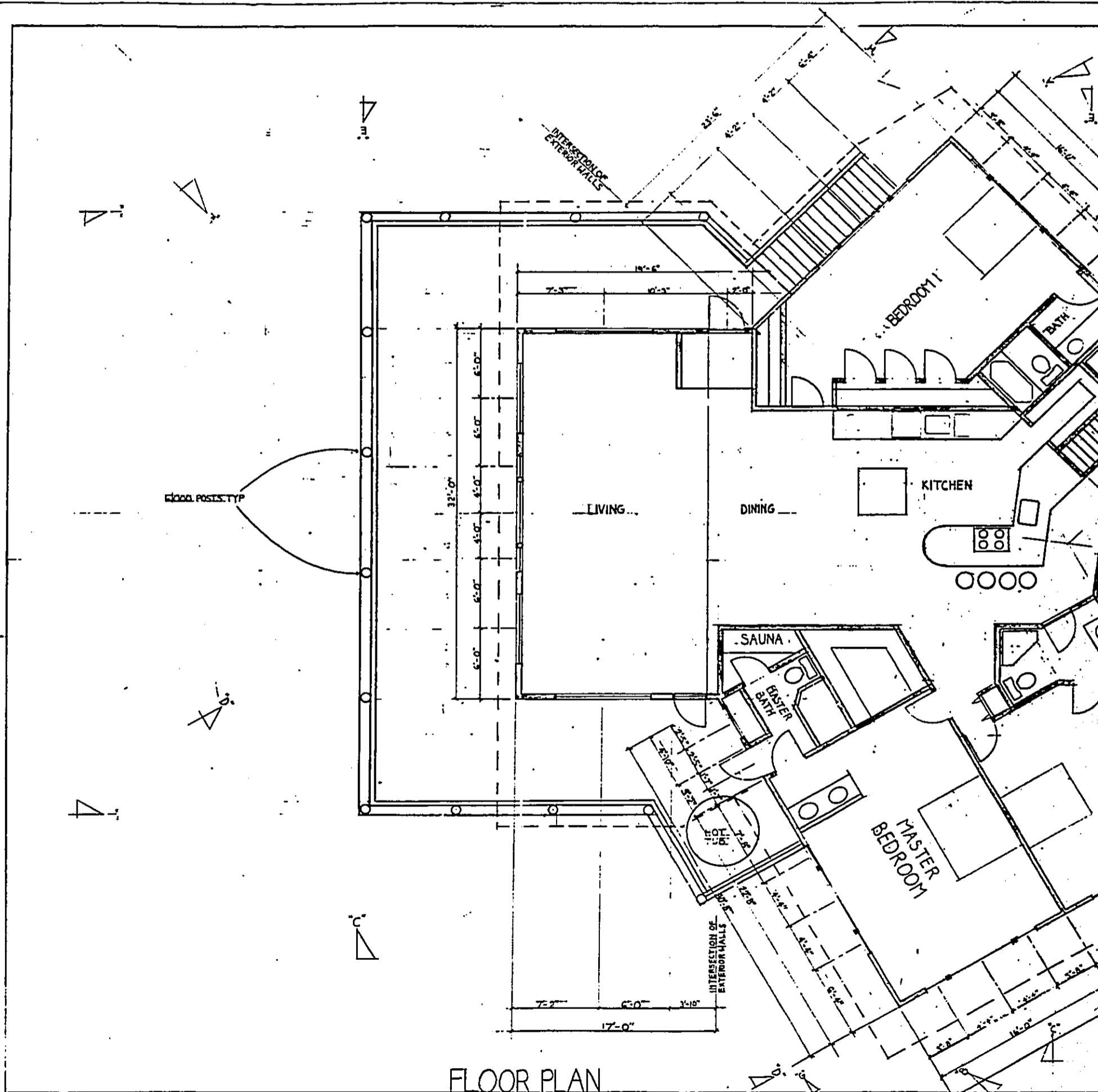


GROUND FLOOR PLAN

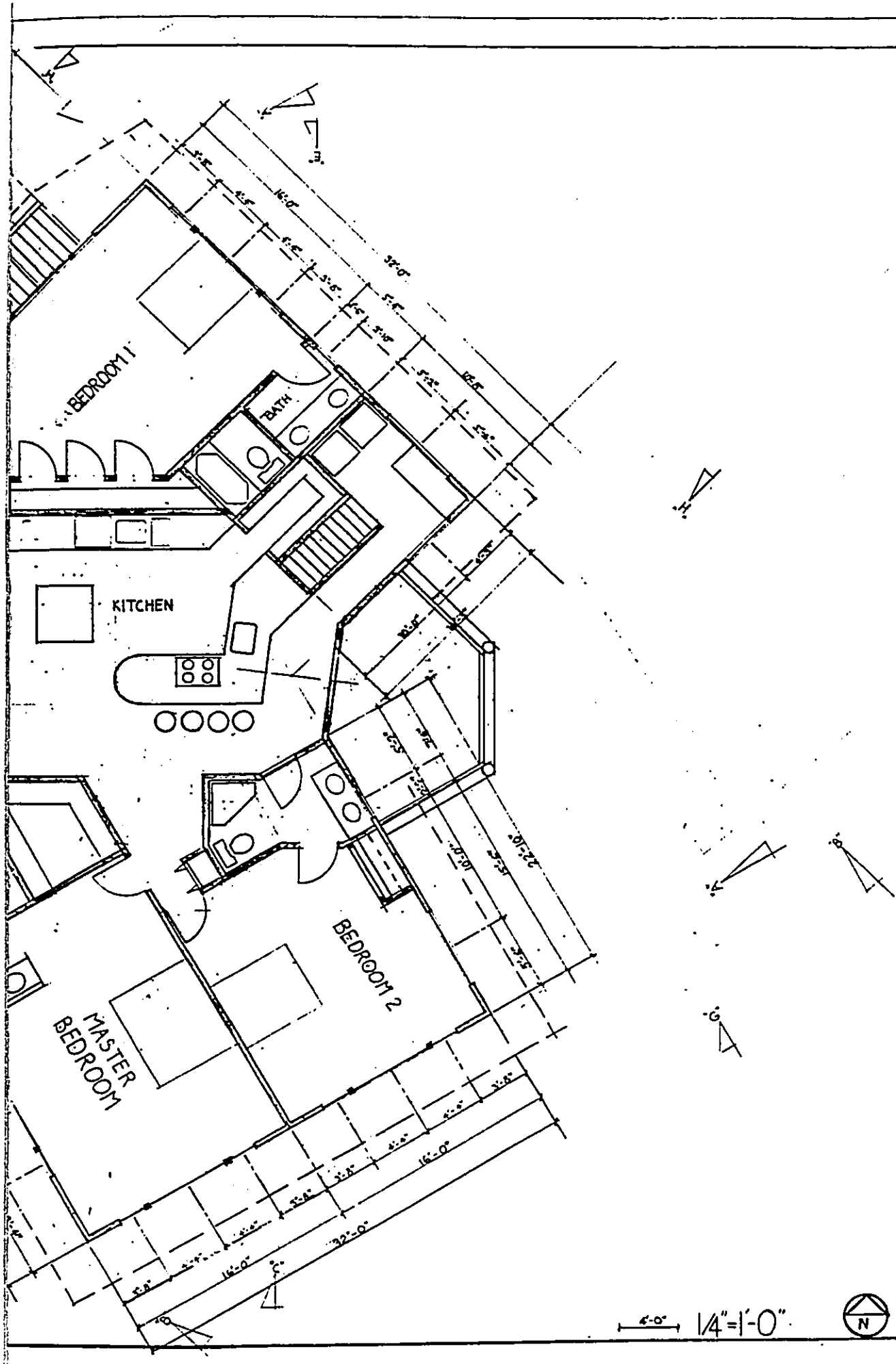


|                          |  |                         |   |
|--------------------------|--|-------------------------|---|
| <b>Sheet</b><br><b>2</b> | <b>Project</b><br>- JMK S-3-2-51- LOTS 50-51<br>- HAENA HUT: HAENA, KAUAI, HI. | <b>Date</b><br>11-23-90 | <b>PETER DAVIS - ARCHITECT</b><br>196 Upper Walden Rd<br>Carmel, Ca. 93923<br>(408) 624 - 6627<br>C 21300 |
|--------------------------|--|-------------------------|---|

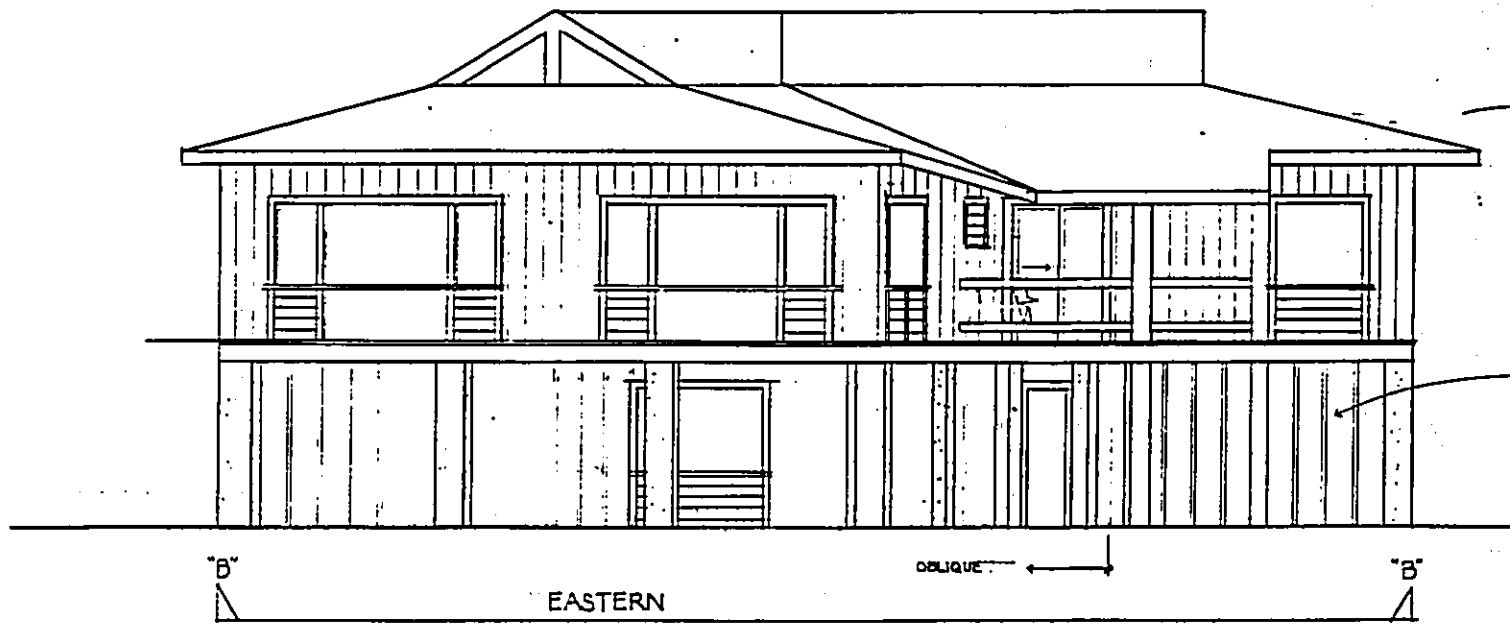
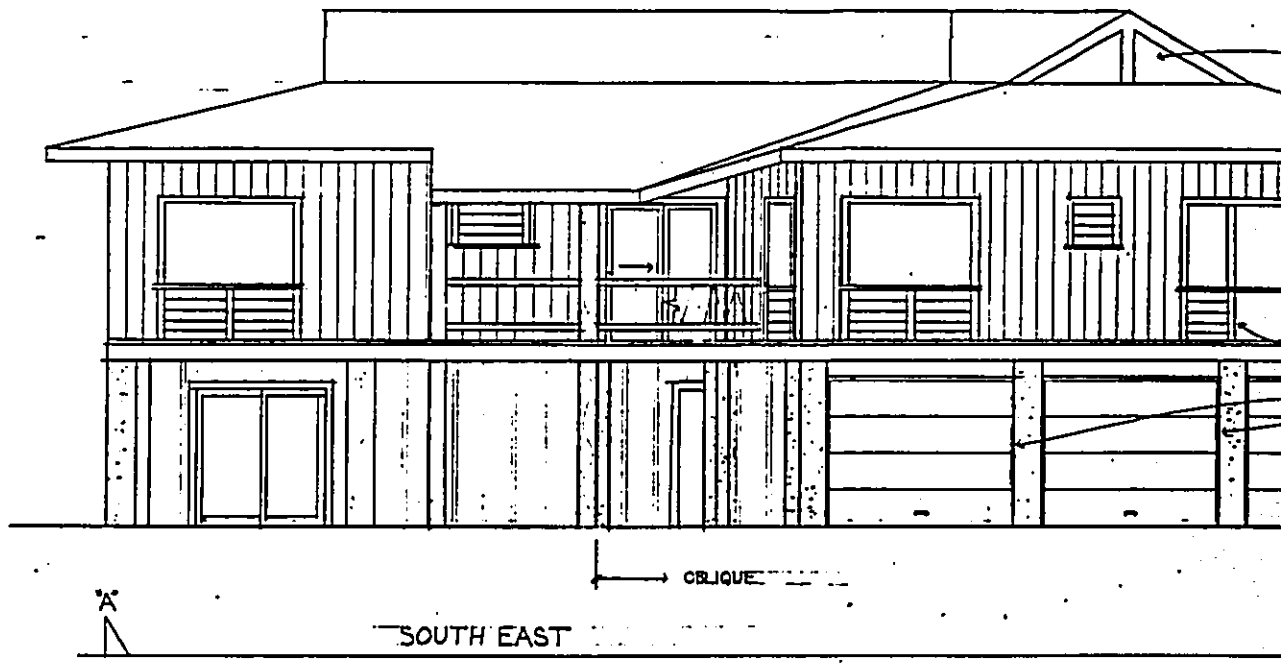


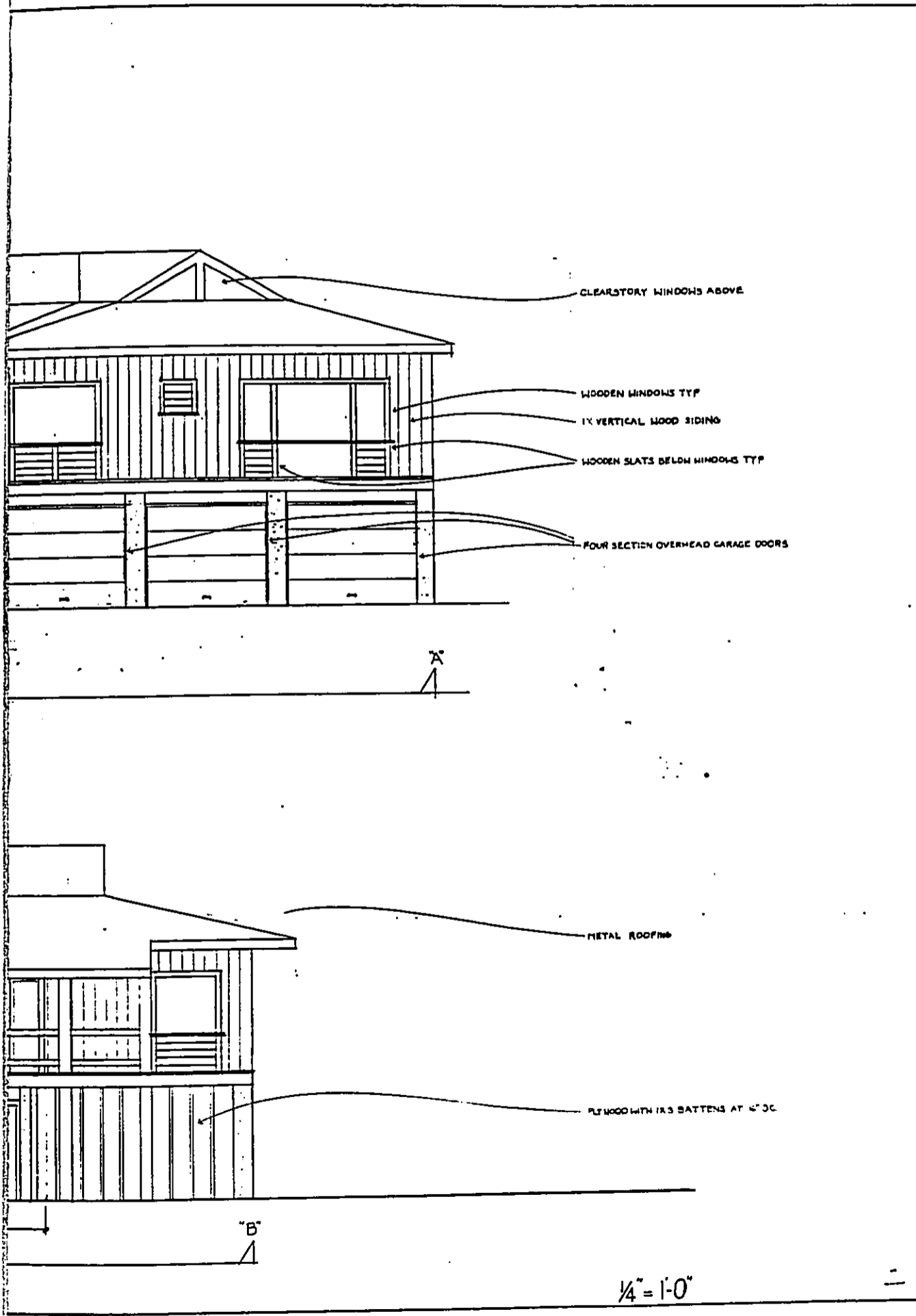


FLOOR PLAN



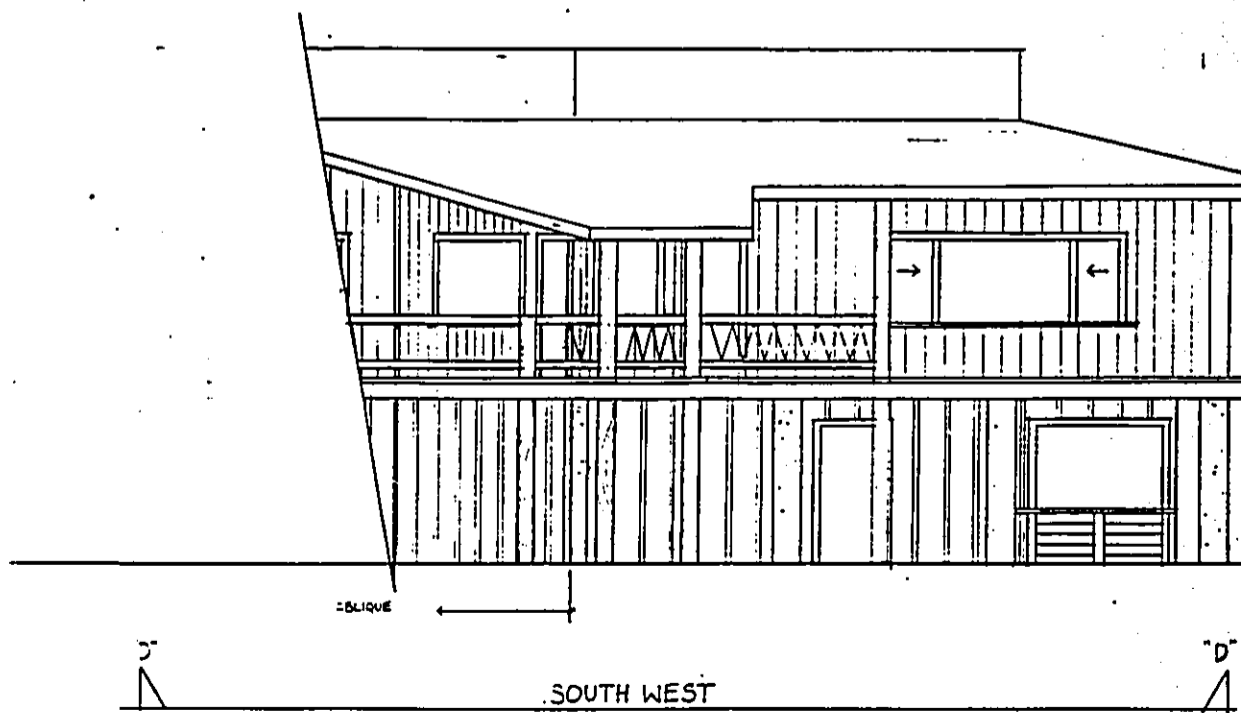
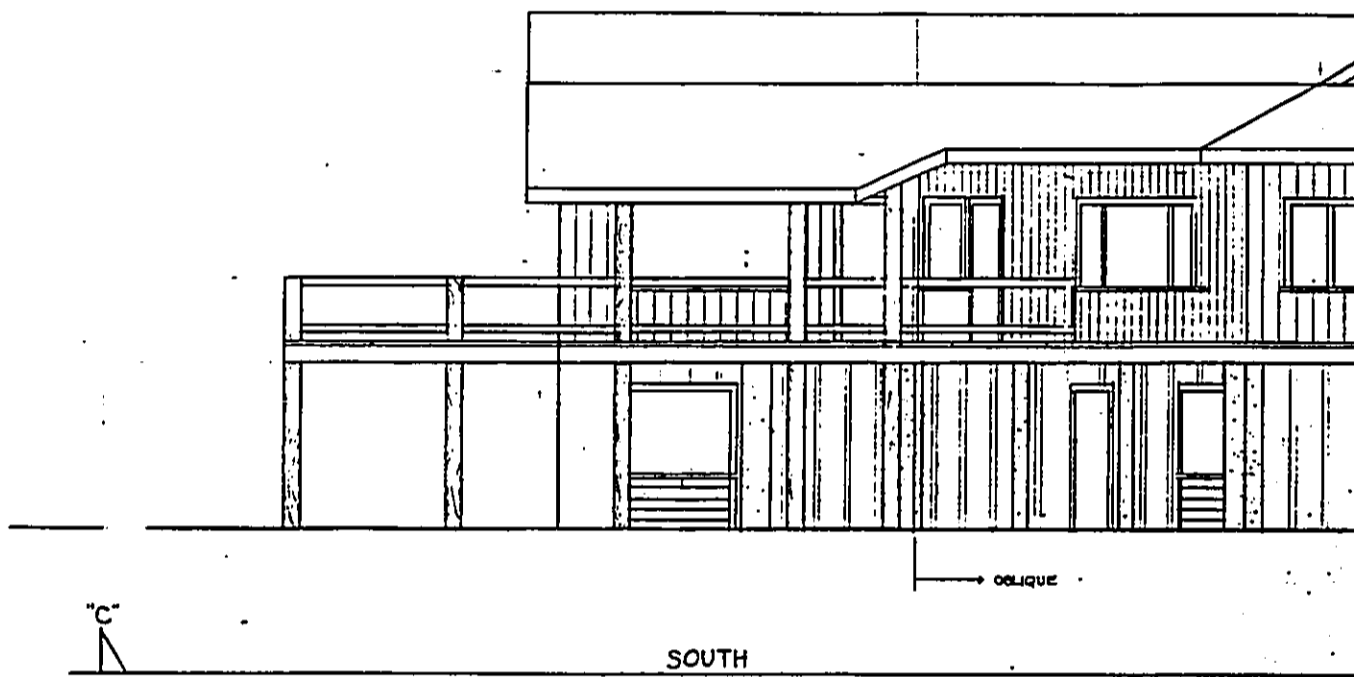
|                          |   |             |                                |   |
|--------------------------|---|-------------|--------------------------------|---|
| <b>Sheet</b><br><b>3</b> | <b>Project</b><br>TIKI 5-A-2-56 LOT 40<br>"HAENA HUT" HAENA, MAUI, HI | <b>Date</b> | <b>PETER DAVIS - ARCHITECT</b> | 188 Upper Walden Rd<br>Carmel, Ca. 93923<br>(408) 624 - 6627<br>C 21300 |
|--------------------------|---|-------------|--------------------------------|---|

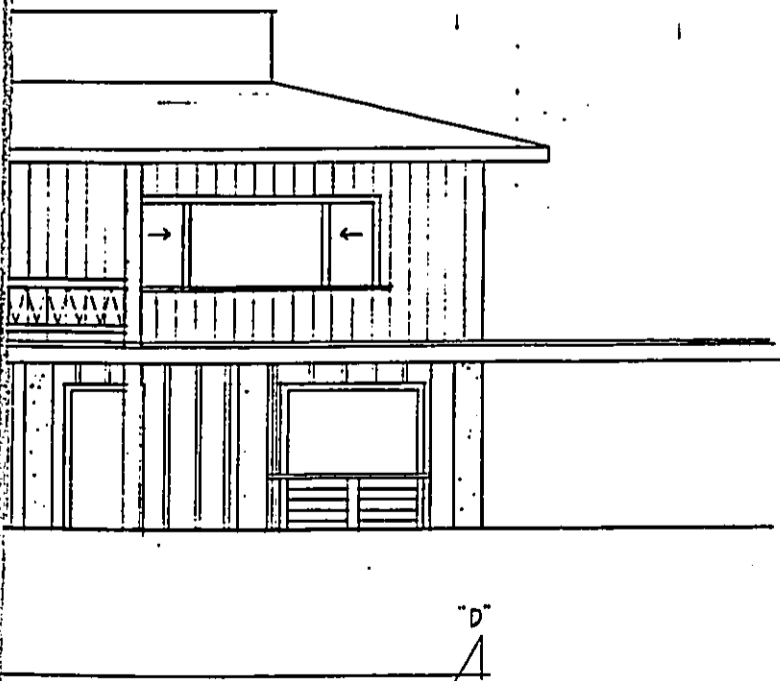




|              |          |   |                         |  |
|--------------|----------|---|-------------------------|--|
| <b>Sheet</b> | <b>4</b> | <b>Project</b><br>TKK S-1-2-56 LOT 60<br>"HAENA HUI" HAENA, KAUAI, HI | <b>Date</b><br>11-23-70 | <b>PETER DAVIS - ARCHITECT</b>                               |
|              |          |   |                         | 186 Upper Walden Rd<br>Carmel, Ca. 93923<br>(408) 624 - 6627 |

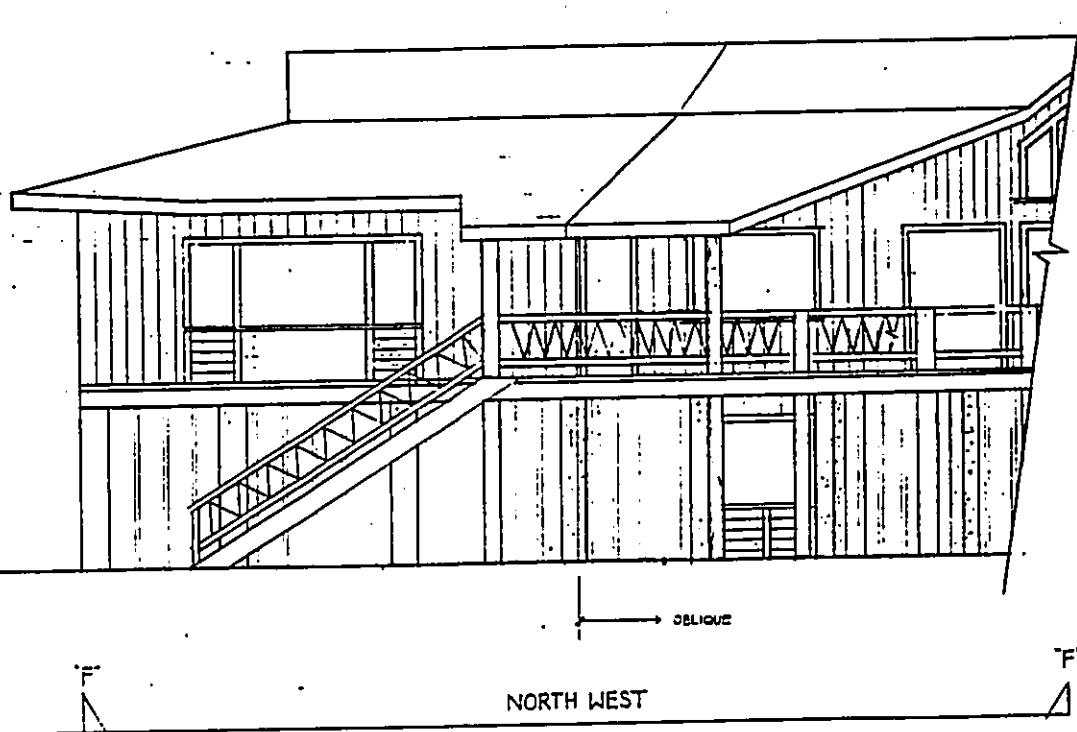
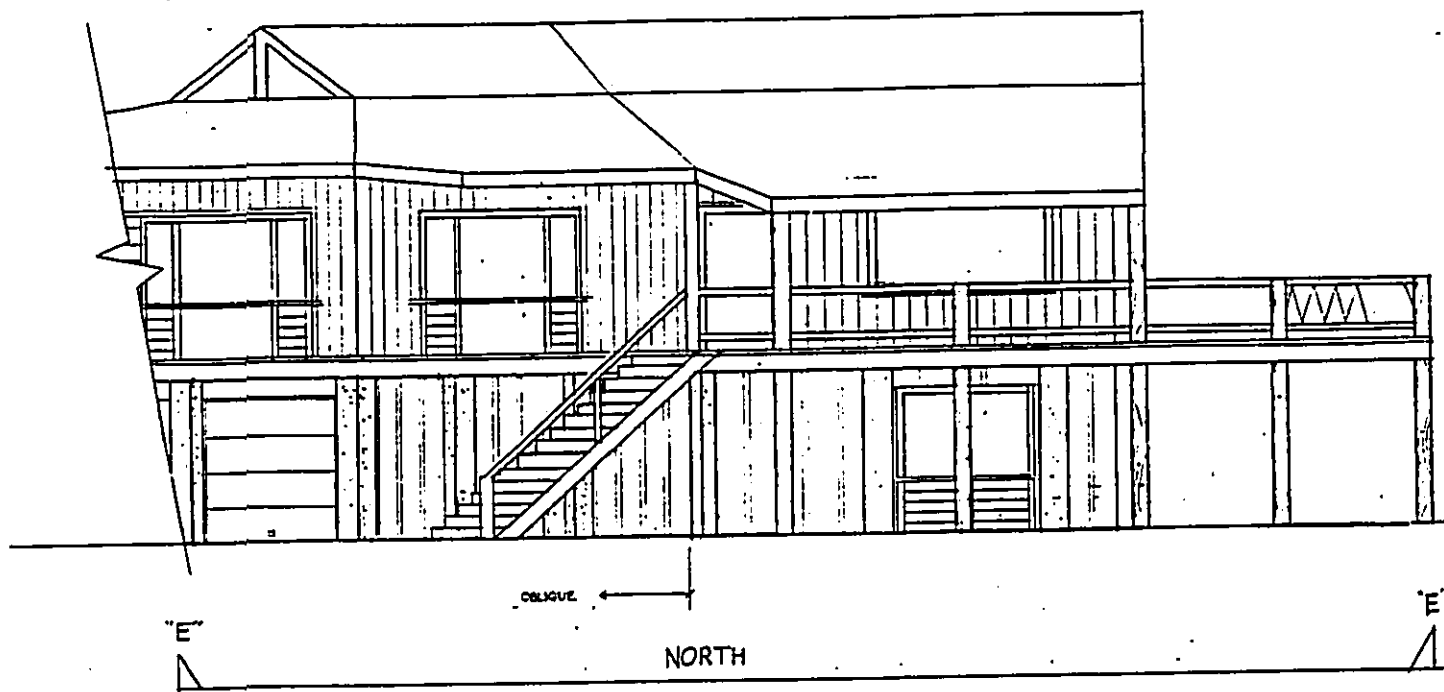
1/4" = 1'-0"

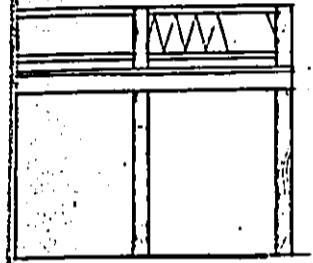




1/4" = 1'-0"

|                          |  |                         |                                |   |
|--------------------------|--|-------------------------|--------------------------------|---|
| <b>Sheet</b><br><b>5</b> | <b>Project</b><br>TMK5-1-2-56 LOT 60<br>"HAENA HUI" HAENA, KAUAI, HI | <b>Date</b><br>11-23-10 | <b>PETER DAVIS - ARCHITECT</b> | 196 Upper Walden Rd<br>Carmel, Ca. 93823<br>(408) 624 - 6627<br><br>C 21300 |
|--------------------------|--|-------------------------|--------------------------------|---|





E



F

Sheet

6

Project

TMK 5-4-2-56 LOT CO  
HAENA HILL, HAENA, MAUI, HI

Date

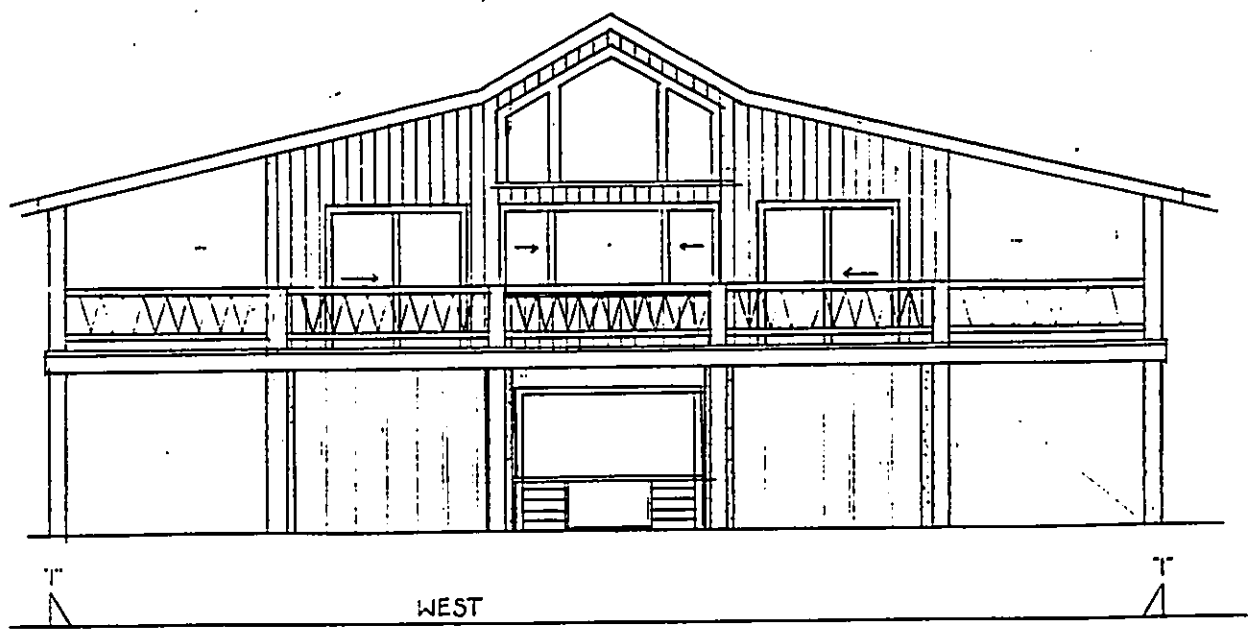
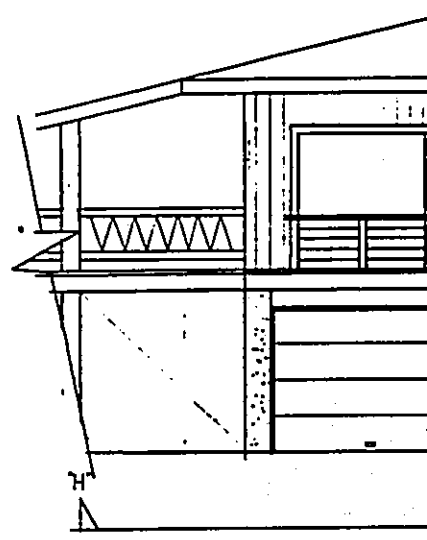
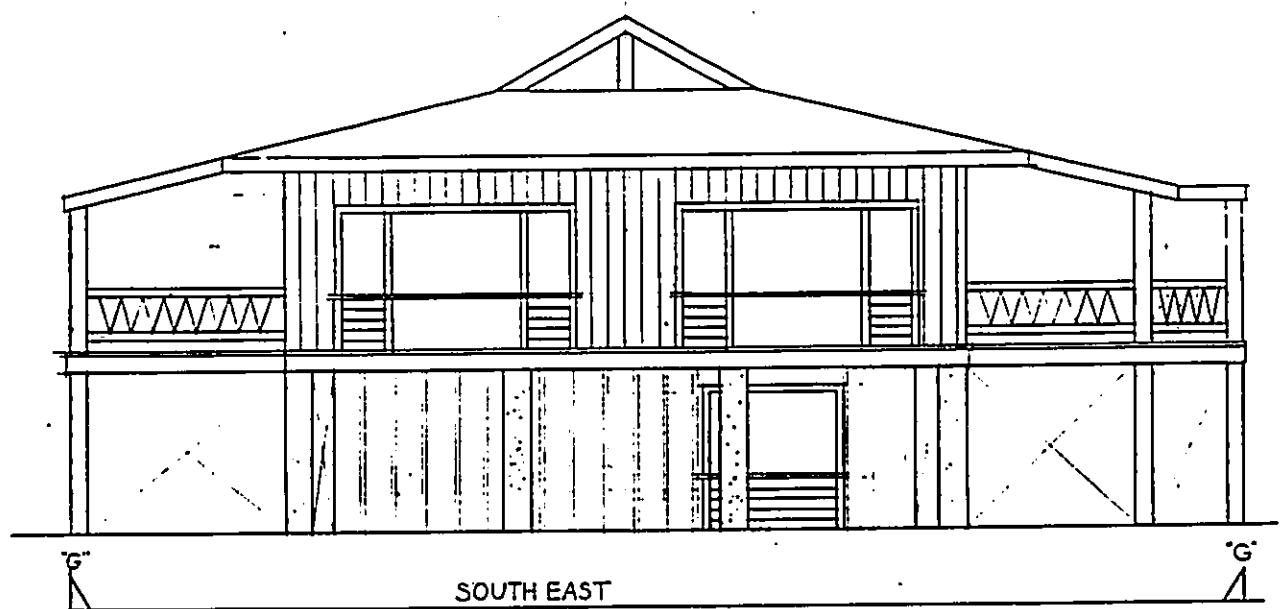
11-23-10

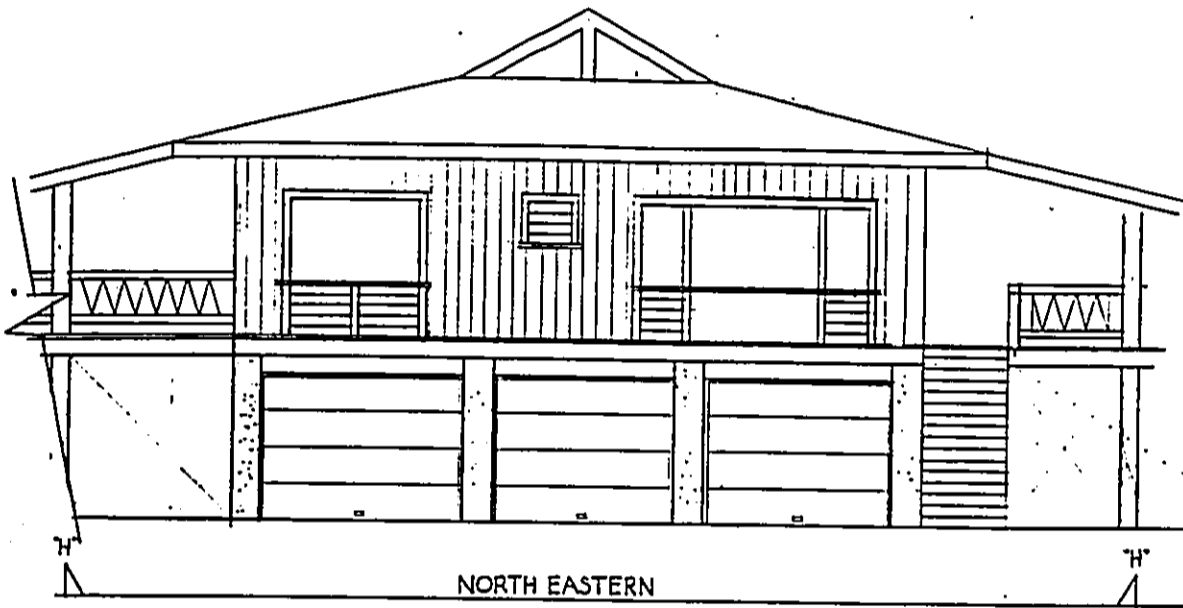
PETER DAVIS - ARCHITECT

C 21300

186 Upper Walden Rd  
Carmel, Ca. 93923  
(408) 624 - 6627







NORTH EASTERN

1/4" = 1'-0"

|                                |  |
|--------------------------------|--|
| Sheet                          | <b>7</b>   |
| Project                        | TRIK 5-1-2156 LOT 60<br>"HAENA HUI" HAENA, KAUAI, HI.        |
| Date                           | 11-23-10   |
| <b>PETER DAVIS - ARCHITECT</b> | 196 Upper Walden Rd<br>Carmel, Ca. 93923<br>(408) 624 - 6627 |
|                                | C 21300  |

ADJACENT PROPERTY OWNERS:

TMK: 4-5-9-2-57  
Mahuiki, Rachael  
P.O. Box 93  
Hanalei, HI 96714

TMK: 4-5-9-2-65  
Faye, Alexander L Jr.  
7495 Alder Ct.  
Pleasanton CA 94566

TMK: 4-5-9-1-21  
Langwith, Berry F  
P.O. Box 999  
Los Altos CA 94022

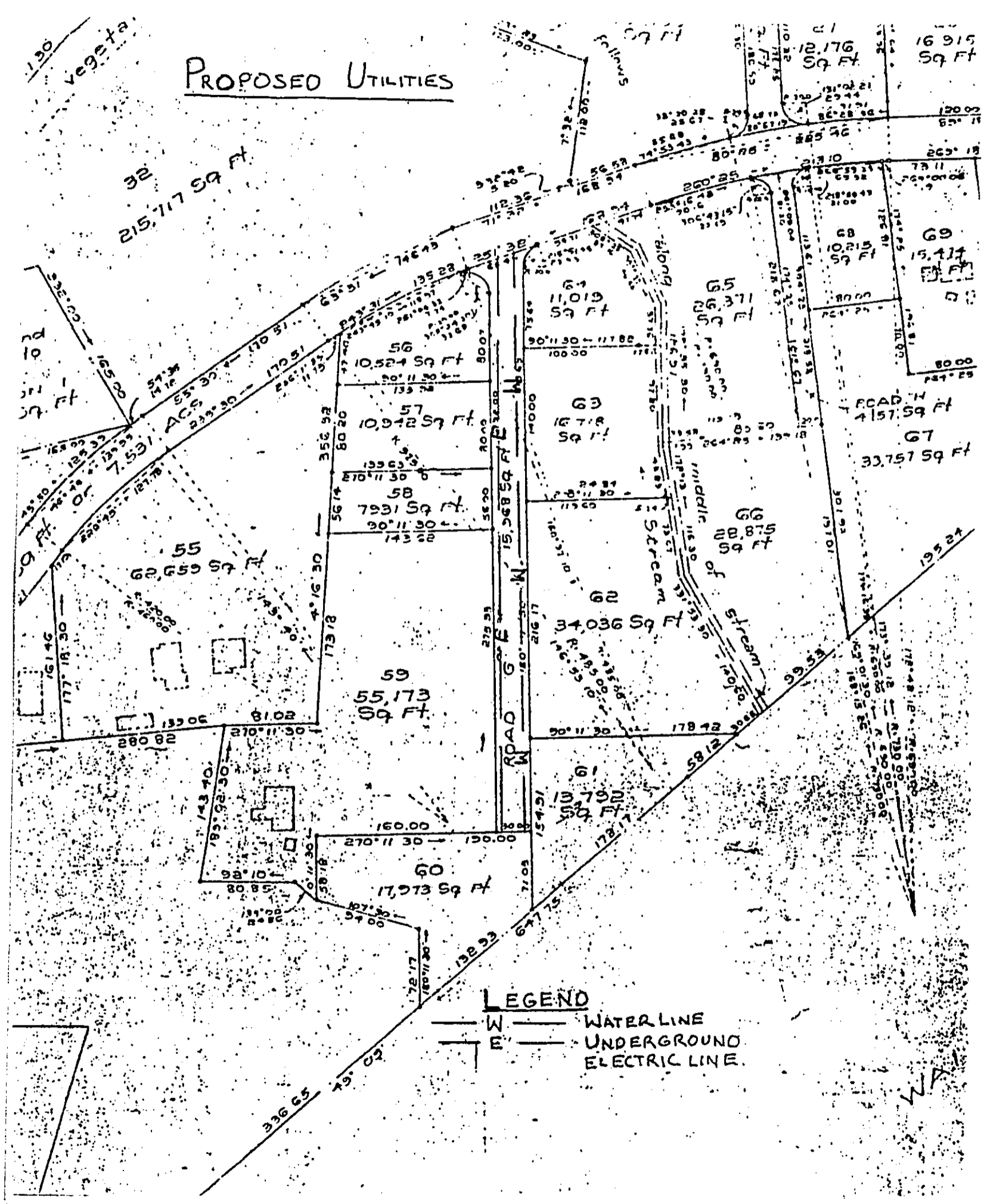
TMK: 4-5-8-2-3  
Robinson, Lester B  
P O Box 106  
Makaweli, HI 96769

Subzone Objective: This subzone objective (L) is intended to limit the use of land susceptible to inundation by tsunami and flooding.

My intended use is consistent with the limited (L) subzone objective for the following reasons:

- the lowest supporting beam member of the proposed structure is above flood elevation
- My use will not contribute to flood waters.
- The sandy soil at this location percolates well and flood waters would dissipate quickly.

DOCUMENT CAPTURED AS RECEIVED



DOCUMENT CAPTURED AS RECEIVED

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

Date: 2/12/91 Prepared by: Brian Krone

The document is a (check all that apply)

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

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

Title of Proposed Action or Project: Krone Residence Trk: 5-9-2:56 Lot 60 Maena Hui

Location: Island Hawaii District Hanalei

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

Name of Proposing Applicant or Agency: Brian Krone

Name of Contact: Brian Krone

Address: P O Box 22367

City: Carmel State: CA Zip Code: 93022

Phone: (408) 624 - 1118

Name of Preparer or Consultant: Brian Krone

Name of Contact: Brian Krone

Address: P O Box 22367

City: Carmel State: CA Zip Code: 93022

Phone: (408) 624 - 1118

Accepting Authority: DLNR

|                         |                   |                            |          |
|-------------------------|-------------------|----------------------------|----------|
| Estimated Project Cost: |                   | Document Preparation Cost: |          |
| Federal Funds           | \$ _____          | Neg Dec/EA                 | \$ _____ |
| State Funds             | \$ _____          | Draft EIS                  | \$ _____ |
| County Funds            | \$ _____          | Sup Draft EIS              | \$ _____ |
| Private Funds           | \$ <u>200,000</u> | Sup Final EIS              | \$ _____ |
| TOTAL                   | \$ <u>200,000</u> | TOTAL                      | \$ _____ |

EA Trigger (check all that apply)

- ( ) Use of State or County Lands or Funds
- ( x ) 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]

DOCUMENT CAPTURED AS RECEIVED

- ( ) 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):  
To build a single family, one story residence.

(Continue on another sheet if necessary)

Tax Map Key(s): 5-9-2;56 Lot 60 Haena Hui  
 -----  
 -----  
 -----  
 -----  
 -----

**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: \_\_\_\_\_