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OFFICE OF
QUALITY

May 27, 1999

Ms. Genevieve Salmonson
Director
Office of Environmental
Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: LUC Docket No. A99-727/Joan Beverly S. Ashford and
Clinton R. Ashford

At its meeting of May 20, 1999, the Land Use Commission issued a negative declaration for the final Environmental Assessment (FEA) prepared for the subject docket.

In accordance with Section 343-5(c), HRS, we are filing four copies of the FEA and one copy of the Publication Form. The Commission's Order on the negative declaration determination will be sent to you at a later date under separate cover.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822. ✓

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:aa

Enclosures

cc: OP (w/o encl.)
C&C of Honolulu Dept. of Planning
and Permitting (w/o encl.)
Clinton R. Ashford, Esq. (w/o encl.)

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FINAL ENVIRONMENTAL ASSESSMENT

✂ Ashford Residence • Halekou, Kaneohe, Hawaii

LAND USE COMMISSION
STATE OF HAWAII

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May 1999

FINAL ENVIRONMENTAL ASSESSMENT

Ashford Residence • Halekou, Kaneohe, Hawaii

In Support of a Petition to:
State of Hawaii, Land Use Commission

Prepared for:
Clinton R. and Joan Beverly S. Ashford

Prepared by:
Helber Hastert & Fee, Planners

May 1999

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APPENDICES

Appendix A: Exhibits

- Exhibit A: Land Patent 8580
- Exhibit B: Subdivision Map (Parcel 4: Urban district parcel)
- Exhibit C: Subdivision Map (Parcel 3: Conservation district parcel)
- Exhibit D: Deed for Parcel 3: State of Hawaii to Petitioners
- Exhibit E: DLNR Letter Authorization Letter, August 27, 1965
- Exhibit F: Parcel Consolidation Map
- Exhibit G: LUC State Land Use District Boundary Interpretation No. 98-31

Appendix B: Comments Received During the Preparation of the Draft EA

Appendix C: Comments Received During the Preparation of the Final EA

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1.0 INTRODUCTION AND SUMMARY

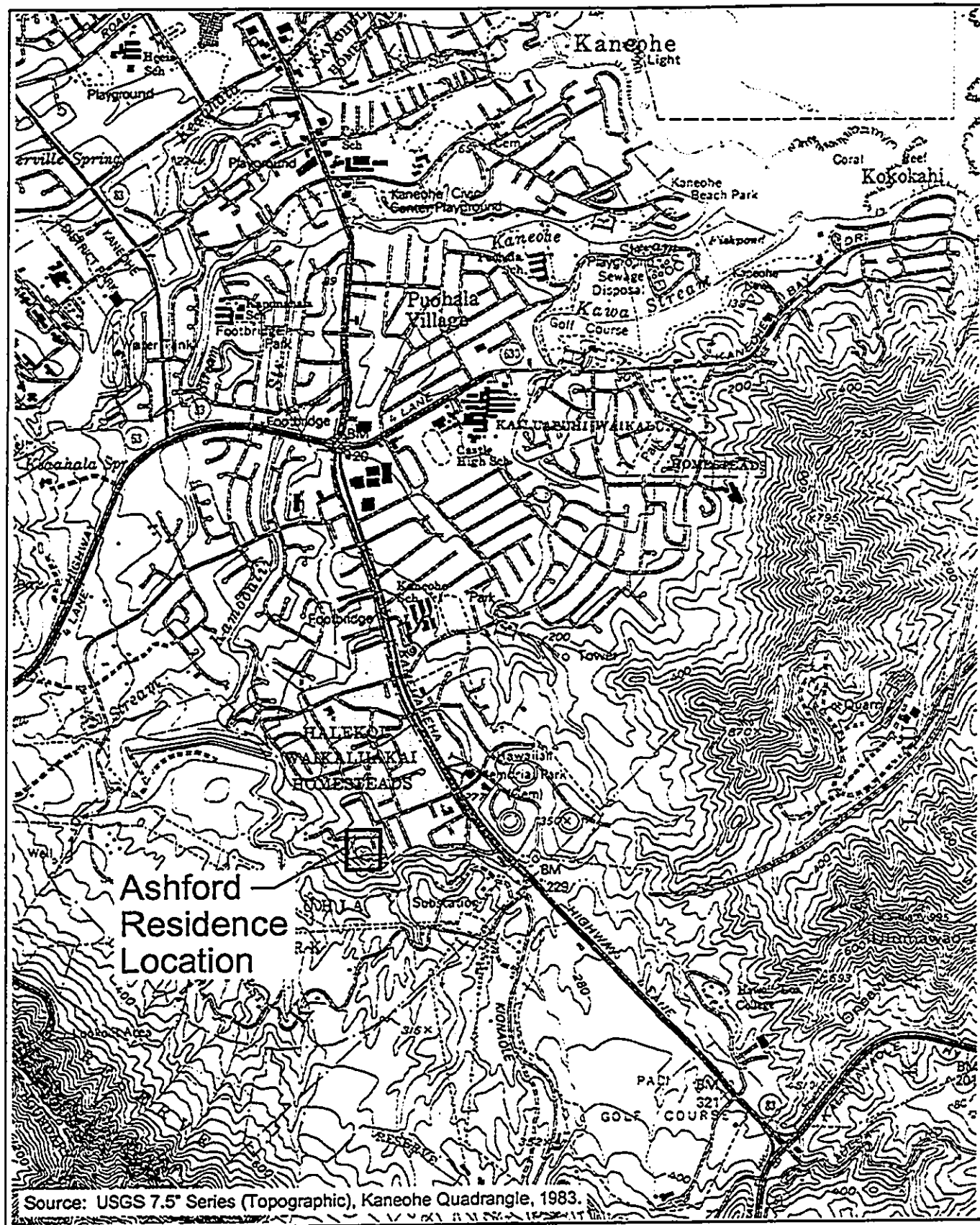
1.1 Intended Use of this Document

This final environmental assessment (FEA) is in support of a petition filed by Clinton R. and Joan Beverly S. Ashford (the "Petitioners") for a State Land Use District Boundary amendment to reclassify 9,350 square feet (the "Petition area") of a 18,286-square foot parcel, identified as Tax Map Key (1) 4-5-69:01 (the "Property"), from the Conservation District to the Urban District. About 8,936 square feet of the Property is already within the Urban District. The Property is located at Halekou, Kaneohe, Oahu, within the City and County of Honolulu. The property's general location is shown in Figure 1, and the relevant tax map plat is shown in Figure 2.

This FEA is intended to comply with Chapter 343, Hawaii Revised Statutes, as amended (HRS), and the environmental impact statement (EIS) regulations promulgated by Chapter 200 of Title 11, Department of Health. The purposes of this document are to provide information to public officials and members of the community about the nature of the proposed action; to assess existing environmental conditions of the Property; to evaluate potential impacts of the proposed action and to present mitigating actions for those impacts, if necessary; and, to consider alternatives to the proposed action.

1.2 Project Summary

<i>Petitioner/Landowner:</i>	Clinton R. and Joan Beverly S. Ashford 45-628 Halekou Place Kaneohe, Hawaii 96744
<i>Preparers of Environmental Assessment:</i>	Helber Hastert & Fee, Planners 733 Bishop Street, Suite 2590 Honolulu, Hawaii 96813
<i>Location:</i>	Halekou, Kaneohe, Hawaii
<i>Tax Map Key:</i>	Division 1, Zone 4, Section 5, Plat 69, Parcel 01
<i>Property Area:</i>	18,286 square feet
<i>Petition Area:</i>	9,350 square feet
<i>Existing State Land Use District:</i>	Urban, Conservation
<i>City and County of Honolulu Development Plan Designation:</i>	Residential, Parks and Recreation
<i>County Zoning:</i>	R-5 Residential, P-1 Restricted Preservation
<i>EA Approving Agency:</i>	State Land Use Commission
<i>Request:</i>	Reclassify 9,350 square feet of TMK (1) 4-5-69:01 to the Urban District from the Conservation District



Source: USGS 7.5' Series (Topographic), Kaneohe Quadrangle, 1983.

Location Map

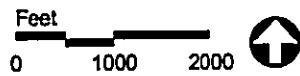
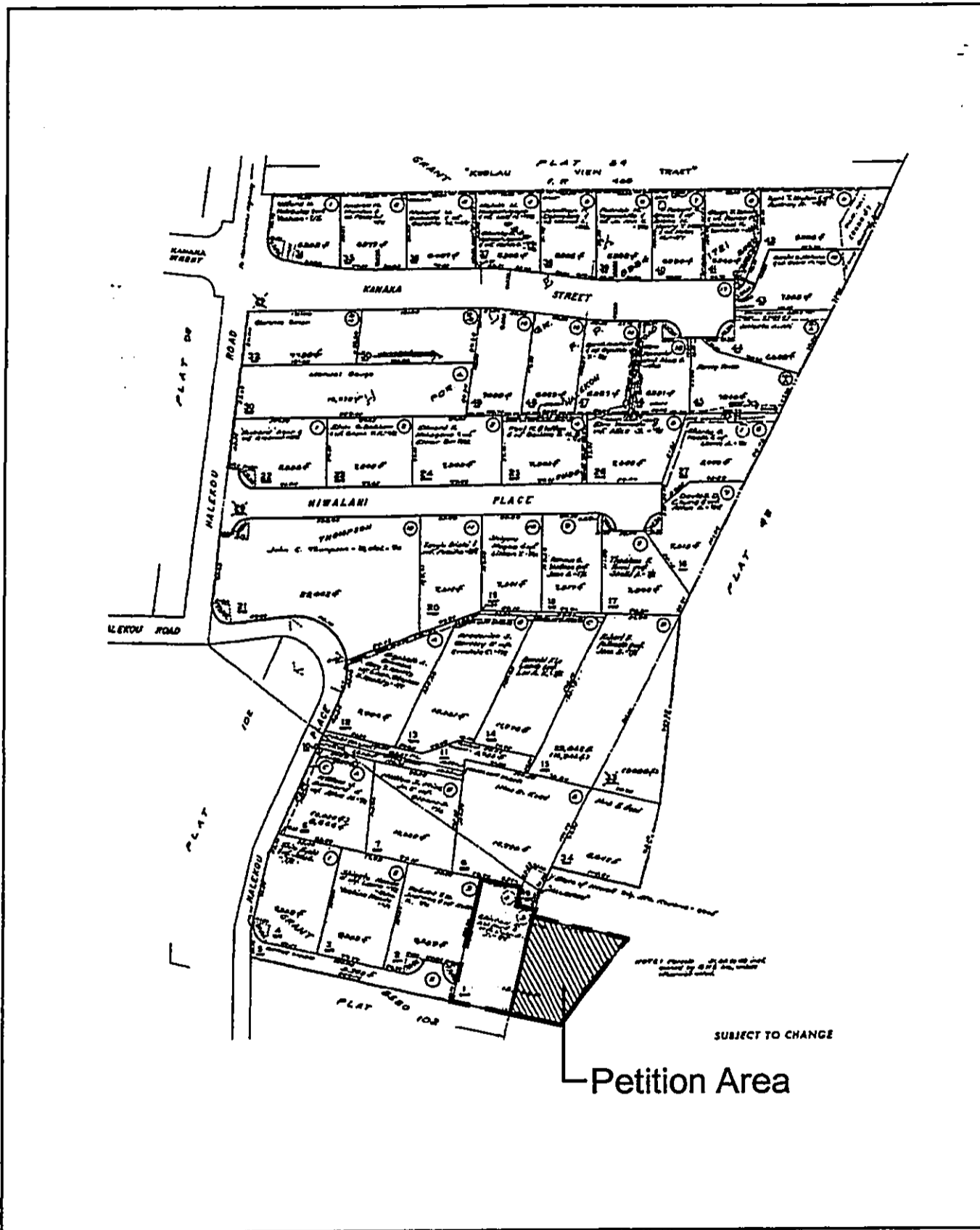


Figure
1



Tax Map Parcel (4-5-69:01)

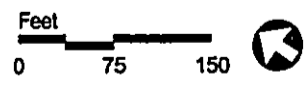


Figure 2

1.3 Alternatives Considered

Two alternatives to the proposed action were considered: "no action" and a Conservation District Use Permit (CDUP). The no-action alternative would not allow the Petitioners to correct the nonconforming status of the Property. It would be impossible to perform repairs and alterations to the existing residence, if necessitated. The CDUP alternative would allow the Petitioners to make repairs and alterations to the Property, but leave State and County land use designations inconsistent with the surrounding neighborhood and could adversely impact any future transactions with lending institutions and insurance companies. For these reasons, these alternatives were rejected.

1.4 Background

Property Location. The Property is located in Kaneohe, off Halekou Place. It is irregularly shaped, accessed by a private driveway used by four adjacent properties. Each of the four property owners owns an undivided one-fourth interest in the driveway.

Creation of the Property. Private title to the portion of the residence lot that is in the Urban District, and adjoining land, was created by the issuance of Land Patent 8580 to Bernice A. King (Exhibit A in Appendix A) in 1924 by the Territory of Hawaii. The portion of the Property now in the Conservation District remained as government-owned land. Course number 3 in the metes and bounds description of the Patented land formed the common boundary between the private land and remaining government land. This boundary later became the dividing line between the Urban and Conservation Districts in this area.

In 1951, Parcel 4, the Urban District portion of the Petitioner's residence lot, was created by subdivision from a portion of the Property covered by Land Patent No. 8580 (Exhibit B in Appendix A). Parcel 4 had as one of its boundaries a portion of course number 3 of the Land Patent, being a common boundary with land owned by the then Territory, now State, of Hawaii.

In 1952, a residence was constructed on Parcel 4.

Zoning History. The Petition area, which is now in the State Conservation District, was originally "unclassified" by the City and County of Honolulu—in other words, it had no zoning designation. On April 9, 1954, it was zoned as "Rural Protective", by Resolution 563. The Comprehensive Zoning code (CZC) took effect on January 2, 1969. The CZC included provisions for the "transition" of districts, which stipulated that areas zoned "Rural Protective" should now be zoned P-1 Preservation.

The portion of the Property now in the State Urban District was also originally "unclassified" by the City and County of Honolulu (no zoning). By Ordinance 527 (October 8, 1953), that portion of the Property was zoned Rural Class A-1 Residential, District 10. By Ordinance 2170 (May 18, 1967), that portion of the property was rezoned to Rural Class A-2 Residential District 8. When the CZC took effect in 1969, the "transition" of zoning provision resulted in that portion of the property being designated R-5 Residential (minimum lot size of 5,000 SF).

Creation of State Land Use Districts. The Hawaii State Legislature adopted Act 187 of the Session Laws of Hawaii, 1961, which created the State Land Use Commission and the land use districts.

The boundaries of the land use districts took effect on August 23, 1964, at which time the Petition area was designated within the Conservation District. At the time of the boundary delineation, existing urban uses were placed into the Urban District, while currently unutilized lands were placed into the Conservation District.

Acquisition by Petitioners/Consolidation of Property. In 1965, the Petitioners acquired title to Parcel 4, and to Parcel 3 of a subdivision of the adjoining government land. The subdivision of the government remnant was approved in January 1965. Parcel 3, the Petition area, is shown in Exhibit C in Appendix A, and is described by metes and bounds in the deed from the State of Hawaii to the Petitioners, a copy of which is attached as Exhibit D in the Appendix A. Parcel 3 was and is in the Conservation District. Petitioners also obtained permission from the Department of Land and Natural Resources to put Parcel 3 to residential use (Exhibit E in Appendix A).

Construction of Present Residence. After removing the existing residence on the Property, the Petitioners constructed a new residence on the lot created by combining Parcel 4 and Parcel 3 (Exhibit F in Appendix A). Consolidation of the two parcels was approved in September 1965. The former boundary between these parcels is part of the common boundary between the Urban and Conservation districts and runs through the residence which, since 1965, has been and continues to be occupied by the Petitioners. The Land Use Commission determined the location of the State Land Use Urban/Conservation District boundary for the Petitioners' Property by means of Boundary Interpretation No. 98-31 (Exhibit G in Appendix A).

Present Course of Action. The Petitioners desire to bring their residence into conformance with the State of Hawaii and City and County of Honolulu land use laws. Thus, they are seeking reclassification of the portion of the Property now in the Conservation District (the Petition area) to the Urban District and change of the County zoning designation from P-1 Restricted Preservation to R-5 Residential.

1.5 Determination

The overall and cumulative effects of the proposed action will not have a significant adverse effect on the environment, under the provisions of Chapter 200 of Title 11, Administrative Rules, State of Hawaii, Department of Health.

1.6 Parties Consulted During the Preparation of the Draft and Final EA

An informational letter was sent on February 11, 1999 to 21 agencies and organizations (listed below) identified by the Land Use Commission, to solicit comments on the proposed action. Any comments received were to be addressed in the DEA. A total of nine (9) agencies provided written responses by March 4, 1999, and were included in the DEA. The parties who responded in writing are identified by an asterisk ("*"), and their letters are reproduced in Appendix B. Five additional agencies provided written responses to the early consultation. These responses were received after the publication of the DEA, and are also included in Appendix B. These agencies are identified with two asterisks ("**").

The DEA was distributed to the 21 agencies below for review and comment. A total of 16 agencies provided written comments by May 10, 1999. These parties are identified in the list below by the symbol "✓." Their comments were incorporated into the Final EA, and are reproduced in Appendix C.

Federal Agencies

- ✓ U.S. Department of Agriculture, State Conservationist
Department of the Interior, Fish & Wildlife Services
- ✓ U.S. Army Corps of Engineers

State Agencies

- Department of Agriculture
- Department of Defense
- * ✓ Department of Education
- * ✓ Department of Hawaiian Home Lands
- * ✓ Office of Hawaiian Affairs
- ** ✓ Department of Health, Environmental Planning Office
- * ✓ Department of Land and Natural Resources
- ** ✓ Department of Land and Natural Resources, State Historic Preservation Officer
- * ✓ Housing and Community Development Corporation of Hawaii
- ** ✓ Department of Transportation
- ** ✓ Office of Planning
- University of Hawaii Environmental Center
- University of Hawaii Water Resource Research Center

County Agencies

- ** ✓ Department of Planning and Permitting
- * ✓ Board of Water Supply
- * ✓ Department of Parks and Recreation Services
- * ✓ Department of Facility Maintenance
- * ✓ Department of Transportation Services

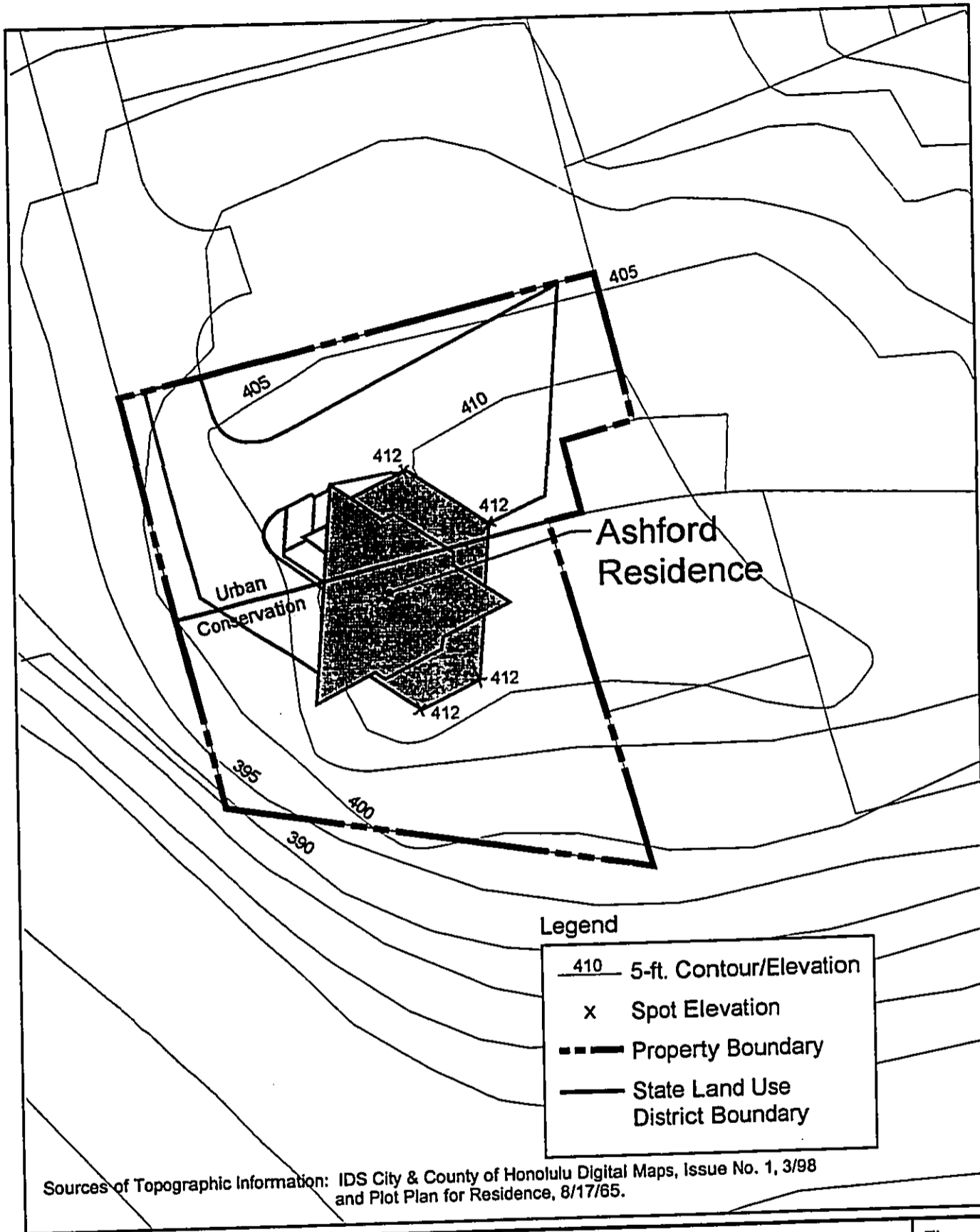
2.0 GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

The entire Property, including the Petition area, is in residential use. A single-family, 2,275 square-foot dwelling constructed in 1965 is located on the Property. Figure 3 illustrates a site plan of the property, and shows that a portion of the dwelling is situated in the Petition area (State Land Use Conservation district). This figure also shows the topography at the Property.

The Property has been continuously occupied by the Petitioner since 1965. The Property was also graded and landscaped in 1965. Elevations at the Property range from 390 feet above mean sea level (msl) in the southwestern corner to 415 feet above msl toward the northerly end of the eastern boundary. The Property slopes gradually downward from this high point to the building pad of the dwelling, the vicinity of which is relatively flat. The Property slopes more steeply from the residence down to its southern and western boundaries. Photographs of the Property are included as Figure 4.

The Property has connections to the municipal water and wastewater systems. It receives electrical power from Hawaiian Electric Co. and has cable television service. Except for potential future renovations to the existing dwelling, no further development is contemplated for the Property.

Reclassification of the Property will not add additional population or traffic to the community because the single-family dwelling is already occupied, and the Petitioners will not increase their vehicle trips because of the reclassification.



Site Plan	Feet 		Figure 3



① View of residence from driveway entrance (looking southeast)



② View of residence from corner of paved parking area (looking south)



③ View of southwest corner of residence (looking west)



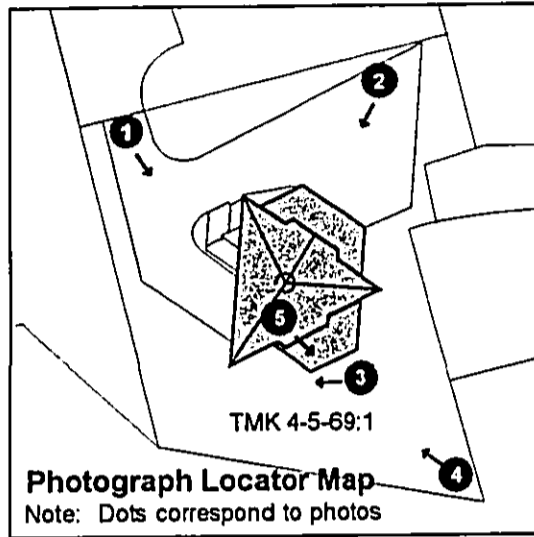
④ View of residence from southeast corner of Petition area.

Photographs of Property

Ashford Residence Final Environmental Assessment



corner of paved parking area



southeast corner of Petition



5 View of southeast corner of Petition area from residence.

Figure 4

3.0 AFFECTED ENVIRONMENT

3.1 Soils

Soil Conservation Service. According to the U.S. Department of Agriculture Soil Conservation Service, soils on the Property belong to the Kaneohe Series (Kaneohe silty clay loam, 15 to 30 percent slopes, or KHME). This series consists of well-drained soils on terraces and alluvial fans on the windward side of Oahu. They developed in alluvium and colluvium derived from basic igneous rock. In a representative profile of KHME soils, the surface layer is dark reddish-brown silty clay loam, with a dusky-red and dark-red silty clay loam subsoil. There are considerable amounts of volcanic ash in the subsoil. Runoff is medium to rapid, and the erosion hazard is moderate to severe. The soil is extremely acid to very strongly acid.

Land Study Bureau. The University of Hawaii Land Study Bureau's (LSB) Detailed Land Classification--Island of Oahu classifies soils by land type in which classifications are provided for an overall crop productivity rating, with and without irrigation, and for selected crop productivity ratings for seven crops. LSB overall ratings range from A to E, with A representing the class of highest productivity and E the lowest. According to this classification system, most of the Property is shown as in urban use, and having no productivity rating. A small portion of the Property (in the Conservation District) is classified with a rating of E (lowest productivity), although it is also in urban use, having been incorporated into the Petitioners' landscaped area.

Agricultural Lands of Importance to the State of Hawaii (ALISH). The Agricultural Lands of Importance to the State of Hawaii land classification system was developed by the State Department of Agriculture in 1977. It consists of the mapped identification of three broad classes of agricultural lands, including "Prime Agricultural Land," "Unique Agricultural Land" and "Other Important Agricultural Land." None of the Petition area is either identified as, or adjacent to Prime, Unique or Other Important Agricultural Land.

The Petitioners do not plan further development of the property. However, should any clearing, grubbing or land alteration take place on the property in the future, these activities should ensure mitigation of offsite impacts of runoff as required under the Department of Planning and Permitting's revised *Soil Erosion Standards and Guidelines* and recommended in the State Coastal Zone Management Program's *Hawaii's Coastal Nonpoint Pollution Control Program Management Plan, Volume I*, June 1996.

3.2 Topography

The Petition area slopes downward from the northerly end of the eastern boundary at 415 feet above mean sea level (msl) to the southwest corner at 390 feet above msl. Slopes on the Petition area range from less than 10 percent in the northeast portion (where residence is situated) to greater than 20% at its southwest corner.

3.3 Flood Hazard

The Flood Insurance Rate Map (Community Panel No. 150001 0090 C, September 28, 1990) published by the Federal Emergency Management Agency shows the Property lies in Zone D, which denotes areas in which flood hazards are undetermined. The Petitioners have not experienced flooding problems at the Property, since it is located on a high point in its vicinity. The surface drainage flow system for the Property was designed to avoid increasing stormwater

runoff into the neighboring residential properties. Stormwater runoff from the roof of the dwelling and the adjacent impermeable surfaces are collected into sumps and directed downhill off the property by gravity flow to the adjacent undeveloped Conservation lands, and eventually into the Kamooalii Stream.

3.4 Urban Context

The Property is surrounded on its north and portions of its east and west sides by existing residential development of the Halekou subdivision. The closest commercial area is in Kaneohe, about one mile north of the Property. There are several public facilities within one mile of the Property: Hawaiian Memorial Park Cemetery to the east; Hoomaluhia Park (botanical garden) to the south and west; and Koolau and Pali Golf Courses to the southeast. The southern part of the property, in the Conservation area, is adjacent to State-owned lands within the State Land Use Conservation District.

4.0 SUMMARY OF IMPACTS

4.1 Environmental Impacts

The proposed reclassification will not impact the ambient noise levels; air quality; flora and fauna; groundwater resources; scenic views; cultural, historic and archaeological resources; or visual resources, as the use of and activities on the Property will not change after reclassification. According to the State of Hawaii, Department of Land and Natural Resources, Historic Preservation Division, there are no known historic sites at the Property and the proposed action will have "no effect" on significant historic sites (see Appendix C).

4.2 Economic Impacts

The proposed reclassification will not impact employment opportunities or agricultural production in the Property's vicinity or in the City and County of Honolulu and the State of Hawaii. The proposed reclassification area is not currently in, nor is it well-suited for, agricultural production. The only economic impact the reclassification will have is the generation of higher real property taxes when City and County rezoning of the Petition area to the higher R-5 Residential designation occurs.

4.3 Impacts to Public Services and Facilities

The proposed reclassification will not impact availability or adequacy of schools, parks wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection. The Property is already being served by these public facilities and services, and the use of the Petition area will not change.

4.4 Conformity between Proposed Action to Existing State and County Plans, Policies and Controls

4.4.1 Hawaii State Plan

The Hawaii State Plan, established through the State's legislative process, represents public consensus regarding expectations for Hawaii's future. Chapter 226, Hawaii Revised Statutes (HRS), as amended, describes the purpose of the State Plan. In short, the State Plan is to:

- serve as a guide for the future long-range development of the State;
- identify the goals, objectives, policies, and priorities for the State of Hawaii;
- provide the basis for determining priorities and allocating limited resources;
- improve coordination of state and county plans, policies, programs, projects, and regulatory activities;
- establish a system for plan formulation and program coordination to provide for an integration of all major state and county activities.

The goals, objectives, policies and guidelines of the Hawaii State Plan are, on occasion, in competition with one another. Because of this, the proposed development supports some of the goals, while is inconsistent with others. The following section analyzes project impacts with respect to relevant State Plan goals, objectives, policies, and priority guidelines.

Section 226-5 Objectives and policies for population

Section 226-5(b)(7) *Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.*

Discussion: The Petition area is located adjacent to an existing urbanized residential area, and the proposed action will not result in an increase in population density or land area used for residential purposes.

Section 226-7 Objectives and policies for the economy - agriculture

Section 226-7(b)(6) *Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.*

Discussion: As discussed in Section 3.1 above, the Petition area is not identified as, or adjacent to Prime, Unique or Other Important Agricultural Land, and thus, the proposed action will not affect the availability of agricultural lands.

Section 226-12 Objectives and policies for the physical environment - scenic, natural beauty, and historic resources.

Section 226-12(b)(3) *Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.*

Discussion: The proposed action will not impact important views and vistas, nor adversely impact the public's visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.

Section 226-12(b)(4) *Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.*

Discussion: The proposed action will not impact any special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.

Section 226-13 Objectives and policies for the physical environment - land, air, and water quality.

Section 226-13(b)(7) *Encourage urban developments in close proximity to existing services and facilities.*

Discussion: The Petition area is currently in residential use and served by municipal water, sewer, solid waste, and electrical power systems.

Section 226-19 Objectives and policies for socio-cultural advancement - housing.

Section 226-19(a)(2) *The orderly development of residential areas sensitive to community needs and other land uses.*

Section 226-19(b)(5) *Promote design and location of housing development taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.*

Discussion: The Petition area is part of an established residential neighborhood with access to public facilities and services, has been in residential use for over 30 years, and, therefore, conforms to Objectives 226-19(a)(2) and 226-19(b)(5), cited above.

Section 226-104 *Population growth and land resources priority guidelines.*

Section 226-104(b)(1) *Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural lands of importance or preservation of lifestyles.*

Discussion: Although the Petition area is currently in de facto urban (residential) use, the proposed action will slightly increase the inventory of land in the State Land Use Urban district. However, reclassifying the Petition area to the Urban district conforms with Priority Guideline 226-104(b)(1), cited above, as it is adjacent to an existing urban area served by municipal utilities, does not include important agricultural lands, and does not conflict with the preservation of lifestyles.

Section 226-104(b)(2) *Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.*

Discussion: The Petition area is not identified as, or adjacent to Prime, Unique or Other Important Agricultural Land and is not in the agricultural district. Thus, the proposed action will not impact the inventory of agricultural lands of importance.

Section 226-104(b)(12) *Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.*

Discussion: The proposed action will not impact the availability of the shoreline or other limited resources. Although the Petition area is proposed to be reclassified from the State Land Use Conservation district to the Urban district, it is already in residential use (by DLNR permission) and thus will not reduce the existing availability of conservation lands for future generations.

4.4.2 State Functional Plans

The Hawaii State Plan directs the appropriate State agencies to prepare functional plans for their respective program areas, including: agriculture, transportation, conservation lands, housing, tourism, historic preservation, energy, recreation, education, higher education and health. The State Functional Plans serve as the primary implementing vehicle for the goals, objectives and policies of the Hawaii State Plan.

The plans set forth "...the policies, statewide guidelines, and priorities within a specific field of activity, when such activity or program is proposed, administered, or funded by an agency of the

State" (§226-2 [10] Hawaii Revised Statute). Each functional plan contains objectives to be achieved and policies to be pursued within the specified areas. "...Such policies shall address major programs and the locations of major facilities" (§226-57 (b) HRS).

The State Functional Plans have been adopted by the Hawaii State Legislature. The State Plan mandates that these plans "...shall be taken into consideration in amending the county general plans" (§226-52 (a)(3) HRS). The project generally supports the objectives and policies of the following State Functional Plans:

State Agriculture Functional Plan

Preparation of the Agriculture Functional Plan was coordinated by the Department of Agriculture. The Plan identified land and water as one of four issue areas.

Issue Area: Land and Water

Policy H(2): *Conserve and protect important agricultural lands in accordance with the Hawaii State Constitution.*

Implementing Action H(2)(c): *Administer land use district boundary amendments, permitted land uses, infrastructure standards, and other planning and regulatory functions on important agricultural lands and lands in agricultural use, so as to ensure the availability of agriculturally suitable lands and promote diversified agriculture.*

Discussion: The proposed action will not impact the availability of agriculturally suitable lands or the promotion of diversified agriculture.

State Recreation Functional Plan

The Department of Land and Natural Resources coordinated the preparation of this functional plan, which addresses the following six issue areas: ocean and shoreline recreation; mauka, urban and other recreation opportunities; public access to shoreline and upland recreation areas; resource conservation and management; management of recreation programs, facilities, and areas; and wetlands protection and management.

Issue Area III. Public Access to the Shoreline and Upland Recreation Areas

Objective III-A: *Prevent loss of access to shoreline and upland recreation areas due to new developments.*

Discussion: The proposed action will not impact access to shoreline and upland recreation areas. No new development is proposed.

4.4.3 Coastal Zone Management Program

Objectives and policies of the Coastal Zone Management Program are described in Chapter 205A-2, HRS, Part I. The site lies within the State's Coastal Zone Management Area, which includes all lands of the State and the area extending seaward from the shoreline. There are no impacts to the coastal zone anticipated as a result of the proposed action.

Special Management Area guidelines are found in Part II of the same chapter. The site lies approximately 1.5 miles from the coastline at its nearest point, and is outside the City and County's Special Management Area (SMA). Therefore, the petition area is not subject to SMA requirements of Chapter 25, Revised Ordinances of Honolulu.

The following discussion assess the conformity of the proposed reclassification to the objectives and policies of the coastal zone management program.

Recreational Resources

Objective: *Provide coastal recreational opportunities accessible to the public.*

Discussion: The proposed action will not impact coastal recreational opportunities for the public. The proposed action will not impact the policies for recreational resources, as described in §205A-2(c)(1) of Chapter 205A-2, HRS, Part I.

Historic Resources

Objective: *Protect, preserve, and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

Discussion: The proposed action will not impact significant historic and prehistoric resources. The proposed action will not impact the policies for historic resources, as described in §205A-2(c)(2) of Chapter 205A-2, HRS, Part I.

Scenic and Open Space Resources

Objective: *Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.*

Discussion: The proposed action will not impact the quality of coastal scenic and open space resources. The proposed action will not impact the policies for historic resources, as described in §205A-2(c)(3) of Chapter 205A-2, HRS, Part I.

Coastal Ecosystems

Objective: *Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

Discussion: The proposed action will not impact valuable ecosystems, as no new development is proposed. The proposed action will not affect the policies for coastal ecosystems, as described in §205A-2(c)(4) of Chapter 205A-2, HRS, Part I.

Economic Uses

Objective: *Provide public or private facilities and improvements important to the State's economy in suitable locations.*

Discussion: The proposed action will not require additional public or private improvements. The policies for economic uses, as described in §205A-2(c)(5) of Chapter 205A-2, HRS, Part I, are not applicable to the proposed action.

Coastal Hazards

Objective: *Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion and subsidence.*

Discussion: The existing residence in the Petition area complies with applicable flood zone criteria. The Petition area is not within the tsunami inundation zone. The policies for coastal hazards, as described in §205A-2(c)(6) of Chapter 205A-2, HRS, Part I, are not relevant to the proposed action as no new development is proposed.

Managing Development

Objective: *Improve the development and review process, communication and public participation in the management of coastal resources and hazards.*

Public Participation

Objective: *Disseminate public information on coastal issues.*

Discussion: According to the Hawaii Administrative Rules, §15-15-50(c)(22), the petitioner shall send a notification of petition filing to parties on a mailing list provided by the Land Use Commission chief clerk. Among other information, the notification informs potential intervenors how and when to file a notice of intent to intervene and informs the general public to contact the Land Use Commission office for information on participating in the boundary amendment petition hearing. The petitioner has issued this information as required by the Hawaii Administrative Rules.

The policies for managing development, as described in §205A-2(c)(7) of Chapter 205A-2, HRS, Part I, are not relevant to the proposed action, as no new development is proposed. The policies for public participation, as described in §205A-2(c)(8) of Chapter 205A-2, HRS, Part I, are not relevant to the proposed action.

Beach Protection

Objective: *Locate structures and improvements to minimize beach erosion and minimize interference with recreational and waterline activities.*

Discussion: The proposed action will not interfere with public recreational and waterline activities, or result in beach erosion. Policies for beach protection, as described in §205A-2(c)(9) of Chapter 205A-2, HRS, Part I, are not relevant to the proposed action, as no new structures are proposed, and the Petition area is 1.5 miles from the nearest shoreline.

Marine Resources

Objectives: *Implement the State's ocean resources management plan.*

Discussion: The objective and policies (described in §205A-2(c)(10) of Chapter 205A-2, HRS, Part I) for marine resources are not relevant to the proposed action, as no impacts to or use of marine resources are anticipated.

4.4.4 State Land Use Law

All lands in the State have been classified in one of four land use districts (Urban, Rural, Agricultural and Conservation) by the State Land Use Commission, pursuant to Chapter 205, HRS. The Petition area is in the Conservation District. Figure 5 shows the State Land Use District boundaries in the vicinity of the Petition area.

The State Land Use Commission Rules, adopted October 1986 (revised August 1997) require that an application for a boundary amendment show that it is "reasonable, not violative of §205-2, HRS, and consistent with the policies and criteria established pursuant to Sections 205-16, 205-17 and 205A-2, HRS." (Hawaii Land Use Commission Rules, §15-15-77). In reviewing petitions for reclassification of district boundaries, the Commission must specifically consider six criteria. The criteria are presented below, in italics, followed by a brief discussion of each criterion.

(1) *The extent to which the proposed reclassification conforms to the applicable goals, objectives and policies of the Hawaii State Plan and relates to the applicable priority guidelines of the Hawaii State Plan and the adopted functional plans;"*

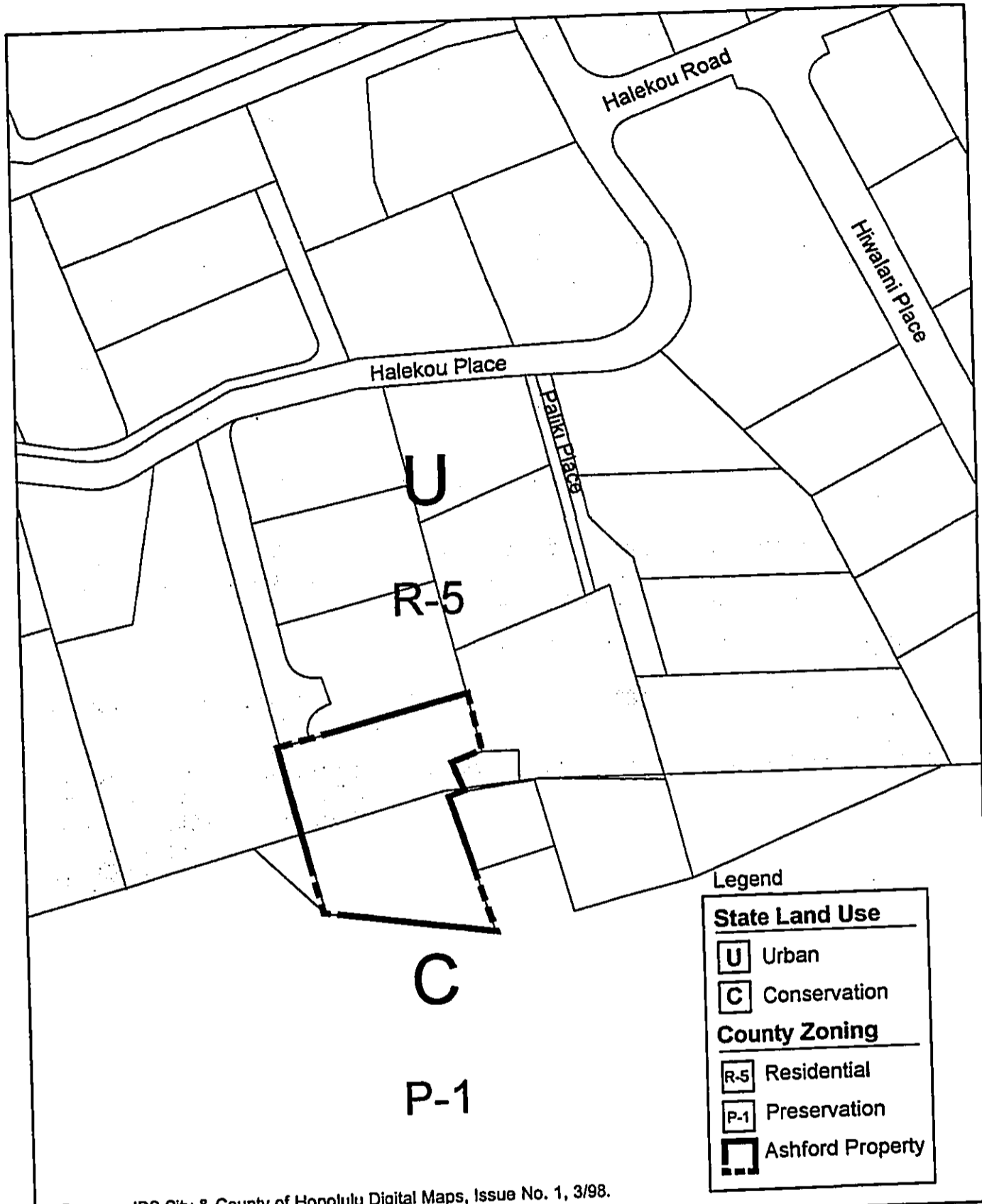
Discussion: See Sections 4.4.1 and 4.4.2 above.

(2) *The extent to which the proposed reclassification conforms to the applicable district standards.*

Discussion: The applicable standards for the Urban District are found in §15-15-18 of the Land Use Commission Rules. The existing and proposed use of the Petition area is consistent with the urban standards, including the area's "city-like" concentration of people, structures, streets, urban level of services and other related land uses; and proximity to existing and proposed employment centers. Services such as sewers, water, sanitation, schools, parks and police and fire protection are already available to serve the Property. The Petition area has been in residential use for the past 33 years, with satisfactory topography, drainage, and is free from natural hazard potential, such as flooding or tsunami inundation. The Petition area is contiguous to an existing urban area, which has been in residential use since prior to the establishment of the State Land Use Commission and the State Land Use Districts.

(3) *Impact on Areas of Statewide Concern: (A) preservation or maintenance of important natural systems or habitats; (b) maintenance of valued cultural, historical, or natural resources; (c) maintenance of other natural resources relevant to Hawaii's economy including, but not limited to agricultural resources; (D) commitment of state funds and resources; (E) provision for employment opportunities and economic development; and (F) provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups.*

Discussion: There are no known threatened or endangered species, or historic or archaeological resources within the Petition area. The Petition area is not on prime or unique agricultural land, and will not affect valued cultural, historic or natural resources. No state funds or resources will be impacted by the proposed reclassification. The proposed reclassification



Source: IDS City & County of Honolulu Digital Maps, Issue No. 1, 3/98.

State Land Use Districts & County Zoning

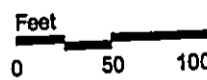


Figure
5

will not impact economic opportunities, economic development or the provision of housing in the State.

(4) *In establishing the boundaries of the districts in each County, the commission shall give consideration to the General Plan of the County in which the land is located.*

Discussion: Section 4.4.5 below discusses the Property's conformance with the City and County of Honolulu General Plan.

(5) *The petitioner has the necessary economic ability to carry out the representations and commitments relating to the proposed use or development.*

Discussion: No further development of the Petition area is proposed or will result from the reclassification. The Petitioners own the Petition area in fee simple, and no financing for continued residential use of the property is required. The mortgage obtained for purchase of the land and construction of the residence has been paid and released.

(6) *Lands in intensive agricultural use for two years prior to date of filing of a petition or lands with a high capacity for intensive agricultural use shall not be taken out of the agricultural district unless the commission finds either that the action (A) will not substantially impair actual or potential agricultural production in the vicinity of the subject property or in the county or State; or (B) is reasonably necessary for urban growth.*

Discussion: The Petition area is not in the State Agriculture District, does not have a high capacity for intensive agricultural use, and has never been used for agricultural production.

4.4.4 Hawaii State Constitution Article XII, Section 7, Traditional and Customary Rights

Article XII, Section 7 of the Hawaii State Constitution states that "the State reaffirms and shall protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights."

Discussion: The proposed action will not impact the exercise of customary and traditional rights. No lands which are currently undeveloped will become unavailable for gathering items necessary for practicing native Hawaiian customs and traditions.

4.4.5 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu (adopted 1977) was last amended by the City Council in 1991. The Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The Plan is also a statement of broad policies which facilitate the attainment of the objectives of the Plan.

Discussion: The proposed action will not impact the objectives, policies and programs of the General Plan, since no change in use or intensity of development is proposed.

4.4.6 City and County of Honolulu Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for the physical development of the island, implementing General Plan objectives and policies on an area-wide basis. Eight DP areas have been established on Oahu, including the Koolaupoko DP area, where the Petition area is located. Koolaupoko spans the windward coastal and valley areas of Oahu from Makapuu Point to Kaoio Point. The Koolaupoko Development Plan is codified as Ordinance No. 83-3, as amended, Revised Ordinances of Honolulu.

The City's DP Program is undergoing comprehensive revisions based on General Plan objectives and policies and amendments to the City Charter adopted in the 1992 General Election. The Development Plan for Koolaupoko is now referred to as the Sustainable Communities Plan (SCP). A public review draft of the Koolaupoko SCP update has been prepared (February 1999) and is being circulated for review. Once comments are received, the Plan will be finalized and submitted to the Planning Commission. The Planning Commission will review the Plan and forward its recommendations to the City Council for approval.

The following sections evaluate the proposed action with respect to the existing and proposed DP programs.

Existing DP Program

Under the current DP program, the Petition area has a Parks and Recreation designation on the DP Land Use Map for Koolaupoko, but requires a Residential land use designation to be consistent with its current use. Section 24-1.2(i)(1) describes changes in permitted land uses on the DP Land Use Maps. According to the current DP, changes in permitted land uses shall not require a DP land use map amendment, and may be processed as a zoning map change when the site involves a rezoning of 10 acres or less to a preservation, agriculture, residential or country district; the site abuts lands which are similarly designated and zoned; and the change does not involve major social, environmental or policy impacts, or cumulative impacts resulting from separate applications in the same area. When zoning map changes for sites meeting these criteria are implemented, the DP land use map shall be automatically changed to reflect the new zoning.

Proposed SCP Program

The proposed Koolaupoko SCP includes a vision for Koolaupoko's future, which is shaped around two main concepts:

- protection of the community's natural, scenic, cultural, historic and agricultural resources
- improvement and replacement, as necessary, of the region's aging infrastructure systems; and adaptation of the housing supply to accommodate expected modest increases in residents and changing demographics.

The proposed Plan supports this vision through specific land use policies, principles and guidelines for the following areas of concern:

- open space preservation
- island-based parks and recreation

-
- community-based parks
 - historic and cultural resources
 - agricultural uses
 - residential uses
 - commercial and industrial uses
 - institutional uses
 - military uses

The proposed SCP does not include policies that directly impact the proposed action. The proposed plan establishes four types of boundaries guide development and preserve open space and agricultural areas: Urban Community Boundary, Rural Community Boundary, Agriculture Boundary and Preservation Boundary. The Urban Community Boundary is intended to define and contain the intended extent of urbanized areas to the districts designated as "urban fringe" by the General Plan. The Urban Community Boundary is meant to provide flexibility in its interpretation, and thus is shown at a conceptual level. The proposed SCP describes the boundary as generally circumscribing various community areas (including Kaneohe) within the State Urban District boundary, with certain exceptions. The Petition area lies in the vicinity of the Urban Growth Boundary line, as shown on a proposed Koolaupoko DP land use map. Since the Petition area is not now in the State Land Use Urban District, it would probably be interpreted as lying outside the proposed Urban Community Boundary. Upon approval of the Petitioners' request, the State Urban District boundary would be amended to follow the outer perimeter of the property, and the Petition area would then be within the Urban District. The Petitioners' lot would likely then be interpreted as being within the proposed Koolaupoko SCP Urban Community Boundary, and in conformity with the proposed SCP text and map.

4.4.7 City and County Land Use Ordinance

According to the City and County of Honolulu Land Use Ordinance and Zoning Maps, the Petition area is zoned P-1 Restricted Preservation (Figure 5). A zone change to the R-5 Residential district will be required should the petition area be reclassified to the Urban Land Use District. The abutting portion of the petitioner's parcel is zoned R-5 Residential.

Discussion: Rezoning of the Petition area to the R-5 Residential designation will be sought upon approval of this Land Use District Boundary Amendment petition, as the abutting portion of the Petitioners' residential lot is zoned R-5. The R-5 designation is consistent with zoning of other similarly sized parcels in the Halekou subdivision and along Halekou Place. Since the Petition area meets the criteria described above for changes in permitted land uses which do not require a DP land use map amendment, the DP land use map for Koolaupoko would then be automatically changed to reflect a successful zone change.

5.0 OTHER PERMITS REQUIRED

If a reclassification of 9,350 square feet of the Property from Conservation to Urban occurs, it will be necessary to change the County zoning designation for this area from P-1 Restricted Preservation to R-5 Residential District. This zoning designation is consistent with the zoning for other residential properties in the neighborhood. According to the City and County of Honolulu Department of Planning and Permitting, a Development Plan amendment from Parks and Recreation would automatically be changed to reflect a successful zone change (see Appendix C).

The Regulatory Branch of Department of the Army, U.S. Army Engineer District, Honolulu determined that a Department of the Army permit will not be required for this action (see Appendix C). The Department of Planning and Permitting determined that the Petition area is outside the Special Management Area (SMA), and is therefore not subject to SMA requirements of Chapter 25, Revised Ordinances of Honolulu (see Appendix C).

REFERENCES

Federal Emergency Management Agency. Flood Insurance Rate Map (Community Panel No. 150001 0090 C). September 28, 1990.

Hawaii, State of, Department of Agriculture. *State Agriculture Functional Plan*. 1991.

Hawaii, State of, Department of Agriculture. *State Conservation Lands Functional Plan*. 1991.

Honolulu, City and County of. Department of Planning and Permitting. Public Review Draft, *Koolaupoko Sustainable Communities Plan*. February 1999.

ids. City and County of Honolulu Digital Maps. Issue No. 1. March 1998.

Land Study Bureau, University of Hawaii. *Detailed Land Classification – Island of Oahu*. December 1972.

United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Islands of Kauai, Oahu, Molokai and Lanai, State of Hawaii*. August 1972.

APPENDICES

Final Environmental Assessment • Ashford Residence

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APPENDIX A
Exhibits

Final Environmental Assessment • Ashford Residence

DOCUMENT CAPTURED AS RECEIVED

Exhibit A

Land Patent No. 858.0

(Grant)

Issued On

SPECIAL HOMESTEAD AGREEMENT

By THIS PATENT the Governor of the Territory of Hawaii, in conformity with the laws of the United States of America and of the Territory of Hawaii, makes known to all men that he has this day granted and confirmed unto

BERNICE A. KING

for the consideration of - her - having paid into the Treasury the sum of

FOUR HUNDRED TWENTY-FIVE AND 00/100 Dollars, \$ 425.00

and for the further consideration of her having complied with the terms and conditions of Special Homestead Agreement No. 1178, all in accordance with the provisions of Section 73 of the Hawaiian Organic Act and Section 35E et seq. of the Revised Laws of Hawaii of 1915,

all of the land situate at HALEKOU-WAIKALUAKAI HOMESTEADS,

in the District of KOOLAUPOKO Island of OAHU bounded

and described as follows:

Lot No. 34, Reg. Map 2562, Fifth Land Dist.

Beginning at an iron pipe at the North corner of this lot and on the West side of 30 foot Homestead Road, the coordinates of said point referred to Government Survey Trig. Station "Coolidge" being 6317.8 feet South and 3691.9 feet East, as shown on Government Survey Registered Map No. 2562, and running by true azimuths:

- 1. 335° 00' 117.1 feet along Homestead Road to an iron pipe;
2. 9° 33' 469.0 feet along Lot 28 to a carriage axle;
3. 76° 20' 1220.0 feet along Konohiki to a point near the edge of the stream;
4. Thence along near the edge of the stream to an iron pipe, the direct azimuth and distance being 165° 14' 392.4 feet;
5. 250° 00' 1391.0 feet along Lot 33 to the point of beginning.

AREA 14.50 ACRES.

Excepting and reserving therefrom that portion of the Government Survey Trig. Station "No. 1" within this lot and containing an area of 1/100 acre LEAVING A NET AREA OF 14.59 ACRES.

Excepting and reserving therefrom the stream and all riparian and other rights in or to this stream and the waters thereof.

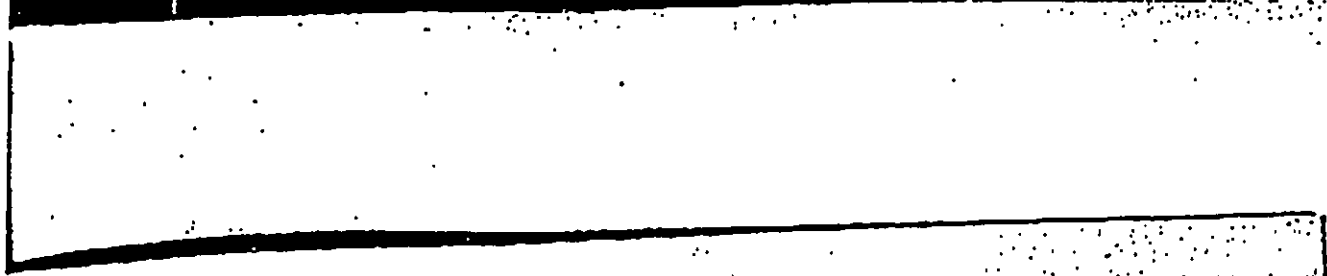
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8808 533 5870

TITLE GUARANTY OF HAWAII

07/31/98 12:02 P.003/005

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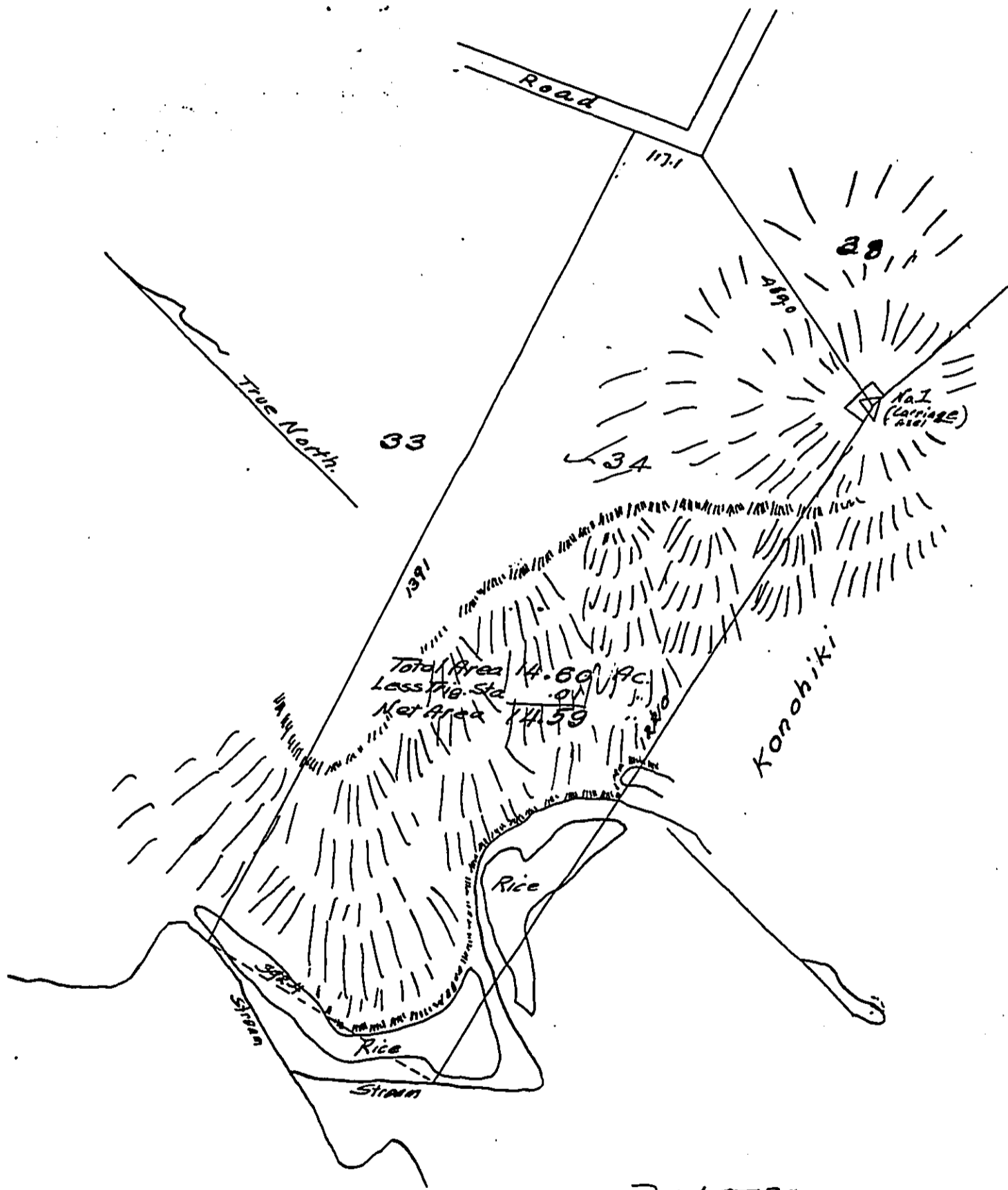


attached hereto and made a part of Grant No. 8580.

W. R. Permyer
Governor of Hawaii.

M. Quinn
Commissioner of Public Lands.

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LOT 34
HALEKOU WAIKALUAKAI HM'TS.
KANEHOE OAHU
SCALE 1 IN = 200 FT.

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Containing 14.59 Acres, more or less.

TO HAVE AND TO HOLD the above granted Land unto the said

BERNICE A. KING

and her heirs and assigns forever;

Subject, however, to the conditions contained in Section 73 of the Hawaiian Organic Act, and more particularly of that portion thereof which reads as follows:

"No public land for which any such certificate (of occupation), (right of purchase) lease, or (cash freehold agreement or special homestead) agreement is issued after May 27, 1910, or any part thereof or interest therein or control thereof shall, without the written consent of the commissioner and governor, thereafter, whether before or after a homestead lease or patent has been issued thereon, be or be contracted to be in any way, directly or indirectly, by process of law or otherwise, conveyed, mortgaged, leased or otherwise transferred to or acquired or held by or for the benefit of any alien or corporation; or, before or after the issuance of a homestead lease or before the issuance of a patent, to or by or for the benefit of any other person; or, after the issuance of a patent, to or by or for the benefit of any person who owns, holds, or controls, directly or indirectly, other land or the use thereof the combined area of which and the land in question exceeds eighty acres. The prohibitions of this paragraph shall not apply to transfers or acquisitions by inheritance or between tenants in common. Any land in respect of which any of the foregoing provisions shall be violated shall forthwith be forfeited and resume the status of public land and may be recovered by the Territory or its successors in an action of ejectment or other appropriate proceedings."

IN WITNESS WHEREOF, The Governor of the Territory of Hawaii has hereto set his hand and caused the Great Seal of the Territory to be hereunto affixed, this

18th day of December A. D. 1924

BY THE GOVERNOR:

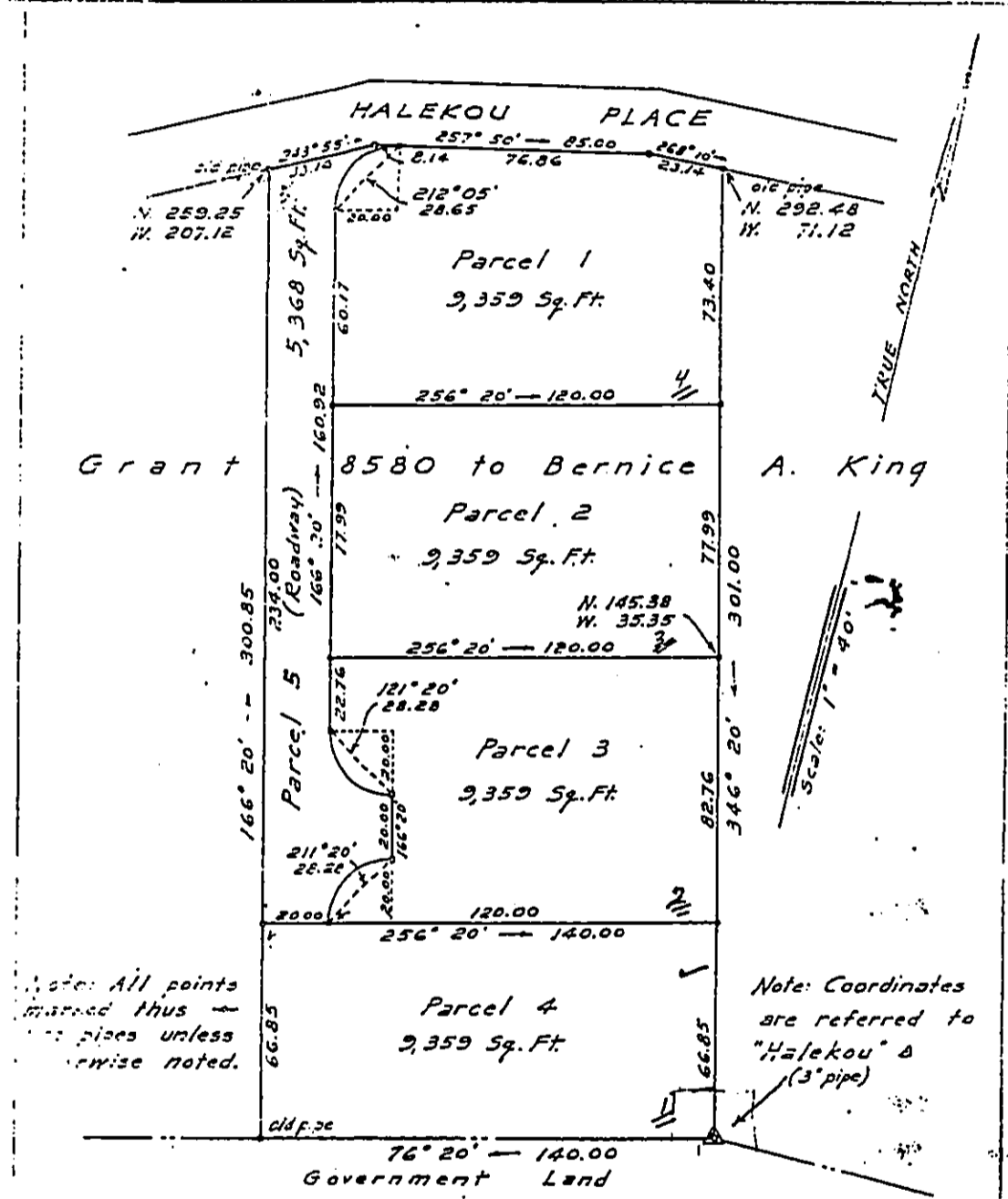
W. H. Harrison

C. T. Bailey
Commissioner of Public Lands.

Approved as to form:

A. W. Howell
1st Deputy Attorney General.

Exhibit B



PORTION OF HALEKOU
KANEHOE, KOOLAUPOKO, OAHU, T. H.

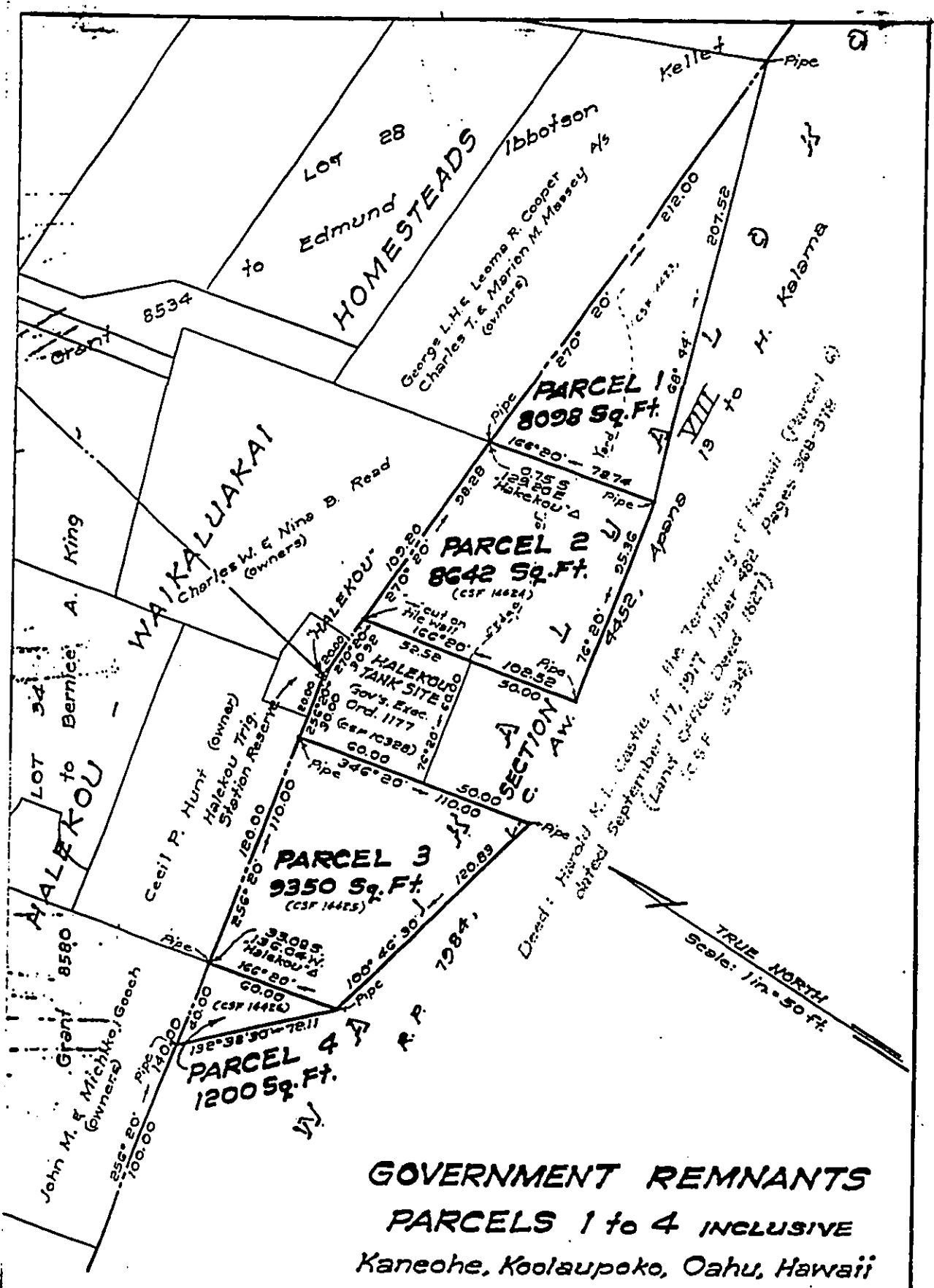
Scale: 1" = 40 ft

Aug. 1, 1951



1951 TUV 201
4-5-69

Exhibit C



GOVERNMENT REMNANTS
PARCELS 1 to 4 INCLUSIVE
Kaneohe, Koolaupoko, Oahu, Hawaii

JOB # 1574
C. S. K. 19 (Hashimoto)
TAX MAP 4-5-42
Scale: 1 inch = 50 feet
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII
R.T.H. Dec. 19, 1964

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Exhibit D

THE ...
Book 5099
Page 116

RECORDATION REQUESTED BY:
DEPT. OF LAND AND NATURAL RESOURCES
LAND MANAGEMENT DIVISION

AFTER RECORDATION, RETURN TO:
DEPT. OF LAND AND NATURAL RESOURCES
LAND MANAGEMENT DIVISION

RETURN BY: MAIL () PICKUP ()

D E E D

KNOW ALL MEN BY THESE PRESENTS:

THAT, the STATE OF HAWAII, hereinafter referred to as the "GRANTOR", by its Board of Land and Natural Resources, acting pursuant to Section 103A-49, Revised Laws of Hawaii 1955, as amended, by and with the approval of the Board of Land and Natural Resources at its meeting held on February 12, 1965, for and in consideration of the sum of SEVEN THOUSAND EIGHT HUNDRED THIRTY-ONE AND NO/100 DOLLARS (\$7,831.00), paid at the Department of Land and Natural Resources by CLINTON R. ASHFORD and JOAN BEVERLY S. ASHFORD, husband and wife, whose residence and post office address is 45-626 Halekou Place, Kaneohe, Koolaupoko, City and County of Honolulu, State of Hawaii, hereinafter referred to as the "GRANTEES", the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim unto said Grantees, as Tenants by the Entirety, their assigns, and the heirs, administrators, executors and assigns of the survivor of them, all of its right, title, interest, claim and demand in and to that certain parcel of land, being a remnant, which abuts land owned by the Grantees and which is more particularly described as follows:

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GOVERNMENT REMNANTS

PARCEL 3

Portion of the Ili of Waikalua-loko, Section VIII

Kaneche, Koolaupoko, Oahu, Hawaii

Being a portion of R.P. 7984, L.C. Aw. 4452 Apana 13 to H. Kalama (Parcel 6) conveyed to the Territory of Hawaii by Harold K. L. Castle by deed dated September 17, 1917 and recorded in Liber 482, Pages 368-378 (Land Office Deed 1827)

Beginning at a pipe at the northwest corner of this parcel of land, the northeast corner of Parcel 4, Government Remnants, and on the south boundary of Grant 8580 to Bernice A. King (Lot 34 of Halekou-Waikaluakai Homesteads), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALEKOU" being 33.08 feet South and 136.04 feet West, as shown on Government Survey Registered Map 585, thence running by azimuths measured clockwise from True South:-

- 1. 256° 20' 110.00 feet along Grant 8580 to Bernice A. King (Lot 34 of Halekou-Waikaluakai Homesteads), to a pipe;
- 2. 346° 20' 110.00 feet along Halekou Tank Site (Governor's Executive Order 1177), and along the remaining portion of L.C. Aw. 4452 Apana 13 to H. Kalama to a pipe;
- 3. 100° 46' 30" 120.83 feet along the remaining portion of L.C. Aw. 4452 Apana 13 to H. Kalama to a pipe;
- 4. 166° 20' 60.00 feet along Parcel 4, Government Remnants, to the point of beginning and containing an AREA OF 9,350 SQUARE FEET.

RESERVING to the State of Hawaii, its successors and assigns, in perpetuity, all minerals and surface and ground waters appurtenant to the land described, together with the right to enter, sever, and remove minerals or to develop, capture, divert or impound water; provided, that the State shall

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pay just compensation to the surface owner for improvements taken as a condition precedent to the exercise of such reserved rights.

THE Grantees, for themselves, their heirs, administrators, executors and assigns, covenant that the use and enjoyment of the land herein conveyed shall not be in support of any policy which discriminates against anyone based upon race, creed, color or national origin.

TO HAVE AND TO HOLD the same, together with all the rights, easements, privileges and appurtenances thereunto belonging, or in anywise appertaining or held and enjoyed therewith unto said Grantees, as Tenants by the Entirety, their assigns, and the heirs, administrators, executors and assigns of the survivor of them, forever.

IN WITNESS WHEREOF, the STATE OF HAWAII, the Grantor herein, by its Board of Land and Natural Resources, has caused the seal of the Department of Land and Natural Resources to be hereunto affixed and these presents to be duly executed this 23rd day of July, 1965.

STATE OF HAWAII

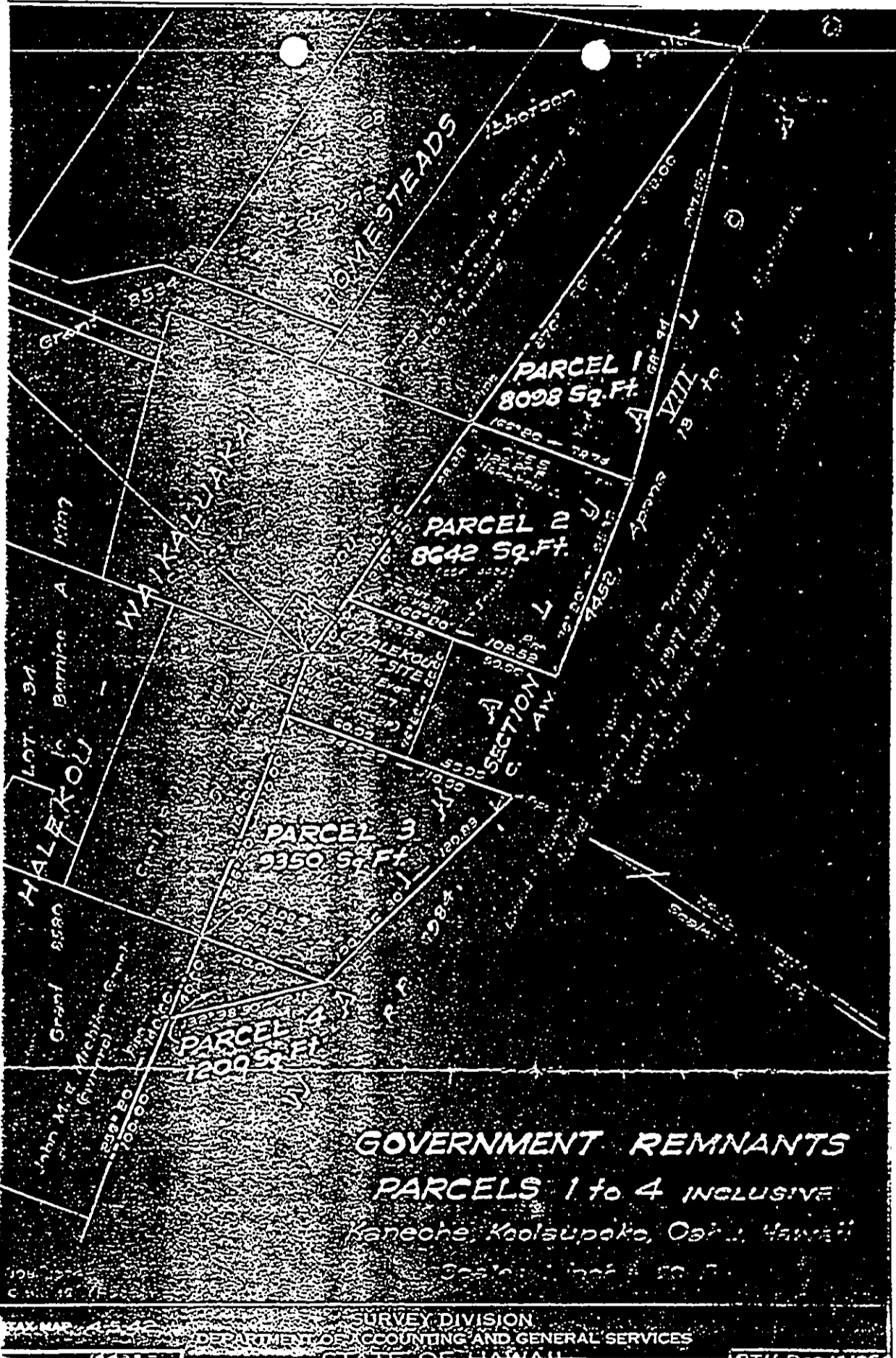
By: John P. Lewis
Chairman and Member
Board of Land and
Natural Resources

And By: L. P. Summers
Member
Board of Land and
Natural Resources

APPROVED AS TO FORM:

William D. Kamei
Deputy Attorney General
Dated: 7-21-65

Checked by: g



DOCUMENT CAPTURED AS RECEIVED

JOHN A. BURNS
GOVERNOR OF HAWAII

Exhibit E



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

DIVISIONS
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

August 27, 1965

AUG 31 1965
CRA

Mr. Clinton R. Ashford
235 Queen Street
Room 604
Honolulu, Hawaii 96813

Dear Sir:

The Board of Land and Natural Resources, on August 27, 1965 approved your request to utilize 9,350 square feet of land within the Conservation District, identified by Parcel 3 of government remnants, C.S.F. Map No. 14423-14426 (inclusive) for residential use, subject, however, to paragraph C (Conditions; GU Conservation Subzone) and Paragraph F (Compliance with statutes, etc.) of Section 2, Regulation No. 4, Department of Land and Natural Resources. In addition, I would like to direct your attention specifically to the requirements of obtaining this office's approval on all development plans prior to any clearing and/or construction work.

Please feel free to call me should you have any questions concerning this matter.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

Jim P. Ferry
JIM P. FERRY
Chairman and Member

cc: Land Use Com.
C&C Planning Dept.
Bd. of Water Supply
Dept. of Health
Legal Office - DLNR

Exhibit F

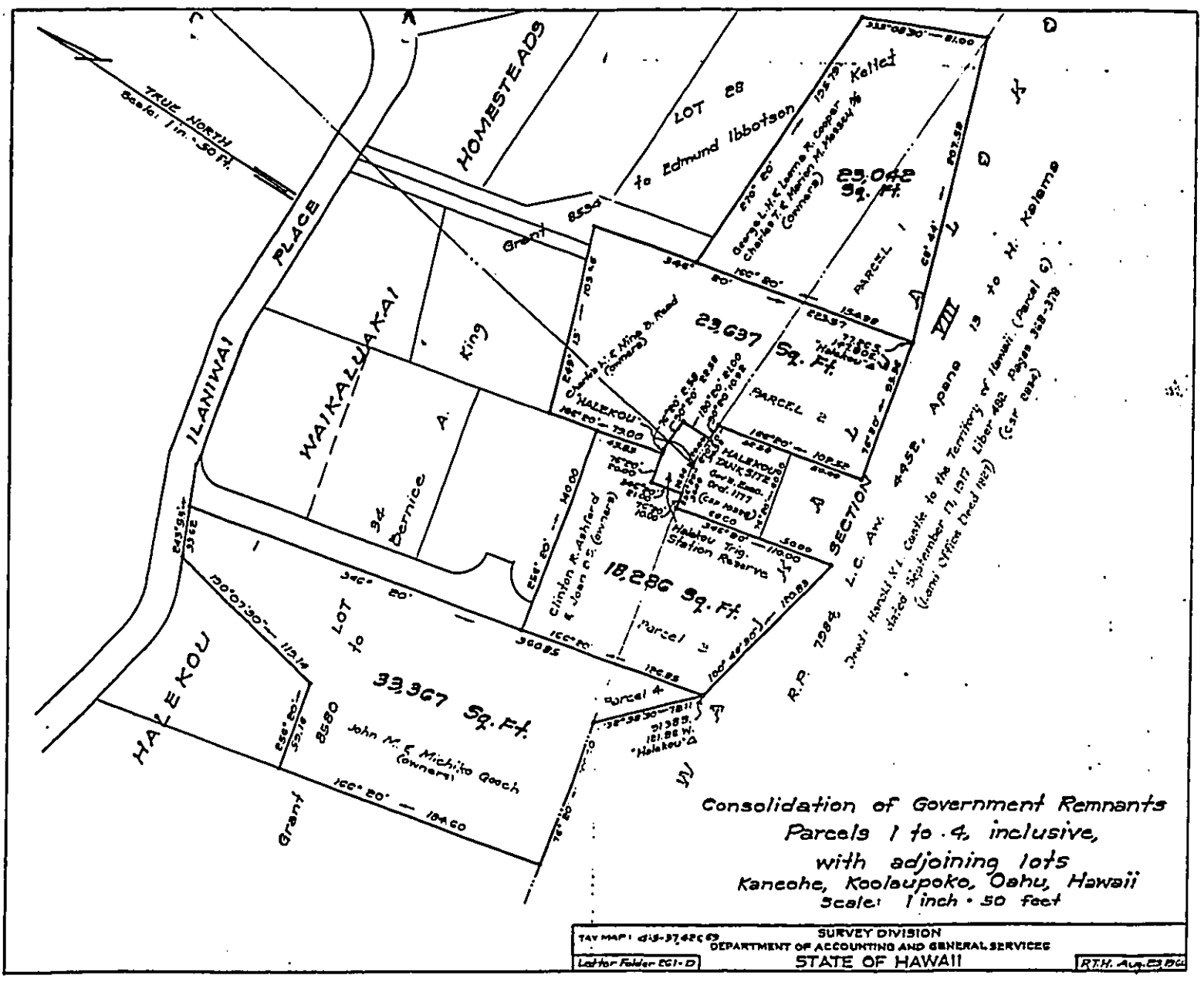
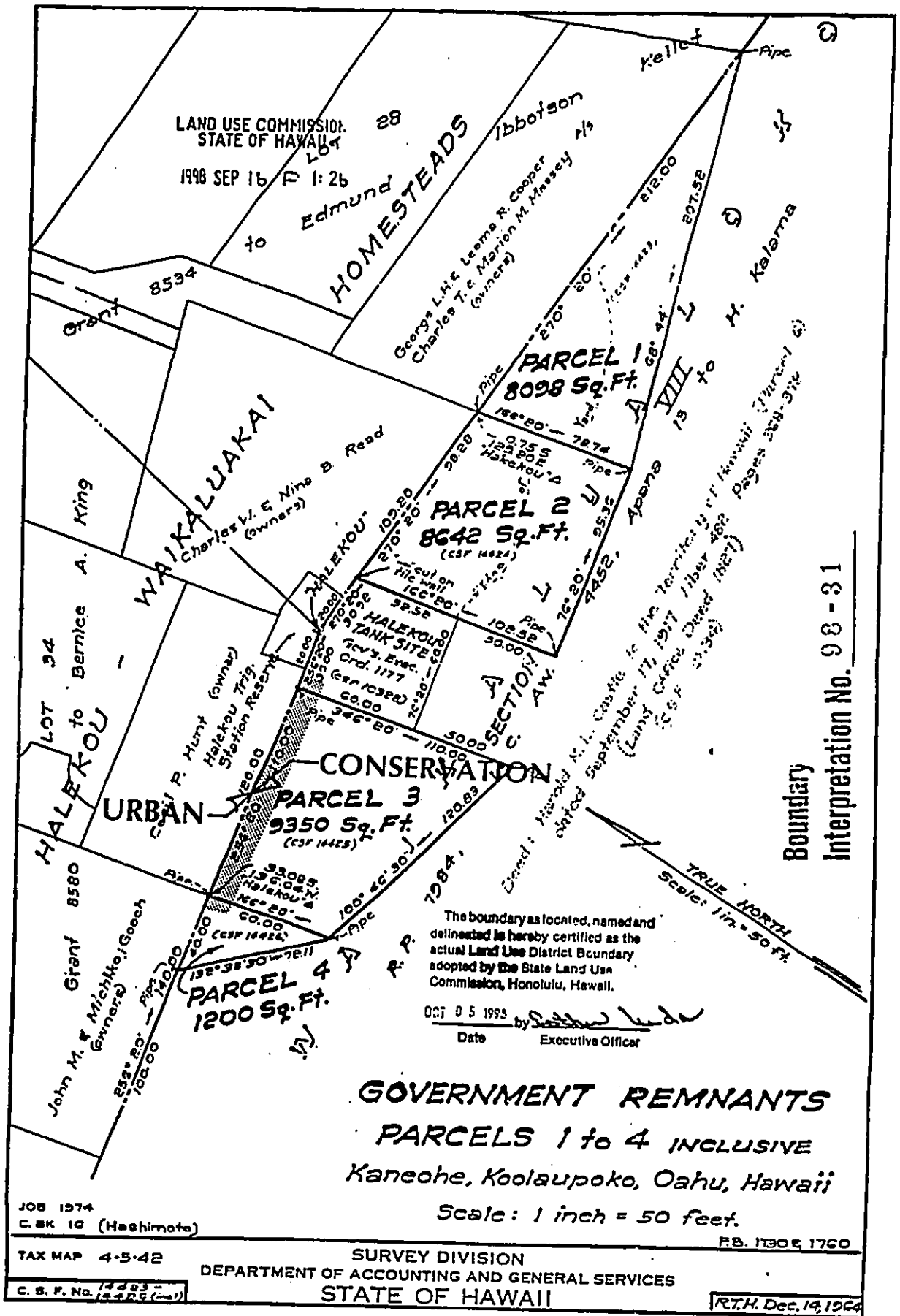


Exhibit G



APPENDIX B
Comments Received During Preparation of DEA

Final Environmental Assessment • Ashford Residence

BENJAMIN J. CASTELANO
SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2340
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

February 24, 1999


Ms. Gail U. Renard
Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Renard:

Subject: Petition for State Land Use District Boundary Amendment
TMK 4-5-069-001

The Department of Education has no comment on the subject state land use district boundary amendment petition.

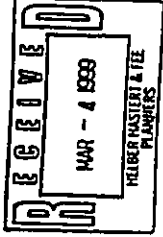
Thank you for the opportunity to respond.

Very truly yours,

Paul G. LeMahieu, Ph.D.
Superintendent of Education

PLeM:hy

cc: A. Suga, OBS
T. Pangilinan, WDO

HELBERT HASTER & FEE, PLANNERS
Paul G. LeMahieu, Ph.D.
Superintendent



Helber Hastert
Planners

March 4, 1999

Paul G. LeMahieu, Ph.D.
Superintendent of Education
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, HI 96804

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Halekolu, Kaneohe, Hawaii

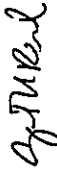
Dear Dr. LeMahieu:

Thank you for your letter of February 24, 1999 regarding the above-referenced State Land Use District Boundary Amendment petition. We note that the Department of Education does not have comments on the proposed boundary amendment.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBERT HASTER & FEE, PLANNERS



Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Executive Center, Makai Tower

11 Bishop Street, Suite 2200
Honolulu, Hawaii 96813

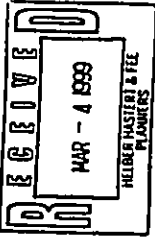
Telephone: 808-532-2055
Facsimile: 808-532-2049



BERNARD J. HASTERT
PLANNERS

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
FO KOLE IKA
HONOLULU, HAWAII 96813

RAYNARD C. SOON
HAWAIIAN HOMES COMMISSION
PLANNERS



March 4, 1999

Ms. Gail Renard, Associate
Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, HI. 96813

Dear Ms. Renard:

Subject: Clinton R. and Joan B. Ashford Residence, Petition for
State Land Use Conservation District Boundary
Amendment, THK 4-5-69:01, Kaneohe, Oahu, Dated
February, 1999

Thank you for the opportunity to review the subject application.
The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call Daniel Ornellas at
586-3836.

Aloha,

Daniel Ornellas
Raynard C. Soon, Interim Chairman
Hawaiian Homes Commission

fr

Helber Hastert
Planners

March 5, 1999

Mr. Raynard C. Soon, Interim Chairman
Hawaiian Homes Commission
State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69; por. 01
Kaneohe, Kaneohe, Hawaii

Dear Mr. Soon:

Thank you for your letter of March 4, 1999 regarding the above-referenced State Land
Use District Boundary Amendment petition. We note that you do not have any comments
on the proposed reclassification.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard

Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Creative Center, MaKaiki Towers

711 Bishop Street, Suite 2700
Honolulu, Hawaii 96813

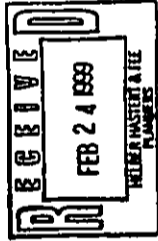
Telephone: 808-545-2033
Facsimile: 808-545-2030

PHONE (808) 594-1938



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPPOLOAHI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

FAX (808) 594-1935



February 22, 1999

Gail U. Renard
Helber Hastert & Fee
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

EIS #278

Re: Petition for State Land Use Conservation District Boundary Amendment, Clinton R. and Joan B. Ashford Residence, TMK: 4-5-69-01, Halekolu, Kaneohe, Hawaii

Dear Ms. Renard:

Thank you for the opportunity to make preliminary comments on a boundary amendment reclassification for the Ashford residence. As described in your February 11, 1999 letter, a portion of the property is in the urban district and a portion is in the conservation district. Although the property owners previously received a variance for the home, they now wish to bring the residence into conformity with State and County land use laws by converting the portion of the property in the conservation district to an urban designation.

The Office of Hawaiian Affairs primary concern is that archaeological analysis and/or study be conducted for the property. Although the property has been developed, evidences of past Hawaiian usage may remain on the property. If this is the case, these remains should be documented and as appropriate, preserved.

If you have any questions, please contact Lynn Lee, EIS Planner at 594-1936.

Sincerely,

Colin Kippen
Colin Kippen
Deputy Administrator

C. Sebastian Aloom
C. Sebastian Aloom
Land and Natural Resources Division Officer

cc: Office of Hawaiian Affairs' Board of Trustees

Helber Hastert
Planners

March 4, 1999

Mr. Colin Kippen, Deputy Administrator
Mr. C. Sebastian Aloom, Land and Natural Resources Division Officer
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, HI 96813



Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69; por. 01
Halekolu, Kaneohe, Hawaii

Dear Messrs. Kippen and Aloom:

Thank you for your letter of February 22, 1999 (EIS #278) regarding the above-referenced State Land Use District Boundary Amendment petition. We have reviewed your letter and offer the following response.

We understand your concern about potential evidences of past Hawaiian use at the property. However, according to the State Historic Preservation Division (SHPD), there are no known historic sites at the property, and no archaeological study is required or recommended for the property. Please note that the entire petition area is either paved supporting the residence or fully landscaped. Since no new construction, earth-moving or change in land use is being proposed, any sub-surface remains that may be present will not be disturbed.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Government Center, Makai Tower

231 Bishop Street, Suite 2700
Honolulu, Hawaii 96813

Telephone: 808-511-2011
Facsimile: 808-511-2041

BERNARD J. CANTLAND
GOVERNOR OF HAWAII



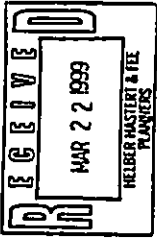
STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

BRUCE E. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to
File #

March 17, 1999

99-032/epo



Ms. Gail U. Renard, Associate
Helber Hastert & Fee
Grosvenor Center, Makai Tower
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Renard:

Subject: Petition for State Land Use Conservation District
Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Halekou, Kaneohe, Hawaii
THK: 4-5-99: 1

Thank you for allowing us to review and comment on the subject
petition. We do not have any comments to offer at this time.

Sincerely,

GARY GILL
Deputy Director for
Environmental Health

Helber Hastert
Planners

March 22, 1999

Mr. Gary Gill
Deputy Director for Environmental Health
Department of Health
State of Hawaii
P.O. Box 3378
Honolulu, HI 96801

Dear Mr. Gill:

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Halekou, Kaneohe, Hawaii

Thank you for your letter dated March 17, 1999 (Ref. No. 99-032/epo) regarding the above-
referenced State Land Use District Boundary Amendment petition. We note that you do not
have any comments at this time.

Thank you for your review and response.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

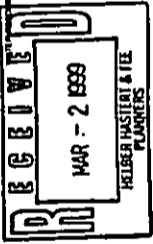
Telephone: 808 515 2955
Facsimile: 808 515 2950



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 521
HONOLULU, HAWAII 96809
FEB 25 1999

ACCOMPLISH DEVELOPMENT
PROJECTS THROUGH
ADVANCED RESEARCH
PLANNING AND DESIGN IN COLLABORATION
WITH THE STATE OF HAWAII
CONSTRUCTION AND
OPERATION OF PROJECTS
FOR THE STATE OF HAWAII
FOR THE STATE OF HAWAII
FOR THE STATE OF HAWAII
FOR THE STATE OF HAWAII
FOR THE STATE OF HAWAII



REF PS:EH

File No. 99-20

Ms. Gail U. Renard
Helber Hastert & Fee, Planners
7333 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Renard:

Subject: Petition for State Land Use Conservation
District Boundary Amendment
Applicant: Ashford

Thank you for your letter of February 11, 1999 regarding the
subject state land use boundary amendment petition.
We have no comments to offer at this time, but will be a party in
evaluating the subject petition and Draft Environmental Impact
Statement when they are completed.

Should you have any questions or need further assistance, please
contact staff planner Ed Henry at 587-0380.

Very truly yours,

Dean Uchida
Dean Uchida,
Administrator

Helber Hastert
Planners

March 2, 1999

Mr. Dean Uchida, Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, HI 96809

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-S-69-01
Halekou, Kaneohe, Hawaii

Dear Mr. Uchida:

Thank you for your letter of February 25, 1999 (PS:EH) regarding the above-referenced
State Land Use District Boundary Amendment petition. We note that you do not have any
comments on the proposed reclassification at this time, but will evaluate the subject
petition and Draft Environmental Assessment when they are completed.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard

Gail U. Renard
Associate

Enclosures

cc: Clinton R. Ashford

Helber Hastert & Fee
Government Center, Makai Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: 808-535-5055
Facsimile: 808-535-2020

BY JAMES J. CAVETT AND
GOVERNOR OF HAWAII



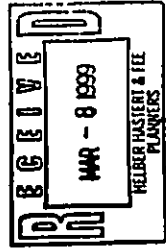
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KALANIKULANI BUILDING, ROOM 555
601 KAMOKIA BOULEVARD
HONOLULU, HAWAII 96813

THOMAS E. JONES, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
GOVERNOR
JANET L. LAMWEO

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVICTIONS
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND USE
STATE PARKS
WATER RESOURCE MANAGEMENT



LOG NO: 22893 ✓
DOC NO: 9902EJ25

March 2, 1999

Gail U. Renard, Associate
Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Dear Ms. Renard:

SUBJECT: Chapter 6E Historic Preservation Review -- Petition for State Land Use
Conservation District Boundary Amendment, Clinton R. and Joan B.
Ashford Residence
Halekou, Ko'olaupoko, O'ahu
TMK: 4-5-69:01

Thank you for the opportunity to comment on the proposed State Land Use District
Boundary amendment to reclassify 9,350 sq. ft. of a 18,286 sq. foot parcel from
Conservation to Urban district. A review of our records shows that there are no
known historic sites at this parcel. This amendment will bring the existing use of the
property into conformance with state and county land use laws. Since the property
has been developed with the single family residence since 1965, and no further
development or change in land use is planned, we believe that this amendment will
have "no effect" on significant historic sites.

If you have any questions please call Elaine Jourdana at 692-8027.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

EJ:jk

HELBERT HASTERT
PLANNERS

March 10, 1999

Mr. Don Hibbard, Administrator
State of Hawaii
Department of Land and Natural Resources
Historic Preservation Division
Kekuhiheva Building, Room 555
601 Kamokila Boulevard
Kapolei, HI 96707



Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: par. 01
Halekou, Kaneohe, Hawaii

Dear Mr. Hibbard:

Thank you for your letter of March 2, 1999 (Log No. 22893, Doc. No. 9902EJ25) regarding
the above-referenced State Land Use District Boundary Amendment petition. We note
that there are no known historic sites at the subject parcel, and that you believe the
amendment will have "no effect" on significant historic sites.

Thank you for your review and comments.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Clinton R. Ashford

Telephone: 808-315-2111
Facsimile: 808-315-2028

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Helber Hastert & Fee
Governance Center, Makai Towers

BERNARD J. CASTIANO
DIRECTOR

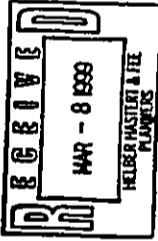


STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 200
HONOLULU, HAWAII 96813
FAX (808) 587-8620

DONALD K.W. LAU
EXECUTIVE DIRECTOR

SHARTE L. METALSKO
LICUTING ASSISTANT

99:PEO/659



March 3, 1999

Ms. Gail U. Renard
Associate
Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Renard:

Re: Petition for State Land Use Conservation Boundary Amendment for the Ashford Residence

Thank you for the opportunity to review the Petition for State Land Use Conservation Boundary Amendment.

We have no housing related comments to offer at this time.

Sincerely,

Donald K.W. Lau
Donald K.W. Lau
Executive Director

Helber Hastert
Planners

March 4, 1999

Mr. Donald K.W. Lau, Executive Director
Housing and Community Development Corporation of Hawaii
Department of Business, Economic Development & Tourism
State of Hawaii
677 Queen Street, Suite 300
Honolulu, HI 96813

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Halekou, Kaneohe, Hawaii

Dear Mr. Lau:

Thank you for your letter of March 3, 1999 (99:PEO/659) regarding the above-referenced State Land Use District Boundary Amendment petition. We note that you do not have any comments on the proposed reclassification at this time.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Greenview Center, Makua Towne

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: (808) 515-2653
Facsimile: (808) 515-2650



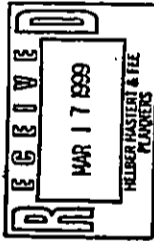
**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

BETHANN J. CANTALANO
CONVENTOR
SEMI F. NATA, P.L.L.C.
DIRECTOR
BRADLEY J. MOSSBACH
DIRECTOR
DAVID W. BLANE
DIRECTOR, OFFICE OF PLANNING

Telephone: (808) 587-2948
Fax: (808) 587-2924



Ref. No. P-7975

March 9, 1999

Ms. Gail U. Renard, Associate
Helber Hastert & Fee, Planners
735 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Renard:

Subject: Petition for State Land Use Conservation District Boundary
Amendment, Ashford Residence, Halekolu, Kaneohe, Hawaii,
TMK: 4-5-69: 01

The Office of Planning received your letter requesting comments for a draft Environmental Impact Statement being prepared for the proposed reclassification of a portion of a parcel from the State Conservation to the State Urban Land Use District. The reclassification is sought to bring the property into conformance under State and county land use laws.

The property contains one residential dwelling situated on a parcel which was consolidated in 1965 from two parcels. One, approximately 8,936 square feet, is classified State Urban and zoned R-5 by the City and County of Honolulu. The other parcel comprising the petition area is approximately 9,350 square feet and is classified State Conservation and P-1 Restricted Preservation by the County. The petitioners obtained permission in 1965 from the Department of Land and Natural Resources to use the petition area for residential use. Your letter states that no further development or change in land use is contemplated for the property.

The Office has no comments at this time. We will provide comments when we have had an opportunity to review the draft Environmental Impact Statement.

Sincerely,

David W. Blane
Director
Office of Planning

cc: Ms. Esther Ueda, LUC
Tim Johns, DLNR

Helber Hastert
Planners

March 18, 1999

Mr. David W. Blane, Director
Office of Planning
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804-2359

Dear Mr. Blane:

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Halekolu, Kaneohe, Hawaii

Thank you for your letter dated March 9, 1999 (Ref. No. P-7975) regarding the above-referenced State Land Use District Boundary Amendment petition. We note that your office had no comments at the time the letter was written, but will provide comments after you have reviewed the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Governor Center, Makai Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

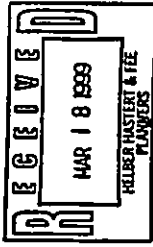
Telephone: (808) 515-2653
Facsimile: (808) 515-2020

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH END AVENUE • HONOLULU, HAWAII 96813
PHONE: (808) 525-2614 • FAX: (808) 527-6743



RECEIVED
DATE



JAN NAOE SULLIVAN
DIRECTOR

LORETTA L.C. CHOI
DEPUTY DIRECTOR

RR 1999-0229

March 8, 1999

Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Attention: Ms. Gail U. Renard

Gentlemen:

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69-01, Halekou, Kaneohe, Hawaii

We have reviewed the above subject request for a boundary amendment with regard to the City's General Plan and the Koolauoko Development Plan. The Petitioner desires to bring their residence into conformance with applicable land use laws. This change would not result in any substantial change from its existing use as a single-family detached residential dwelling unit. Furthermore, no development or change in land use is contemplated for the property in the future. We therefore find the Petitioner's request to not present a conflict with the City's General Plan nor with the Koolauoko Development Plan.

Should you have any questions, please contact Robert Reed at 523-4402.

Sincerely,

JAN NAOE SULLIVAN
Director of Planning and Permitting

JNS:R

Helber Hastert
Planners

March 19, 1999

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Ms. Sullivan:

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69-01
Halekou, Kaneohe, Hawaii

Thank you for your letter dated March 8, 1999 (Ref. No. RR 1999-0229) regarding the above-referenced State Land Use District Boundary Amendment petition. We note that your department finds that the petitioner's request does not present a conflict with the City's General Plan nor with the Koolauoko Development Plan.

Thank you for your review and comments.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Governor Center, Makai Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: (808) 515-2655
Facsimile: (808) 515-2620

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
510 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-8180
FAX (808) 533-2714



JEREMY HUBBS, Mayor
DOUG FLORES, Jr., Chairman
FOREST C. LINDSEY, Vice Chairman
KAZUHIKO SHIMADA
JAN MULLY, AMR
BARBARA ELM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

March 2, 1999

Ms. Gail U. Renard
Helber Hastert and Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Renard:

Subject: Your Letter of February 11, 1999 Regarding the Petition for
State Land Use Conservation District Boundary Amendment for
the Ashford Residence, TMK: 4-5-69-01, Kaneohe, Hawaii.

Thank you for the opportunity to review and comment on the proposed boundary amendment for the Ashford residence.

We have no objections to the proposed boundary amendment. We understand that no further development or change in land use is contemplated for the property other than potential future renovations to the existing dwelling.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer



March 4, 1999

Mr. Clifford S. Jamile
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 Beretania Street
Honolulu, HI 96843

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Halekou, Kaneohe, Hawaii

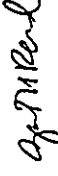
Dear Mr. Jamile:

Thank you for your letter of March 2, 1999 regarding the above-referenced State Land Use District Boundary Amendment petition. We note that the Board of Water Supply has no objections to the proposed boundary amendment.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners



Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Greenway Center, Makai Tower
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813
Telephone: (808) 533-2655
Facsimile: (808) 533-2650

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

450 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4182 • FAX: (808) 523-4024



JEREMY HASTERT
MAYOR

WILLIAM D. BALFOUR, JR.
DIRECTOR
MICHAEL J. ANN
DEPUTY DIRECTOR

March 3, 1999

Ms. Gail U. Renard, Associate
Helber Hastert & Fee, Planners
Grosvenor Center, Makai Tower
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Renard:

Subject: Petition for State Land Use Conservation
District Boundary Amendment - Clinton R. and
Joan B. Ashford Residence, Tax Map Key: 4-5-69-01,
Halekolu, Kaneohe, Hawaii

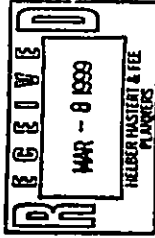
We have reviewed the above-referenced document and have no
comments to offer at this time. We look forward to reviewing
the draft Environmental Impact Statement.

If you have any questions, please contact Mr. Wilfred Ho,
Windward District Manager, at 233-7300.

Sincerely,

WILLIAM D. BALFOUR, JR.
Director

WDB:cu
(91-0314671)



Helber Hastert
Planners

March 4, 1999

Mr. William D. Balfour, Jr.
Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, HI 96813

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69; por. 01
Halekolu, Kaneohe, Hawaii

Dear Mr. Balfour:

Thank you for your letter of March 3, 1999 regarding the above-referenced State Land
Use District Boundary Amendment petition. We note that the Department of Parks and
Recreation does not have comments on the proposed boundary amendment at this time.

Your letter will be reproduced in the Draft Environmental Assessment

Sincerely,

HELBER HASTER & FEE, Planners

Gail U. Renard
Associate

cc: Clinton R. Ashford

Helber Hastert & Fee
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: (808) 523-2133
Facsimile: (808) 523-2131

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DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

660 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813
Phone: (808) 523-4341 • Fax: (808) 527-6867

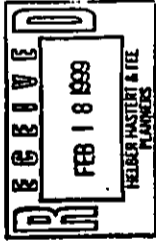
JEREMY HARRIS
MAYOR



ROSS S. SASAMURA
ACTING DIRECTOR AND CHIEF
ENGINEER

IN REPLY REFER TO:
PROJ. 99-010

February 16, 1999



Ms. Gail U. Renard, Associate
Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813


Dear Ms. Renard:

Subject: Ashford Residence. TMK: 4-5-69-01

Thank you for letting us review your zoning reclassification of the Ashford residence.
However, we do not have any comments.

If you have any questions, please call Laverne Higa at 527-6246.

Very truly yours,


Ross S. Sasamura
Acting Director and Chief Engineer

LH

February 11, 1999

March 2, 1999

Mr. Ross S. Sasamura, Acting Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, HI 96813

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69-01
Halekolu, Kaneohe, Hawaii

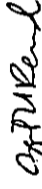
Dear Mr. Sasamura:

Thank you for your letter of February 16, 1999 (PRO 99-010) regarding the above-
referenced State Land Use District Boundary Amendment petition. We note that you do
not have any comments on the proposed reclassification.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners



Gail U. Renard
Associate

Enclosures

cc: Clinton R. Ashford

Helber Hastert & Fee
Commerce Center, Market Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Tel: phone: (808) 523-2555
Fax: (808) 527-6867

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
PACIFIC PARK PLAZA • 211 KALANOAIBOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE (808) 525-4329 • FAX (808) 525-4700



CHERYL D. SOON
DIRECTOR
JOSEPH W. MAGALAN, JR.
DEPUTY DIRECTOR



March 2, 1999

Ms. Cheryl D. Soon, Director
Department of Transportation Services
City and County of Honolulu
711 Keoluani Boulevard, Suite 1200
Honolulu, HI 96813



February 22, 1999

TPD2/99-00772R

Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Grosvenor Center, Makai Tower
Honolulu, Hawaii 96813

Petition for State Land Use Conservation District Boundary Amendment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-S-69-01
Halekolu, Kaneohe, Hawaii

Dear Ms. Soon:

Thank you for your letter of February 22, 1999 (TPD2/99-00772R) regarding the above-referenced State Land Use District Boundary Amendment petition. We note that your department would not object to the proposed reclassification.

Your letter will be reproduced in the Draft Environmental Assessment.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Gail U. Renard
Associate

Enclosures

cc: Clinton R. Ashford

Subject: Petition for State Land Use Conservation District Boundary Amendment
Mr. & Mrs. Clinton R. Ashford Residence, Halekolu, Kaneohe, Hawaii

This responds to your February 11, 1999 request for comments on the application for State Land Use District amendment.

The Department of Transportation Services would have no objection to amending the State Land Use District Boundary and redesignating the petition area from Conservation to Urban District for the single-family dwelling.

Should you have any questions, please contact Bruce Nagao of the Transportation Planning Division at 527-6899.

Sincerely,

Cheryl D. Soon

CHERYL D. SOON
Director

Helber Hastert & Fee
Grosvenor Center, Makai Tower
511 Bishop Street, Suite 2590
Honolulu, Hawaii 96813
Telephone: (808) 525-2513
Facsimile: (808) 525-2514

APPENDIX C
Comments Received During Preparation of FEA
Final Environmental Assessment • Ashford Residence

United States
Department of
Agriculture

Natural
Resources
Conservation
Service

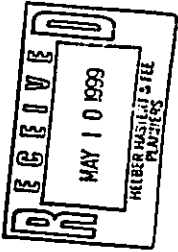
P.O. Box 50004
Honolulu, HI
96850



Our People...Our Islands...In Harmony

May 6, 1999

Ms. Esther Ueda
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359



Dear Ms. Ueda:

Subject: Ashford Residence Boundary Amendment, Koolauapoko, Oahu, HI

We have reviewed the above mentioned document and have no comments to offer at this time.

Thank you for the opportunity to review this document.

Sincerely,

KENNETH M. KANESHIRO
State Conservationist

cc: Ms. Gail Renard, Helber Hastert & Fee, Planners, 733 Bishop Street, Suite 2590,
Honolulu, Hawaii 96813

The Natural Resources Conservation Service works hand-in-hand with
the American people to conserve natural resources on private lands

ALL EQUAL OPPORTUNITY EMPLOYER

Helber Hastert
Planners

May 10, 1999

Mr. Kenneth M. Kaneshiro
State Conservationist
United States Department of Agriculture
Natural Resources Conservation Service
P.O. Box 50004
Honolulu, HI 96850

Dear Mr. Kaneshiro:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69; por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment and for your comments dated May 6, 1999. We note that your agency has no comments to offer on the subject document.

Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Conservation Center, Makaha, Hawaii

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: 246-5155, 246-
Facsimile: 246-5155, 246-5155

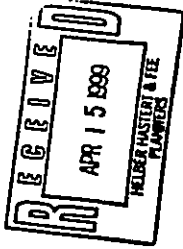


DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

SENT TO
ATTENTION OF

April 13, 1999

Regulatory Branch



Ms. Ester Ueda
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Ueda:

This letter responds to your request for comments on the Draft Environmental Assessment (DEA) for the Ashford Boundary Amendment, dated April 3, 1999. Based on the information contained in the DEA, I have determined that a Department of the Army (DA) permit will not be required for this action.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-9238, extension 13, and reference File No. 990000273.

Sincerely,

COPY

George P. Young
George P. Young, P.E.
Chief, Operations Branch

Copies furnished:

Ms. Gail Renard
Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Office of Environmental
Quality Control
235 S. Beretania Street, Suite 702
Honolulu, HI 96813

Helber Hastert
Planners

April 23, 1999

Mr. George P. Young, P.E.
Chief, Operations Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, HI 96858-5440



Dear Mr. Young:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-S-69, por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your comments dated April 13, 1999 (File No. 990000273). We note that the proposed petition will not require a Department of the Army permit. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

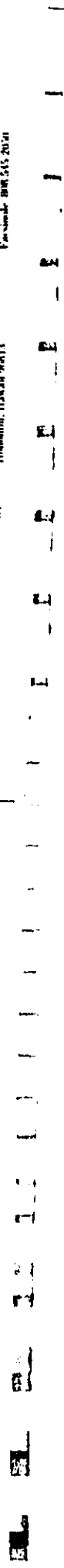
Gail U. Renard
Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Governor Center, Makai Tower

711 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: 808 545 2055
Facsimile: 808 545 2051



REJUANITA A. CAJITIANO
OFFICE MANAGER

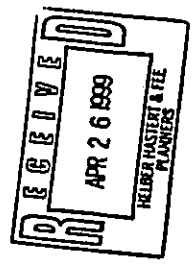


STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2380
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

April 20, 1999

PAUL G. LE MAHIEU, Ph.D.
SUPERINTENDENT



MEMO TO: Ms. Esther Ueda, Executive Officer
Land Use Commission

F R O M: Paul G. LeMahieu, Ph.D., Superintendent
Department of Education

SUBJECT: Ashford Residence Boundary Amendment

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-S-69; por. 01
Kaneohe, Hawaii

Dear Dr. LeMahieu:

Thank you for your review of the above-referenced Draft Environmental Assessment (EA). We note from your memo to the Land Use Commission dated April 20, 1999 regarding the proposed boundary amendment that your department has no comment on the subject petition. Your letter will be reproduced in the Final EA.

The Department of Education has no comment on the subject petition for boundary amendment.

Thank you for the opportunity to respond.

PLeM:SB:hy

cc: A. Suga, OBS
G. Renard, Helber Hastert & Fee, Planners ✓
G. Gill, OEQC

Helber Hastert
Planners

April 28, 1999
Paul G. LeMahieu, Ph.D.
Superintendent
State of Hawaii
Department of Education
P.O. Box 2380
Honolulu, HI 96804



Dear Dr. LeMahieu:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-S-69; por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (EA). We note from your memo to the Land Use Commission dated April 20, 1999 regarding the proposed boundary amendment that your department has no comment on the subject petition. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Government Center, Makai Tower

711 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: 808-545-2155
Facsimile: 808-545-2150

BERNARD J. CAFFREY
COMMISSIONER
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

WILLIAM C. SOON
INTERIM CHAIRMAN
HAWAIIAN HOME LANDS COMMISSION
JOSEPH K. IN. TANIGUCHI
SECRETARY TO THE CHAIRMAN

April 8, 1999

To: Esther Ueda
Land Use Commission

From: Raynard C. Soon, Interim Chairman
Hawaiian Homes Commission

Subject: Ashford Residence Boundary Amendment,
Draft Environmental Assessment, TMK 4-5-69:01 por.,
Kaneohe, Oahu, Dated March, 1999

Daniel Ornellas

If you have any questions, please call Daniel Ornellas at 586-3836.

Thank you for the opportunity to review the subject application. The Department of Hawaiian Home Lands has no comment to offer.

LAND USE COMMISSION
STATE OF HAWAII
1999 APR -9 P 3 16

Helber Hastert
Planners

April 14, 1999

Mr. Raynard C. Soon, Interim Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, HI 96805

Dear Mr. Soon:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your comments dated April 8, 1999. We note that your department does not have any comments on the subject DEA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTER & FEE, Planners

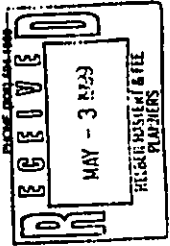
Helber Hastert

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford



Helber Hastert & Fee
Environmental Center, Mahala Tower
733 Bishop Street, Suite 2700
Honolulu, Hawaii 96811
Telephone: (808) 535-2055
Facsimile: (808) 535-2050



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

LAND USE COMMISSION
STATE OF HAWAII

FAX (808) 594-1183
1999 APR 28 A 10:55
EIS #294

April 26, 1999

Ms. Esther Ueda
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Re: Draft Environmental Assessment for State Land Use Conservation District Boundary Amendment, Clinton R. and Joan B. Ashford Residence, TMK: 4-5-69:01, Halekolu, Kaneohe, Hawaii

Dear Ms. Ueda:

Thank you for the opportunity to review the draft Environmental Assessment (DEA) related to the Petition for State Land Use Conservation District Boundary Amendment for the Clinton R. and Joan B. Ashford residence in Kaneohe, Hawaii.

A portion of the property is in the urban district and a portion is in the conservation district. Although the property owners previously received a variance for the home, they now wish to bring the residence into conformity with State and County land use laws by converting the portion of the property in the conservation district to an urban designation.

We have reviewed the DEA and have no comments on this petition. If you have any questions, please contact Lynn Lee, EIS Planner at 594-1936.

Sincerely,

Colin Kippen
Deputy Administrator

C. Sebastian Aloo
Land and Natural Resources Division Officer

cc: Office of Hawaiian Affairs' Board of Trustees

Helber Hastert
Planners

May 3, 1999

Mr. Colin Kippen, Deputy Administrator
Mr. C. Sebastian Aloo, Land and Natural Resources Division Officer
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, HI 96813



Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Halekolu, Kaneohe, Hawaii

Dear Messrs. Kippen and Aloo:

Thank you for your review of the above-referenced Draft Environmental Assessment (EA) and for your comments dated April 26, 1999 (Ref. No. EIS 294). We note that you have no comments on the petition. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Greenway Center, Makai Tower

711 Hekaha Street, Suite 2500
Honolulu, Hawaii 96813

Telephone: 808-515-2055
Facsimile: 808-515-2050



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3078
HONOLULU, HAWAII 96801

In reply, please refer to:
ENVIRONMENTAL PLANNING OFFICE
HAWAII STATE DEPARTMENT OF HEALTH
919 ALA MOANA BLVD., 3RD FLOOR
HONOLULU, HI 96814-4912

FACSIMILE TRANSMITTAL

DATE: 4/19/99 NO. OF PAGES (w/ cover sheet): 2

TO: <u>Gail Renard</u>	PHONE:
OFFICE: <u>Helber Hastert & Fee</u>	
FAX: <u>545-2050</u>	
FROM: <u>Art Bauckham</u>	
OFFICE: <u>EPD - DDH</u>	
PHONE: (808) <u>586-4337</u>	FAX: (808) 586-4370
MESSAGE: <u>DEA, Ashford Residence Boundary Amendment, Kaneohe, Oahu, TDK: 4-5-89; por. 1</u>	
<u>We have no comments to offer on this DEA. AB</u>	

NOTE: If this transmittal was illegible or incomplete, please call the sender.

Helber Hastert
Planners

April 23, 1999

Mr. Art Bauckham
Environmental Planning Office
State of Hawaii
Department of Health
919 Ala Moana Boulevard, 3rd Floor
Honolulu, HI 96814-4912

Dear Mr. Bauckham:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-89; por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your comments dated April 19, 1999. We note that you have no comment to offer on the DEA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail Renard
Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford



Helber Hastert & Fee
Genevieve Center, Makai Tower
733 Bishop Street, Suite 2540
Honolulu, Hawaii 96813
Telephone: (808) 515-2015
Facsimile: (808) 515-2016

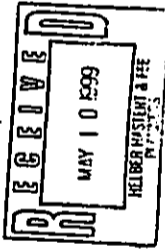
3-1-1



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809
MAY 7 - 1999

AGRICULTURE DEVELOPMENT
PROGRAMS
AQUATIC RESOURCES
BOTANY AND SOILS RESEARCH
CIVIL ENGINEERING
CONSERVATION
COUNCILS
CONTRACTS
FORESTRY AND WILDLIFE
HISTORY AND ARCHITECTURE
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT



Ref: PS:EH

Ms. Ester Ueda, Administrator
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Ueda:

Subject: Draft Environmental Assessment (DEA)
Ashford Residence Boundary Amendment
Koolaulopoko, Oahu
THK: 4-5-69: por. 01

We have reviewed the subject DEA and have no comments to offer regarding the matter.

Thank you for the opportunity to review the DEA document.

Very truly yours,
Timothy E. Johns
TIMOTHY E. JOHNS,
Chairperson

C.C. Helber Hastert & Fee, Planners

Helber Hastert
Planners

May 10, 1999

Mr. Timothy E. Johns, Chairperson
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Johns:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-S-69: por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment and for your comments dated May 7, 1999 (Ref. No. PS:EH). We note that your agency has no comments to offer on the subject document.

Your letter will be reproduced in the Final EA.

Sincerely,

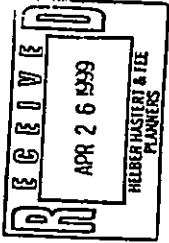
HELBER HASTERT & FEE, Planners

Gail U. Renard
Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
211 Huikepa Street, Suite 2700
Honolulu, Hawaii 96818
Telephone: 955-5125
Facsimile: 955-5126

WILLIAM J. CAYTON
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
1601 Kalia Road, Room 515
Honolulu, Hawaii 96813

THOMAS E. JONES, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

SECRETARY
JANET E. LARSEN

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
DIVISION
CONVEYANCE
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND USE
STATE PARKS
WATER RESOURCE MANAGEMENT

April 20, 1999

Esther Ueda
State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

LOG NO: 23239 ✓
DOC NO: 9904EJ06

Dear Ms. Ueda:

SUBJECT: Chapter 6E Historic Preservation Review -- Draft Environmental Assessment (DEA); Petition for State Land Use Conservation District Boundary Amendment, Clinton R. and Joan B. Ashford Residence Halekou, Ko'olaupoko, O'ahu
TMK: 4-5-69:01

The State Historic Preservation Division submitted comment on March 2, 1999, to Helber Hastert & Fee, Planners regarding this petition. Our comments, which were not included in Appendix B, follow:

Thank you for the opportunity to comment on the proposed State Land Use District Boundary amendment to reclassify 9,350 sq. ft. of a 18,286 sq. foot parcel from Conservation to Urban district. A review of our records shows that there are no known historic sites at this parcel. This amendment will bring the existing use of the property into conformance with state and county land use laws. Since the property has been developed with the single family residence since 1965, and no further development or change in land use is planned, we believe that this amendment will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Elaine Jourdane at 692-8027.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

EJ:jk

c: Gail Renard, Helber Hastert & Fee, Planners, 733 Bishop Street, Suite 2590, Honolulu, HI 96813

Helber Hastert
Planners

April 26, 1999

Mr. Don Hibbard
Administrator
State of Hawaii
Department of Land and Natural Resources
Historic Preservation Division
Kaunohiwehu Building, Room 555
Kapolei, HI 98707

Dear Mr. Hibbard:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: pot. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (EA) and for your comments dated April 20, 1999 (Log No. 23239, Doc. No. 9904EJ06). We note that your department concluded that there are no historic sites on the subject parcel, and that the proposed boundary amendment would have "no effect" on significant historic sites. Your comments will be incorporated in the Final EA, and you letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Governor Center, Makai Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: 808.515.2655
Facsimile: 808.515.2656

BOULANG A. CAYTEMO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 200
HONOLULU, HAWAII 96813
7.2.1 (REV) 5/17/98

DONALD K. W. LAU
EXECUTIVE DIRECTOR

DONALD K. W. LAU
EXECUTIVE DIRECTOR
99:PEO/1062

April 9, 1999

TO: Esther Ueda, Executive Officer
State Land Use Commission

FROM: Donald K.W. Lau
Executive Director

SUBJECT: Draft Environmental Assessment for the Ashford Residence Boundary
Amendment

Thank you for the opportunity to review the subject assessment.

We have no comments to offer.

c: Gail Renard, Helber Hastert & Fee, Planners
OEQC

Helber Hastert
Planners

April 14, 1999

Mr. Donald K.W. Lau
Executive Director
Housing and Community Development Corporation of Hawaii
Department of Business, Economic Development & Tourism
State of Hawaii
677 Queen Street, Suite 300
Honolulu, HI 96813



Dear Mr. Lau:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69; por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your comments dated April 9, 1999 (Ref. No. 99:PEO/1062). We note that your department does not have any comments on the subject DEA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Greenway Center, Mahai Tower

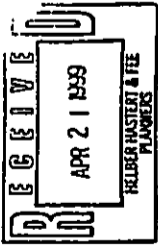
211 Bishop Street, Suite 2100
Honolulu, Hawaii 96813

Telephone: (808) 515-2011
Facsimile: (808) 515-2020

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097



KAZUYASHIDA
DIRECTOR
DEPUTY DIRECTOR
GENERAL INVESTMENT
OFFICE OF HONOLULU

IN REPLY REFER TO:

STP 8.9052

April 15, 1999

TO: MS. ESTHER UEDA, EXECUTIVE OFFICER
LAND USE COMMISSION
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND
TOURISM

FROM: KAZU HAYASHIDA
DIRECTOR OF TRANSPORTATION

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR
LAND USE DISTRICT BOUNDARY AMENDMENT
ASHFORD RESIDENCE, HALEKOU, KANEOHE
TMK: 4-5-69: POR. 01

Thank you for your transmittal requesting our comments on the subject Draft EA.

The proposed petition will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

cc: ~~CLAYTON GILL~~ HELBER HASTERT & FEE, PLANNERS
Gary Gill, Office of Environmental Quality Control

Helber Hastert
Planners

April 23, 1999

Mr. Kazu Hayashida
Director of Transportation
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

Dear Mr. Hayashida:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your comments dated April 15, 1999 (Ref. No. STP 8.9052). We note that the proposed petition will not impact State transportation facilities. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

gaill

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Consumer Center, Makai Tower

231 Hiep Street, Suite 2500
Honolulu, Hawaii 96813

Telephone: (808) 515-2075
Facsimile: (808) 515-2070



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

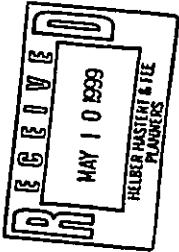
BERNARD J. CAVETTANO
COMMISSIONER
SARA F. HAYES
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
DAVID W. BLAKE
DIRECTOR, OFFICE OF PLANNING

Telephone: (808) 587-2948
Fax: (808) 587-2924

OFFICE OF PLANNING
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Ref. No. P-8069

May 7, 1999



Ms. Esther Ueda
Executive Officer
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 97804-2359

Dear Ms. Ueda:

Subject: Draft Environmental Assessment, Ashford Residence,
Halekou, Kaneohe, Hawaii, TMK: 4-5-69: 01

The Office of Planning reviewed and offers the following comments on the Draft Environmental Assessment (DEA) prepared for the proposed reclassification of a portion of a parcel from the State Conservation to the State Urban Land Use District. The reclassification is sought to bring the property into conformance with State and county land use laws.

The property has one residential dwelling situated on a parcel which was consolidated in 1965 from two parcels. One, approximately 8,936 square feet, is classified State Urban and zoned R-5 by the City and County of Honolulu. The other parcel comprising the petition area is approximately 9,350 square feet and is classified State Conservation and P-1 Restricted Preservation by the County. The Petitioners obtained permission in 1965 from the Department of Land and Natural Resources to use the petition area for residential use. The property is located on the edge of a well-established, fully-serviced urban neighborhood, and abuts undeveloped Conservation lands.

The dwelling has been the primary residence for the Petitioner for approximately 33 years. The DEA states that no further development or change in land use is contemplated for the property, except for possible renovations to the existing dwelling.

The DEA identifies the soils of the property as Kaneohe silty clay loam with 15 to 30 percent slopes. These soils are characterized with medium to rapid runoff and moderate to severe erosion hazard. The DEA states that drainage from the property is directed onto adjacent Conservation lands, and eventually drains into Kamooalii Stream system. Uses and any further development of the property, particularly any clearing, grubbing, or land alteration, should ensure mitigation of offsite impacts of runoff, such as those required under the Department of Planning and Permitting's revised *Soil Erosion Standards and Guidelines* and recommended in the State Coastal Zone Management Program's Hawaii's Coastal Nonpoint Pollution Control Program Management Plan, Volume 1, June 1996.

Ms. Esther Ueda
Page 2
May 7, 1999

Coastal Zone Management, Chapter 205A, Hawaii Revised Statutes, was amended in 1993 to define the coastal zone management area as all lands of the State and the area extending seaward from the shoreline. The text on page 15, Section 4.4.3, Coastal Zone Management Program, needs to be corrected to reflect this.

The DEA states that the Petitioner will be seeking R-5 zoning for the petition area upon reclassification by the Land Use Commission. Given the property's topography, soils, and proximity to conservation and stream areas, the Office suggests the property be zoned to reflect the larger lot size and existing density of the property.

Thank you for the opportunity to comment on the DEA. Please contact Ruby Edward's, 587-2817, if there are any questions or comments.

Sincerely,

Mary Ann Kachayaki, Jr.

David W. Blake
Director
Office of Planning

cc: ✓ Office of Environmental Quality Control
✓ Gail Renard, Helber Hastert & Fee, Planners

Helber Hastert
Planners

May 10, 1999

Mr. David W. Blane
Director
State of Hawaii
Department of Business, Economic Development & Tourism
Office of Planning
235 South Beretania Street, 6th Floor
Honolulu, HI 96813



Dear Mr. Blane:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-S-69; par. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (EA) and for your comments dated May 7, 1999 (Ref. No. P-8069). We offer the following responses to your comments.

Off-site runoff impacts. The petitioners do not plan to further develop the property. However, we will inform the Petitioner, and state in the Final EA, that any clearing, grubbing or land alteration that may take place on the property in the future should ensure mitigation of offsite impacts of runoff as required under the Department of Planning and Permitting's revised *Soil Erosion Standards and Guidelines* and recommended in the *State Coastal Zone Management Program's Hawaii's Coastal Nonpoint Pollution Control Program Management Plan, Volume I, June 1996*.

Coastal Zone Management Program. The EA will be revised to state that the coastal zone management area includes all lands of the State and the area extending seaward from the shoreline.

County Zoning. The Petitioners seek to bring their residence into conformance with State and County land use laws. As such, they intend to seek R-5 residential zoning for the petition area, as is the zoning designation of the abutting portion of the property. The entire Halekou subdivision is in the R-5 Residential zoning district. All other residential parcels along Halekou Place are in the R-5 Residential district. Some of these parcels have areas 1.5 to 5 times greater than the petition area, and about State Conservation/City and County Preservation lands. We believe the R-5 zoning is the most appropriate designation for the Petitioners' property, because it avoids "spot" zoning one parcel in the midst of an established R-5 Residential area.

Helber Hastert & FEE
1111 Bishop Street, Suite 2100
Honolulu, Hawaii 96813
Telephone: 551-2005
Facsimile: 551-2020

Helber Hastert & FEE
Planners

Office of Planning
May 10, 1999
Page 2

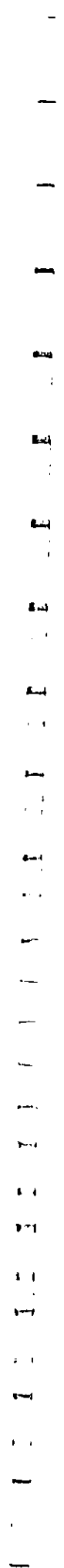
Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET • HONOLULU, HAWAII 96813
PHONE: (808) 533-3411 • FAX: (808) 533-4743



JEFFREY HARRIS
MAYOR

JAN RAOE SULLIVAN
DIRECTOR
LONNETTA R. CHASE
MANAGING DIRECTOR

April 6, 1999

1999/CLOG-1683 (ST)
'99 EA Comments Zone4

Ms. Esther Ueda, Executive Officer
State Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Ms. Ueda:

Draft Environmental Assessment (EA) For
LUC Docket No. A99-727: Joan Beverly S. and Clinton R. Ashford
Kaneohe, Oahu. Tax Map Key: 4-5-69: 1

We have reviewed the above-referenced Draft EA received on March 10, 1999, for the reclassification of approximately 9,350 square feet of land located at 45-628 Halekou Place and confirm the following:

- The petition area is currently zoned P-1 Restricted Preservation District.
- The abutting portion of the petitioner's parcel is zoned R-5 Residential District.
- A zone change will be required should the petition area be reclassified to the Urban Land Use District.
- A Development Plan amendment from Parks and Recreation would be automatically changed to reflect a successful zone change.
- The petition area is outside the Special Management Area (SMA) and therefore, is not subject to SMA requirements of Chapter 25, Revised Ordinances of Honolulu.

Ms. Esther Ueda, Executive Officer
Page 2
April 6, 1999

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

Very truly yours,

JAN RAOE SULLIVAN
Director of Planning
and Permitting

JNS:am
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LAND USE COMMISSION
STATE OF HAWAII

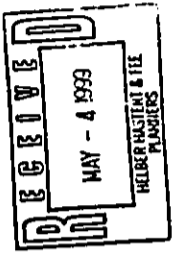
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LAND USE COMMISSION
STATE OF HAWAII

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH KEELEMAN STREET
HONOLULU, HAWAII 96843

COPY
JERRY HARRIS
BOB FLORES, JR., Chairman
FOREST C. MURPHY, Vice Chairman
KAZU NAYASHIDA
JAN M.L.Y. ANN
BARBARA E.M. STANTON
CHARLES A. STED



April 28, 1999



CLIFFORD S. JAMBLE
Manager and Chief Engineer

Ms. Esther Ueda
Land Use Commission
State of Hawaii
P. O. Box 2539
Honolulu, Hawaii 96804-2539

Dear Ms. Ueda:

Subject: Helber Hastert & Fee Letter of April 6, 1999
Regarding the Ashford Residence Boundary Amendment

We have reviewed the proposed amendment to the State Land Use District Boundary and have no objections to reclassify the portion of the subject property from the Conservation District to the Urban District.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

Clifford S. Jamble
CLIFFORD S. JAMBLE
Manager and Chief Engineer

cc: Helber Hastert & Fee
Office of Environmental Quality Control

Helber Hastert
Planners

April 14, 1999

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Ms. Sullivan:

Draft Environmental Assessment
LUC Docket No. A99-727
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your letter dated April 6, 1999 (Ref. No. 1999/CLOG-1683 [ST]). We note that your department confirmed the following information:

- The petition area is currently zoned P-1 Restricted Preservation.
- The abutting portion of the petitioner's parcel is zoned R-5 Residential.
- A zone change will be required should the petition area be reclassified to the Urban Land Use District.
- The Development Plan would automatically be amended from Parks and Recreation to reflect a successful zone change.
- The petition area is outside the Special Management Area (SMA) and is not subject to the requirements of Chapter 25, Revised Ordinances of Honolulu.

This information will be included in the Final Environmental Assessment (FEA). Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Governance Center, Makai Tower
733 Bishop Street, Suite 2700
Honolulu, Hawaii 96813
Telephone: 528-5151, 2015
Facsimile: 528-5151, 2010

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Helber Hastert
Planners

May 6, 1999

Mr. Clifford S. Jamile
Manager and Chief Engineer
City and County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96843

Dear Mr. Jamile:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (EA) and for your comments dated April 28, 1999. We note that your agency has no objections to reclassify the petition area from the Conservation to the Urban District. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard

Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Government Center, Makai Tower

235 Bishop Street, Suite 2700
Honolulu, Hawaii 96811

Telephone: 808-535-2055
Facsimile: 808-535-2048

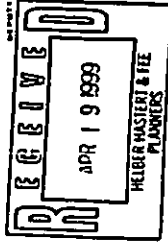
DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

640 SOUTH KING STREET, HONOLULU • HONOLULU, HI 96813
PHONE: 808/533-4102 • FAX: 808/533-4054



RECEIVED
MAY 15 1999

WILLIAM D. BALFOUR, JR.
DIRECTOR



April 15, 1999

Ms. Ester Ueda
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Ueda:

Subject: Draft Environmental Assessment (DEA)
Ashford Residence Boundary Amendment
Tax Map Key 4-5-69: por. 01

We have reviewed the above-referenced document and find that the proposed boundary amendment does not adversely impact any of our department's facilities or services to the public.

Thank you for the opportunity to review and comment on the subject DEA.

Should you have any questions, please contact Mr. John Eveland, Executive Assistant, at 527-6038.

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
Director

MDB:cu
175-0015071

cc: Helber Hastert & Fee, Planners

Heiber Hastert
Planners

April 23, 1999

Mr. William D. Balfour, Jr.
Director
City and County of Honolulu
Department of Parks and Recreation
650 South King Street, 10th Floor
Honolulu, HI 96813

Dear Mr. Balfour:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69; por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your comments dated April 15, 1999. We note that the proposed petition will not adversely impact any of your department's facilities or services to the public. Your letter will be reproduced in the Final EA.

Sincerely,

HELBERT HASTERT & FEE, Planners

Gail U. Renard
Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Heiber Hastert & Fee
Einstein Center, Makai Tower

733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Telephone: 545-2055
Facsimile: 545-2050

Heiber Hastert
Planners

April 6, 1999

Department of Facility Management
650 South King Street
Honolulu, HI 96813

Dear Participant:

Attached for your review is a Draft Environmental Assessment (DEA) which was prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS), as amended, and the environmental impact statement regulations promulgated by Chapter 200 of Title 11, Administrative Rules, State of Hawaii, Department of Health.

TITLE OF PROJECT: Ashford Residence Boundary Amendment
LOCATION: Oahu ISLAND: Oahu DISTRICT: Koolauapoko
TAX MAP KEY: 4-5-69; por. 01

YOUR COMMENTS MUST BE RECEIVED OR POSTMARKED BY (30-day comment period): May 8, 1999

PLEASE SEND ORIGINAL COMMENTS TO THE:

ACCEPTING AUTHORITY: Land Use Commission
ADDRESS: P.O. Box 2359
Honolulu, HI 96804-2359
CONTACT: Esther Ueda PHONE: 587-3822

COPIES OF THE COMMENTS SHOULD BE SENT TO OEQC AND THE FOLLOWING:

TO: CONSULTANT: Heiber Hastert & Fee, Planners
ADDRESS: 733 Bishop Street, Suite 2590
Honolulu, HI 96813
CONTACT: Gail Renard PHONE: 545-2055

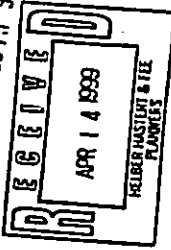
April 8, 1999
We do not have any comments. Please call Laverne Higa at 527-6246 if you have any questions.

Laverne Higa

Ross S. Sasamura
Acting Director and Chief Engineer
Department of Facility Maintenance

RECEIVED
DEPARTMENT OF FACILITY MAINTENANCE

APR 7 2 13 PM '99



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Helber Hastert
Planners

April 14, 1999

Mr. Ross S. Sasamura
Acting Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Sasamura:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69; por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (DEA) and for your comments dated April 8, 1999. We note that your department does not have any comments on the subject DEA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail U. Renard
Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford

Helber Hastert & Fee
Governor Center, AlaLae Tower

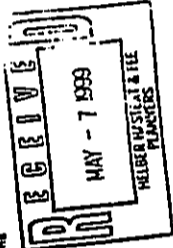
211 Hihikapu Street, Suite 2201
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Telephone: 808.535.2077
Fax: 808.535.2070

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
PACIFIC CENTER PLAZA • 711 KAPOLAHU BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE: (808) 523-1310 • FAX: (808) 523-4730



JEREMY HARRIS
SENIOR



May 5, 1999

TPD99-00280
(TPD4/99-01690)

CHERYL D. SOON
DIRECTOR
JOSEPH M. MAGALLO, JR.
DEPUTY DIRECTOR

Ms. Esther Ueda
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Ueda:

Subject: Ashford Residence Boundary Amendment

In response to the April 6, 1999 letter from Helber Hastert & Fee, the draft environmental assessment (EA) for the subject action was reviewed. The draft EA states that the reclassification will not add additional traffic to the community. Therefore, we have no objections to the proposed boundary amendment.

Should you have any questions regarding this matter, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

Cheryl D. Soon
CHERYL D. SOON
Director

cc: Office of Environmental
Quality Control

Ms. Gail Renard
Helber Hastert & Fee

Helber Hasterst
Planners

May 7, 1999

Ms. Cheryl D. Soon, Director
Department of Transportation Services
City and County of Honolulu
711 Kapiolani Boulevard, Suite 1200
Honolulu, HI 96813

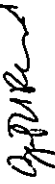
Dear Ms. Soon:

Draft Environmental Assessment
Clinton R. and Joan B. Ashford Residence
Tax Map Key: 4-5-69: por. 01
Kaneohe, Hawaii

Thank you for your review of the above-referenced Draft Environmental Assessment (EA) and for your comments dated May 5, 1999. We note that your agency has no objections to the proposed boundary amendment. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERST & FEE, Planners



Gail U. Renard
Associate

cc: Land Use Commission
Office of Environmental Quality Control
Clinton R. Ashford



Helber Hasterst & Fee
Greenway Center, Makai Tower
533 Bishop Street, Suite 2700
Honolulu, Hawaii 96813
Telephone: 808.515.2033
Facsimile: 808.515.2020