

JOHN WAINEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96808

*Miller*  
*Single*  
*Family*  
WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
DEPUTIES  
John P. Keppeler, II  
Dona L. Hanaike

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

'92 MAR 25 P1:02

OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
FILE NO.: OA-3/17/92-2559  
DOC. ID.: 408

MAR 24 1992

MEMORANDUM

TO: The Honorable Brian J. J. Choy, Director  
Office of Environmental Quality Control

FROM: *John P. Keppeler, II*  
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-3/17/92-2559 for a single family residence  
at Tantalus, Honolulu, Oahu, TMK: 2-5-14: 08

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

Please feel free to call me or Roy Schaefer of our Office of  
Conservation and Environmental Affairs, at 587-0377, if you have  
any questions.

PLANNER'S COPY

Introduction and Summary

This proposal is prepared in accordance with the contents of Chapter 200 of the Hawaii Administrative Rules, 183-41, HRS and Title 13-2, HAR, as it pertains to land use within the Conservation District.

List of requirements per DLNR documentation:

- 1) Identification of owners.

Christopher and Patricia Miller requests that the State Board of Land and Natural Resources approve a conservation district permit application to permit the construction of a single family residence for TMK 2-5-14:8 in State conservation District Lands on Tantalus, Honolulu, Hawaii.

- 2) Identification of the approving agency.

Hawaii State Department of Land and Natural Resources.

Additional requirements:

- 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 adequate location and site maps.
- 6) Identification and summary of major impacts and alternatives considered.
- 7) Proposed mitigation measures, if any.
- 8) Determination.
- 9) Findings and reasons supporting determination.
- 10) Agencies to be consulted in the preparation of the EIS, is applicable.

### Project Summary (table)

Applicants:	Christopher & Patricia Miller
Approving Agency:	Department of Land & Natural Resources
Location:	Tantalus, Honolulu, Hawaii
TMK:	2-5-14:8
Lot Size:	14,010 Sq. Ft.
Proposed Action/Request:	Conservation District Permit to build a single-family residence.
Estimated Cost of Construction:	\$160,000

#### Existing Land Use Controls:

State Land use:	Conservation
Conservation subzone:	Resource
County development plan:	Preservation
County zoning:	P-1 restricted preservation district.

## Identification of Agencies Consulted in Preparing Assessment

### State

Department of Health

Department of Land & Natural Resources  
Office of Conservation and Environmental Affairs  
Division of Historic Preservation

Office of Environmental Quality Control

### County

Board of Water Supply  
Department of General Planning  
Department of Land Utilization  
Department of Public Works

## GENERAL DESCRIPTION OF THE ACTIONS TECHNICAL CHARACTERISTICS

The objective of the CDUA is to seek a conditional use permit and permission to construct a single family residence for Christopher and Patricia Miller (landowners) within a portion of the property identified as TMK 2-5-14-8: The subject property occupies 14,010 sq ft and is presently vacant land with residential homes built on each side of the property. The Miller's have lived on Tantalus for the past 4 years. As a part of the community, they are strongly concerned with preserving the landscape and natural forest environment. It is their desire to build a home which will maintain and enhance this natural beauty.

Lindal Cedar Homes, designer/builder for the proposed Miller residence, provides the following description of the proposed single-family residence

### **Residence**

The proposed action will include the development of a single family residence with one floor. The structure will be pole supported to open up the lot and to minimize site disruption. The home will consist of 3 bedrooms, 2 baths and one kitchen, a driveway and landscaping for a combined 2000 square footage. The parking area underneath the house will require minimal excavation as the existing slope is cut back in this area. Presently houses exist on both sides of this property.

### **Exterior finishes**

The proposed home would be constructed out of Cedar glazed to show its natural finish. The roof will be a Jorgenson steel with a brown glaze allowing water catchment and designed to blend with the surrounding landscape.

### **Landscaping**

Because of the pole design and building location, only one tree (kukui) will require removal. Landscaping will consist of native Hawaiian plants consistent with the Tantalus area around the driveway and house.

### **Sitework**

A pole home design was initiated to limit the need for excavation. Most of the excavated material will be used for fill of lawn areas with any remaining fill hauled to an approve site.

### **Water service:**

Water service to the Miller residence will be provided via water catchment from the roof to a 10,000 gallon tank adjacent to the home. A domestic automatic fire sprinkler will be installed in the proposed residence in accordance with the City and County of Honolulu Fire Department requirements.

**Drainage**

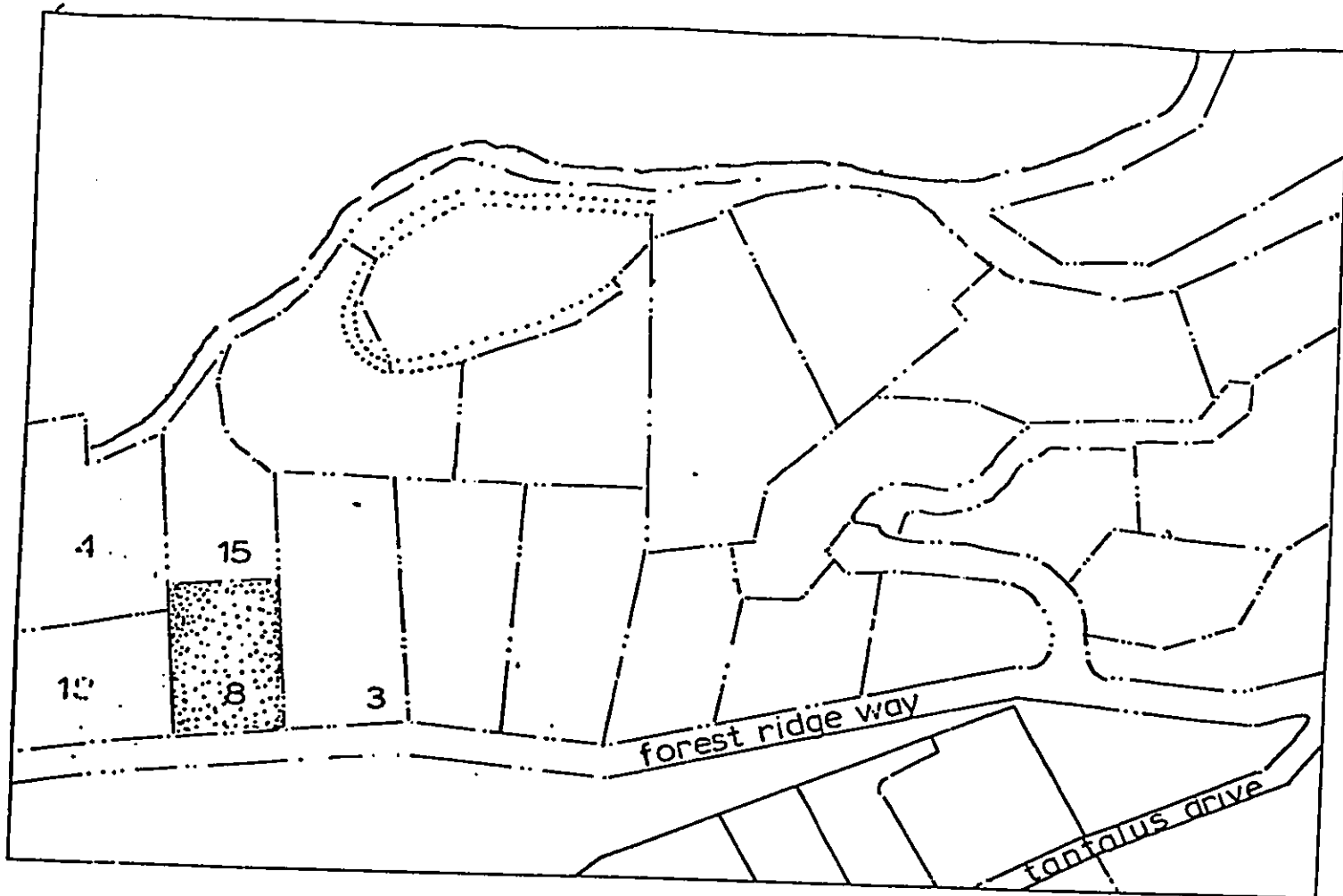
Because the soil is defined as Tantalus "highly absorbent" soil in conjunction with a sloping topography of 40 to 60%, the runoff will continue to drain towards Forest Ridge Way.

**Wastewater**

The method for disposing of the wastewater that will be generated at the Miller residence will be through a Health Department Division of Wastewater Management approved aerobic system with a leech field designed to work with the contours of the slope.

**Other Utilities**

Other utilities such as electrical, telephone and cable TV service will be installed through existing lines within the Tantalus area.



TAX KEY MAP

zone 2  
 sec 5  
 plat 14  
 lot 8

SITE DATA

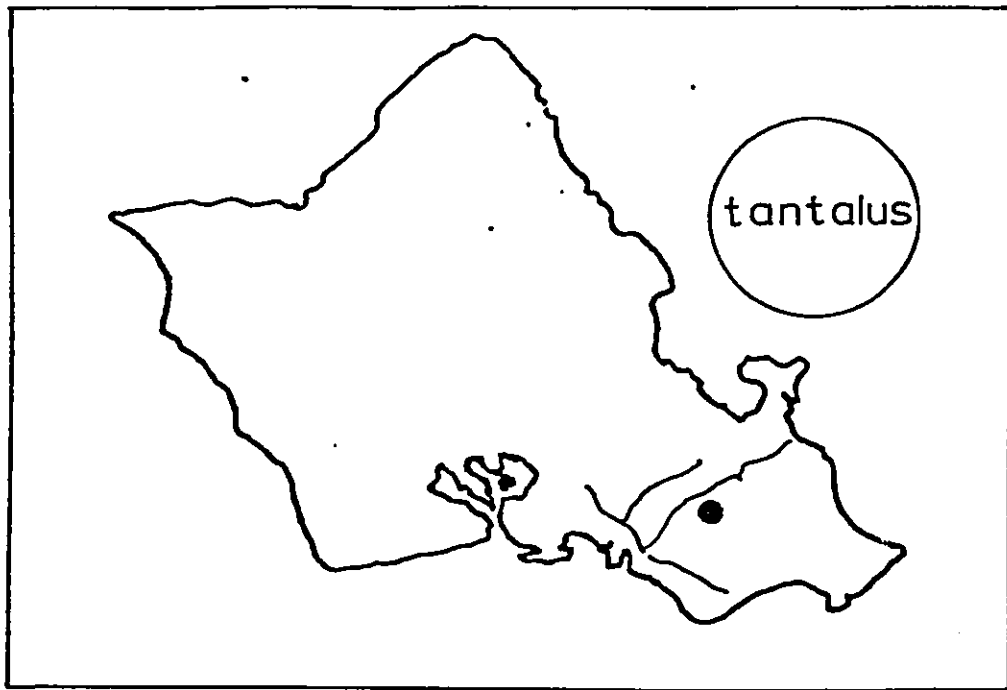
address 170 forest ridge way  
 tantalus honolulu  
 zone P 1  
 subzone resource  
 area 14 000 sf

KEY

A	kukui, diameter:	6' - 0"
B		9' - 0"
C	palm	2' - 0"
D		1' - 0"
E	kukui	7' - 0"
F		3' - 0"
G		4' - 0"

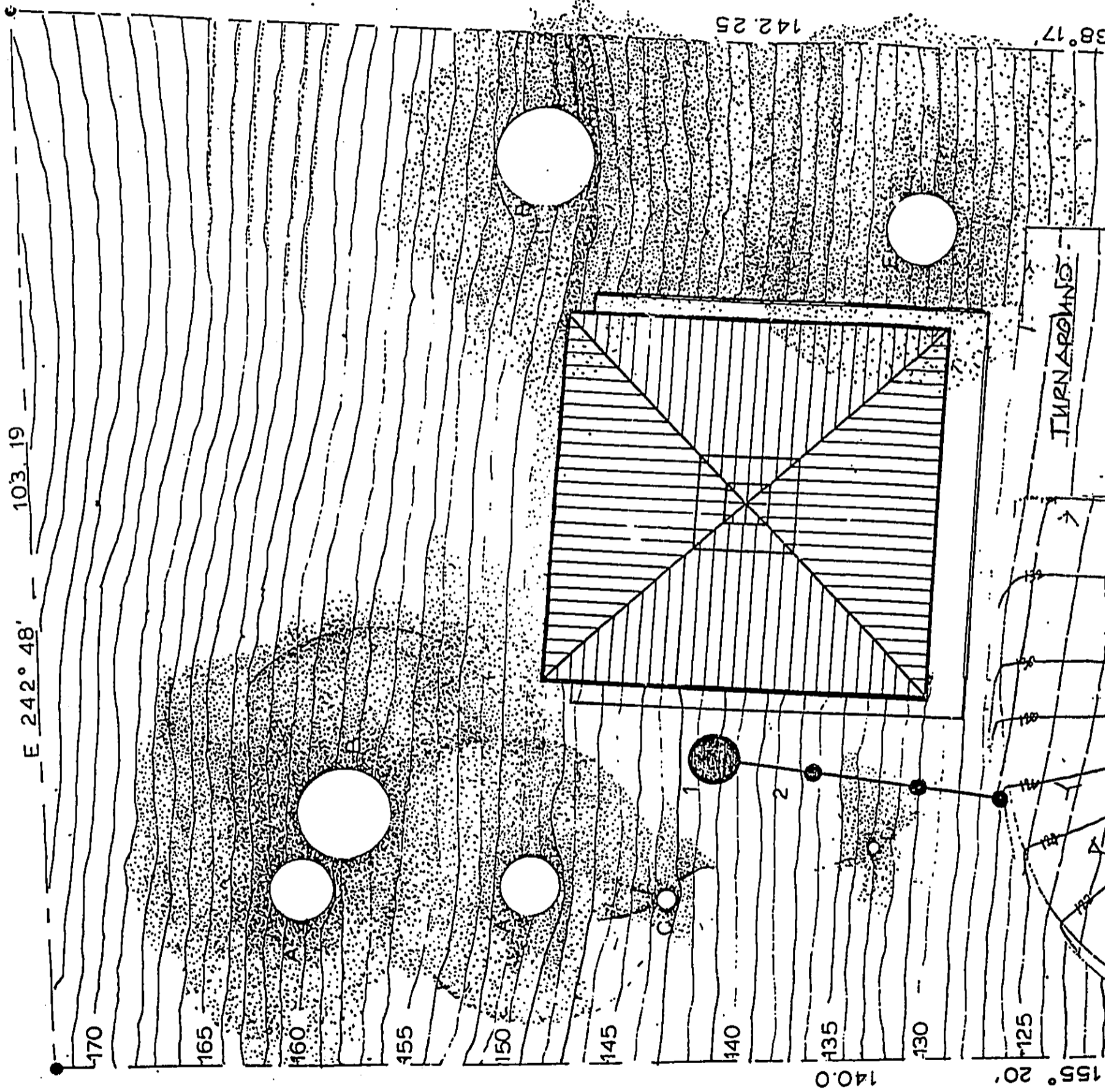
1 story pole house

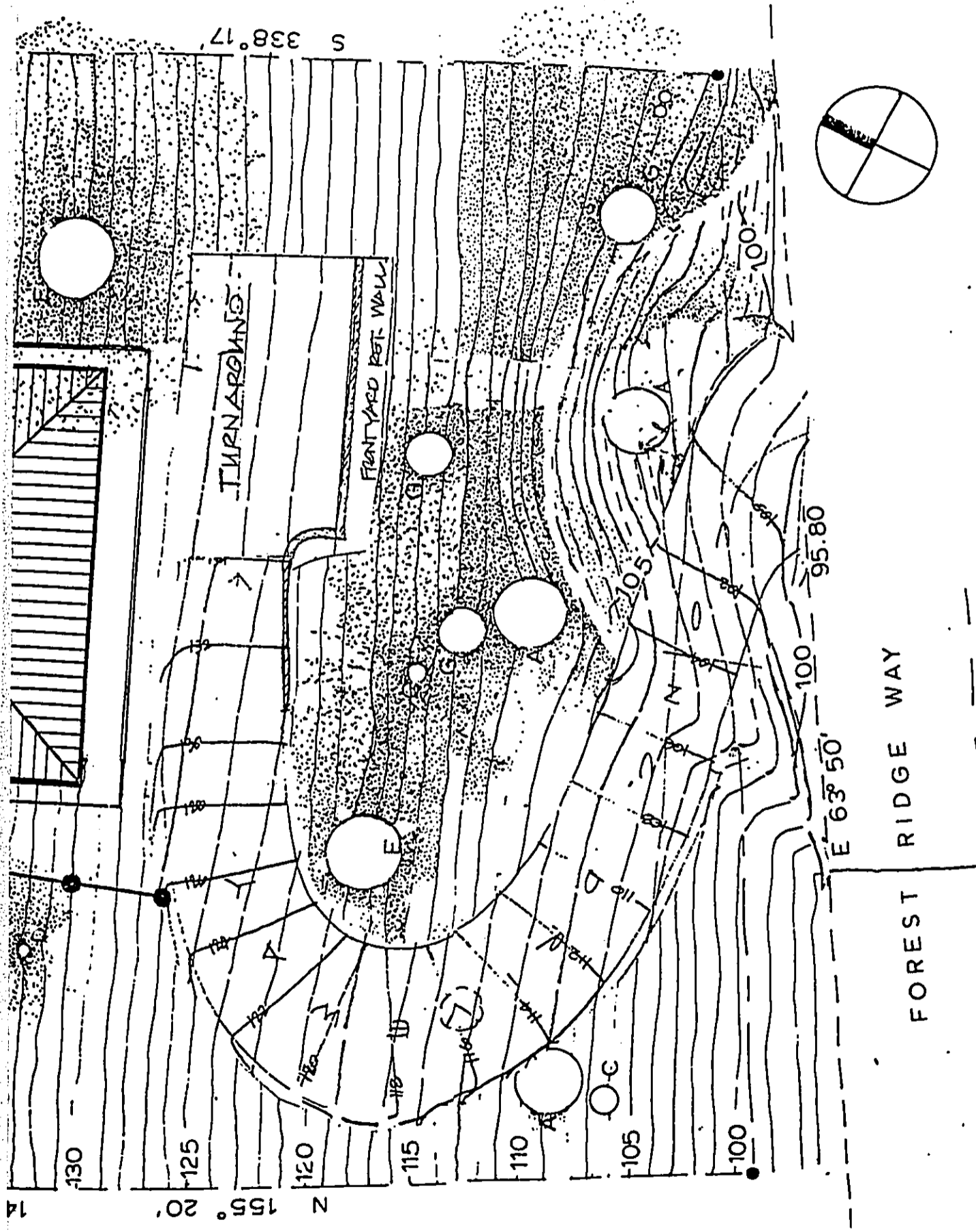
⊙ remove existing  $\phi$  kukui



ISLAND of OAHU





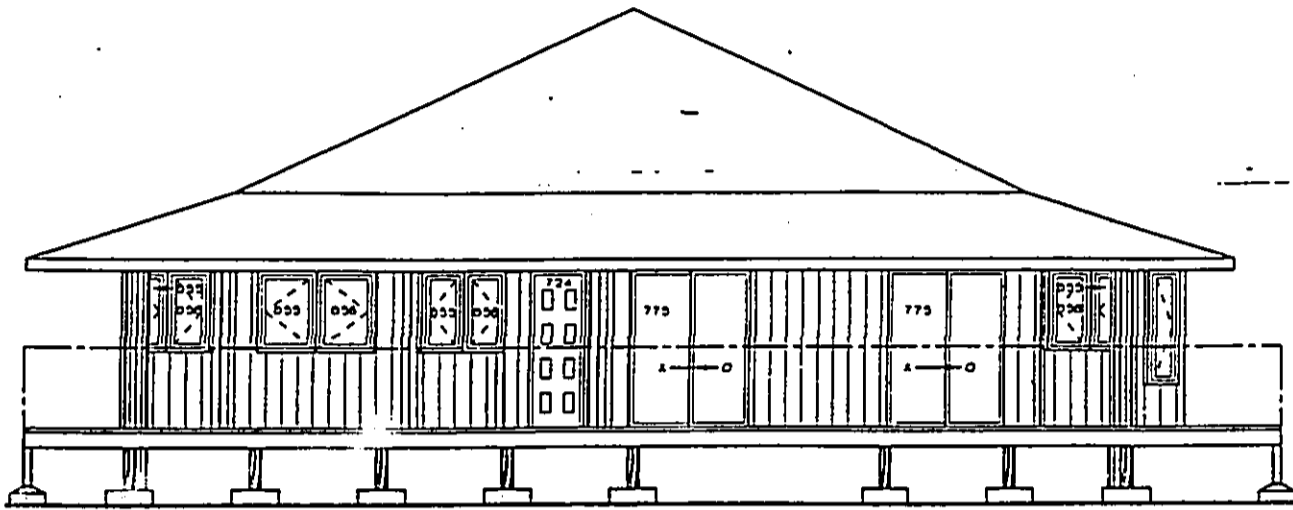


SITE PLAN  
 20  
 10  
 5

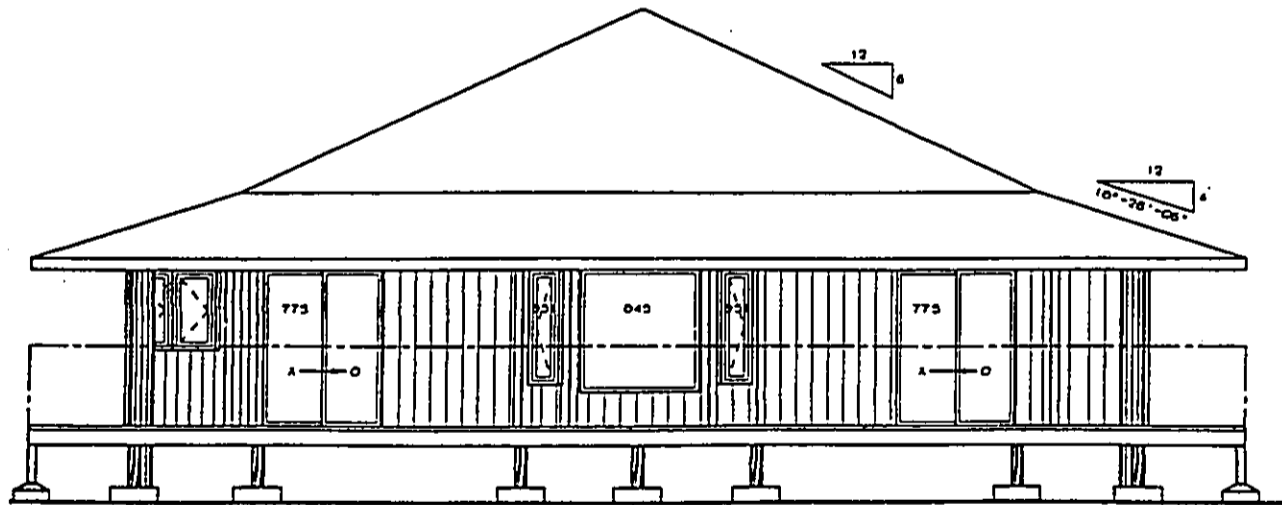


HAWAII  
PLANBOOK  
HAWAIIAN CEDAR HOMES

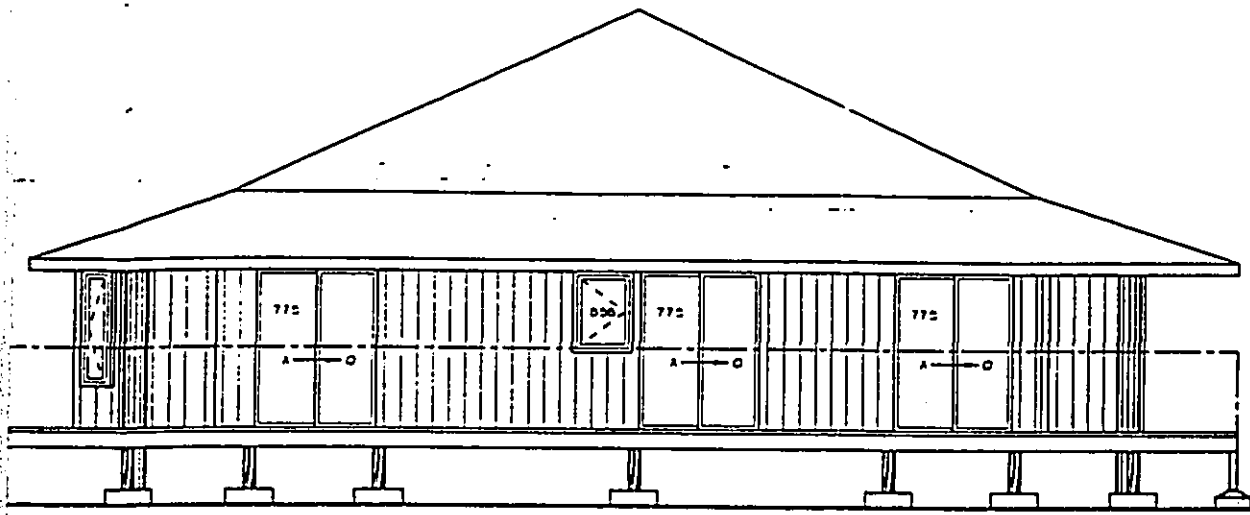




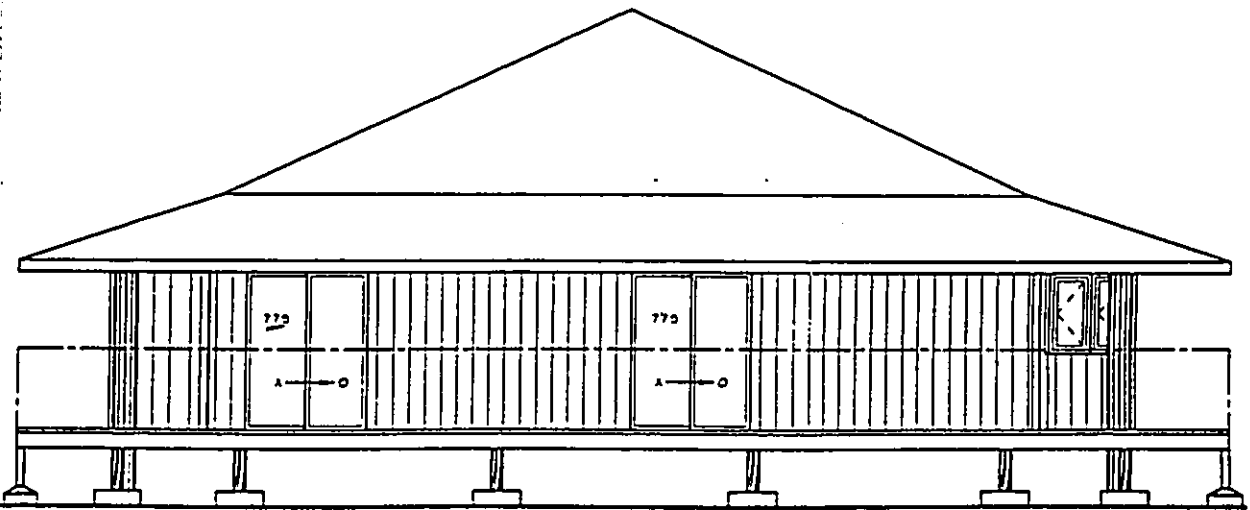
#01 OUTRIGGER FRONT ELEVATION



#01 OURRIGGER RIGHT ELEVATION



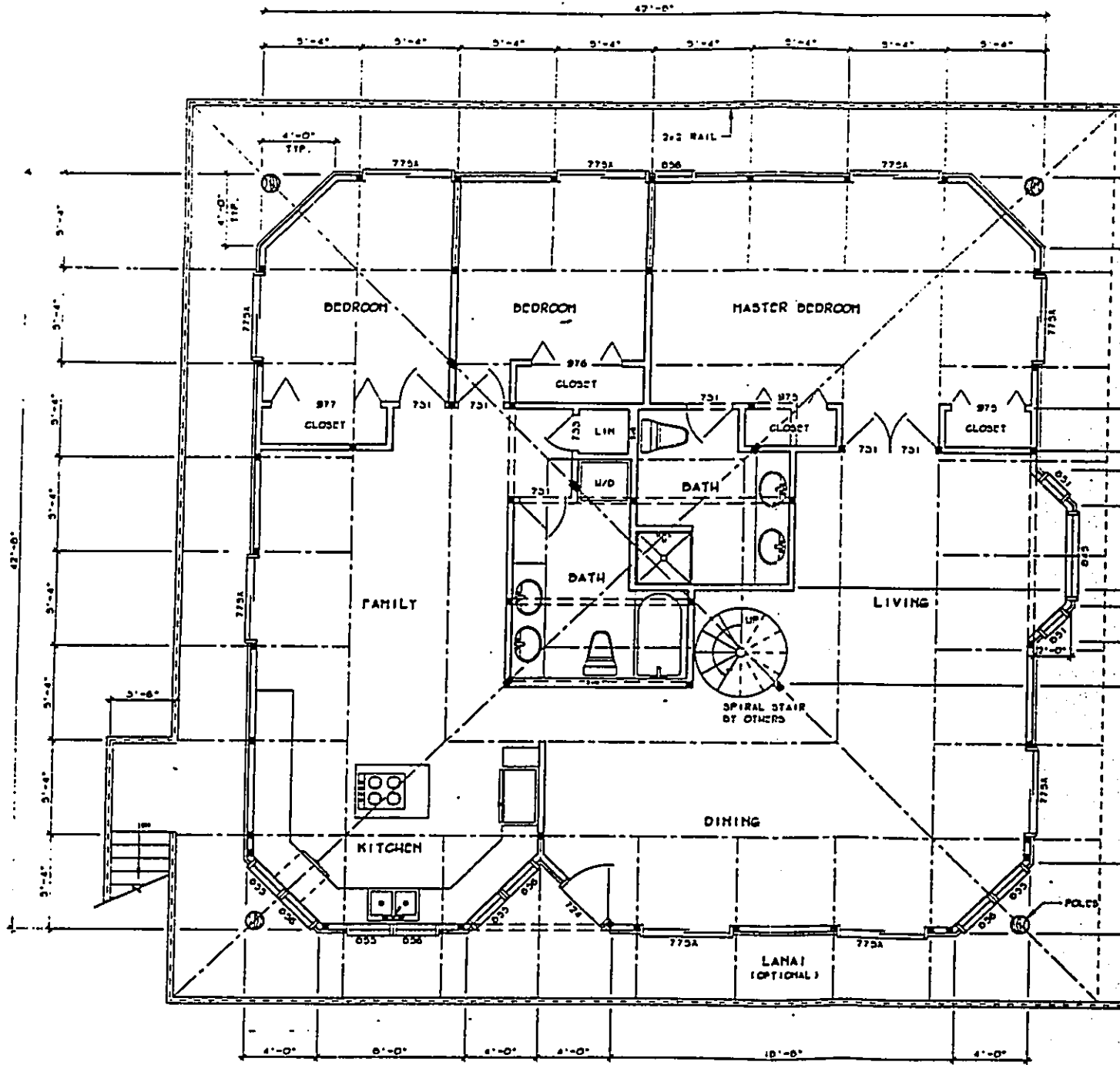
#01 OUTRIGGER REAR ELEVATION



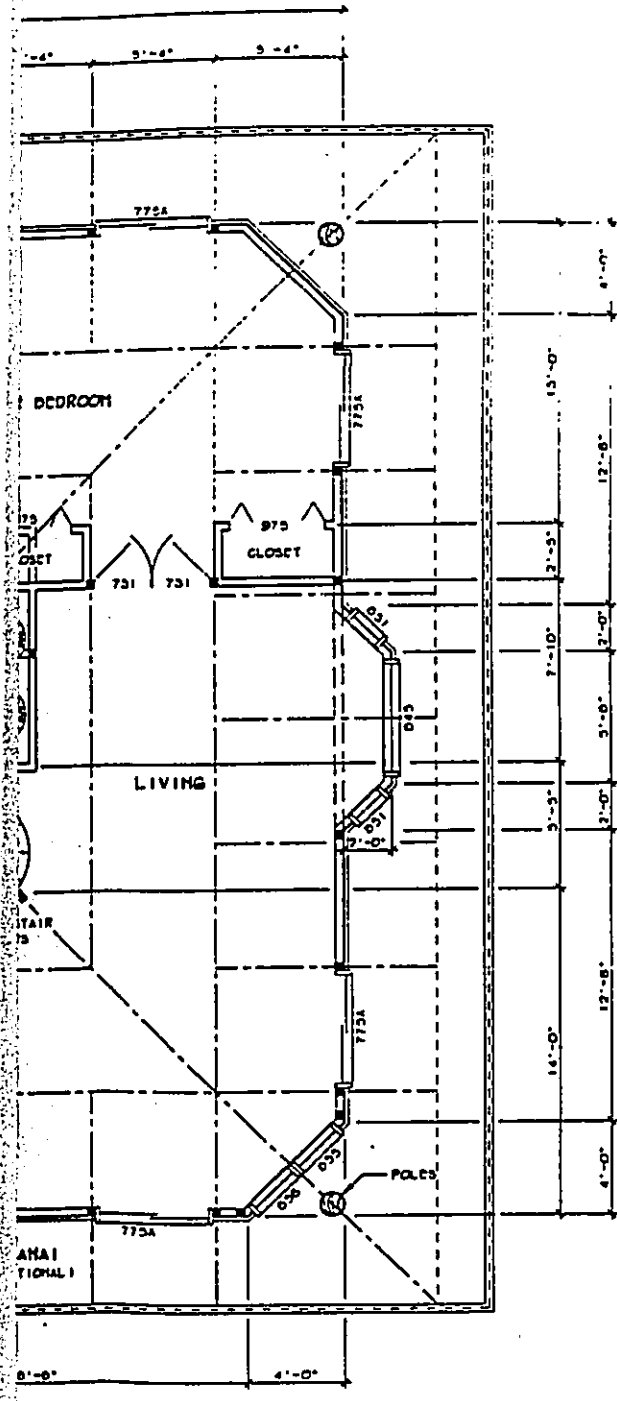
#01 OUTRIGGER LEFT ELEVATION

Date		Series	Revisions
Scale 1/8" = 1'-0"	HAWAIIAN		
Order Number	Model	This drawing is considered proprietary. It is not to be reproduced, nor is the information thereon to be used to produce products, unless written consent is first obtained from Lindal Cedar Homes.	
#01	OUTRIGGER		

# Lindal Cedar Homes



#01 OUTRIGGER FLOOR PLAN



PLAN

Date		Series		<p>This drawing is considered proprietary. It is not to be reproduced, nor is the information thereon to be used to produce products, unless written consent is first obtained from Lindal Cedar Homes.</p>	Revisions
Scale 1/8" = 1'-0"		HAWAIIAN			
Order Number #01		Model OUTRIGGER			

# Lindal Cedar Homes



## SUMMARY OF POTENTIAL MAJOR IMPACTS AND ALTERNATIVES

The potential impacts include the potential for soil erosion and air pollution during construction, construction related noise, and visual impact. No adverse impacts are expected to groundwater resources, surface water resources, the function or habitat value of existing flora, existing fauna, archeological/historical resources, the character of the surrounding area, economic conditions or the social environment.

### Potential for soil erosion

The impact of construction activities can be mitigated by conforming to strict erosion control measures, particularly those specified in the State Department of Health's Water Quality Standards, Chapter 37A, Public Health Regulations, 1968. Primary fugitive dust control methods include wetting down loose soil areas, good housekeeping on the job site and landscaping of bare soil areas after construction is completed.

### Potential for air pollution during construction

Fugitive dust emissions can be controlled by wetting down loose soil areas, good housekeeping on the job site, and the prompt pavement and or landscaping of bare soil areas.

### Construction related noise

Noise will be limited through compliance with the provisions of Title 11, Administrative rules, Chapter 43, Community Noise Control for Oahu, of the State Dept of Health. The hours of construction will be limited and mufflers will be required on all equipment.

### Visual Impact

Proposed landscaping will be designed to screen the proposed structure and enhance the attractiveness of the area.

## DETERMINATION

After reviewing the significance criteria outlined in Section 11-200-12, EIS Rules, Contents of Environmental Assessment, it is believed that an Environmental Impact Statement is not required. This determination is based on the assessment that the proposed single-family residence **does not:**

- 1) involve the potential loss or destruction of any natural or cultural resource.
- 2) curtail the range of beneficial use of the environment.
- 3) conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS.
- 4) adversely affect the economic or social welfare of the community or State.
- 5) adversely affect public health
- 6) involve secondary impacts such as population changes or effects on public facilities.
- 7) involve a substantial degradation of environmental quality.
- 8) affect threatened or endangered species or its habitat.
- 9) detrimentally affect air, water quality, ambient noise levels
- 10) affect environmentally sensitive area such as flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh or coastal waters.

We respectfully request that the Department of Land and Natural Resources file a Negative Declaration with the State Office of Environmental Quality Control.

**DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL  
IMPACTS AND  
MITIGATING MEASURES.**

**Topography**

The elevations of the area to be developed are approximately 1,100 feet to 1,250 feet above sea level. Slopes at the site are steep ranging from 40 to 60%.

About 2100 SF or 15% of the subject property's topography will be affected by the proposed development. The footprint of the home will occupy about 1850 square feet with the remainder being driveway and landscaping.

The proposed residence has been designed to minimize alteration of the topography through a pole design that limits sitework necessary.

**Soils**

According to a telephone call with the U.S. Department of Agriculture Soil Conservation Service, soils in the subject property consist of "Tantalus Soil". Tantalus soil is defined as a well drained soils. The natural vegetation of these types of soils consists of kukuis, palms, guava, Java, plum and Christmas Berry.

The impact of the proposed residence on soils is limited to the potential for erosion. Clearing and grubbing activities during construction will temporarily disturb the soil retention values of the existing vegetation.

The impact of construction activities can be mitigated by conforming to strict erosion control measures, particularly those specified in the State Department of Health's Water Quality Standards, Chapter 37A and the SCS's Erosion and Sediment Control Guide for Hawaii. Primary fugitive dust control methods include wetting down loose soil areas, good housekeeping on the job site, and prompt landscaping of bare soils after construction is completed.

Appropriate erosion control measures will be installed during and after construction to minimize soil erosion. Land denuded of vegetation will be replanted, covered or otherwise stabilized as quickly as possible to control erosion.

### Groundwater

The proposed development is outside of existing sources of groundwater recharge and will not have any significantly effect because resources are located over 2 miles makai of the subject property.

### Viewplane

The predominant public view of the project is from Roundtop Road. As previously mentioned, the majority of the site is covered with vegetation consisting of Kukuis, Palms, Guava, Ginger and Grasses. The Kukuis are a major visual element of the site.

### Surrounding Land Uses

The Miller property is bordered by Forest Ridge Way along with existing homes on the other three sides within a neighborhood of more than 20 homes.

### Archaeological

In a telephone conversation, it was stated that "no impact to archaeological or historical resources are expected with this project" according to The Division of Historic Sites. In the event that any previously unidentified sites or remains are encountered during construction and site work phase, work in the immediate area will cease until the State Historic Preservation Officer has been notified and is able to assess the impact.

**Alternatives Considered:**

The following alternatives were considered to the Miller proposal:

- 1) To build a home with a standard solid foundation that would require greater excavation.
- 2) To locate the house up the slope at the top of the property.
- 3) To locate the house at the base of the slope and provide direct access from the street.

Alternatives one and two were found unacceptable because of the extensive excavation, grading and tree removal that would be required. The Miller's also feel that these alternatives would promote an unseemly urban feel for the wilderness setting.

The last alternative, while successfully utilized in other steep sites in the neighborhood, would not work practically for this lot as it does not have the width required to cut in a driveway with the contours. A driveway on this lot would require cutting across contours, thereby significantly changing existing drainage patterns. Accelerated erosion would further disrupt the natural stability of the lot.

**Summary of Proposed Use:**

The Miller's are proposing to construct a single family residence, amenities and landscaping. The purpose of the proposed project is for single family use and will not be used for rental or any other commercial purpose.

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 \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Date \_\_\_\_\_

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

Name CHRISTOPHER & PATRICIA MILLER

Address 219 FOREST RIDGE WAY

HONOLULU 96822

Telephone No. 949 3526

Interest in Property OWNERS

(Indicate interest in property; submit  
written evidence of this interest)

\*SIGNATURE [Signature]

Date 3/16/92

\*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

( ) 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 \_\_\_\_\_

Island \_\_\_\_\_

County \_\_\_\_\_

Tax Map Key \_\_\_\_\_

Area of Parcel \_\_\_\_\_

(Indicate in acres or  
sq. ft.)

Term (if lease) \_\_\_\_\_

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: 8-17-92

Completion Date: 8-17-94

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 RESOURCE

Area of Proposed Use House / driveway & Land - 2000 sq FT  
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark  
\_\_\_\_\_

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 Resource  
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).**