



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

AQUACULTURE DEVELOPMENT PROGRAM  
 AQUATIC RESOURCES  
 BOATING AND OCEAN RECREATION  
 CONSERVATION AND RESOURCES ENFORCEMENT  
 CONVEYANCES  
 FORESTRY AND WILDLIFE  
 HISTORIC PRESERVATION  
 LAND DIVISION  
 STATE PARKS  
 WATER RESOURCE MANAGEMENT

'00 FEB 10 P3:01

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FEB 10 2000

File: OA-2945

Ref.:PB:THE

MEMORANDUM

To: Genevieve Salmonson, Director  
 Office of Environmental Quality Control

From: Dean Y. Uchida, Administrator *[Signature]*  
 Land Division, Department of Land and Natural Resources

Subject: Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI) for Wicks Residence in the Conservation District at TMK parcel [1]4-4-13:34, Kaneohe, Oahu

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period that began on October 23, 1999 for the subject project. We have determined that this project will not have significant environmental effects, and have therefore issued a FONSI. Please publish this notice in the February 23, 2000 OEQC Environmental Notice. ✓

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA for the project. The summary of this project has not changed from that noted for the draft EA.

Please contact Tom Eisen of our Planning Branch at 587-0439 if you have any questions on this matter.

Enclosures

cc: Houwen Liang  
 Linn Henniger

FEB 23 2000  
**FILE COPY**

2000-02-23-0A-FEA-

**FINAL  
ENVIRONMENTAL  
ASSESSMENT**

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**(Wicks Residence)**  
**Conservation District Use Application**

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Land Situated at:  
Kaneohe, Koolaupoko, Oahu  
TMK: 4-4-13: 34

Prepared for:  
Sculptural Designs  
2226 Komomai Drive  
Aiea, Hawaii 96782

Prepared By:  
Henniger & Henniger Inc.  
1074 Kaumoku Street  
Honolulu, Hawaii 96825

Submitted to:  
Board of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
FEB 1 3 49 PM '00

February 1, 2000

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**FINAL**

**ENVIRONMENTAL ASSESSMENT  
PROPOSED NEW SINGLE FAMILY RESIDENCE  
KANEHOHE, KOOLAUPOKO, OAHU  
TMK: 4-4-13:34**

**I. INTRODUCTION AND SUMMARY**

This environmental assessment (EA) has been prepared in accordance with the content requirements of Chapter 343, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, Hawaii Administrative Rules (HAR) of the Department of Health

**A. IDENTIFICATION OF APPLICANT/OWNER**

The applicant is Sculptural Designs, Designer for the proposed single-family residence. Sculptural Designs has authorization from Mr. Robert Wicks, landowner of the subject parcel identified as TMK 4-4-13: parcel 34, Kaneohe, Koolauoko, Oahu, to make this request on his behalf.

**B. IDENTIFICATION OF APPROVING AGENCY AND PROPOSED ACTION**

The applicant requests that the State Board of Land and Natural Resources approve a Conservation District Use Permit (CDUP) application to permit the construction of a single-family residence which is located within State Conservation District lands (General Subzone) in Kaneohe, Koolauoko, Oahu. Refer to Figures 1 and 2.

The proposed action will include the development of a single-family residence (3 bedrooms, 2.5 bathrooms, 1 kitchen, 2-car garage, driveway and landscaping) as shown on the proposed site plan presented in figure 4. The proposed driveway will extend from the existing 20-foot wide concrete access road makai of the subject property. Presently, 16 single-family residences are located makai of the subject property known as the Condominium Property Regime of Shangri-La (TMK: 4-4-13: 33).

**C. PROJECT OVERVIEW**

Applicant: Sculptural Designs  
2226 Komomai Drive  
Aiea, Hawaii 96782

Approving Agency: Department of Land and Natural Resources  
33 South King Street  
Honolulu, Hawaii 96813

Land Owner: Mr. Robert Wicks  
354 East Hind Drive  
Honolulu, Hawaii 96823

Assessment prepared by: Henniger & Henniger Inc.  
1074 Kaumoku Street  
Honolulu, Hawaii 96825

Project Location: Near Mokapu Saddle Road,  
Kaneohe, Koolaupoko, Oahu

Tax Map Key: 4-4-13: 34

Land Area: 4.503 acres

Proposed Action: Construction of one single-family  
residence

Estimated Cost of Construction: \$500,000.

Existing Land Use Controls

State Land Use:	Conservation
Conservation Subzone:	General
County Development Plan:	Preservation
County Zoning:	P-1, Restricted Preservation District
Special Management Area:	Located Outside of SMA

**D. SUMMARY**

The applicant proposes to build a new single-family residence. The new residence will consist of a 3-bedroom/2.5 bathroom and enclosed 2-car garage totaling approximately 2,400 sq. ft. of floor area.

The subject property is situated at the mauka end of the existing Shangri-La access road, which provides access to 16 existing single family residences in the Condominium Property Regime of Shangri-La. The proposed action is not expected to result in uses incompatible with the surrounding area.

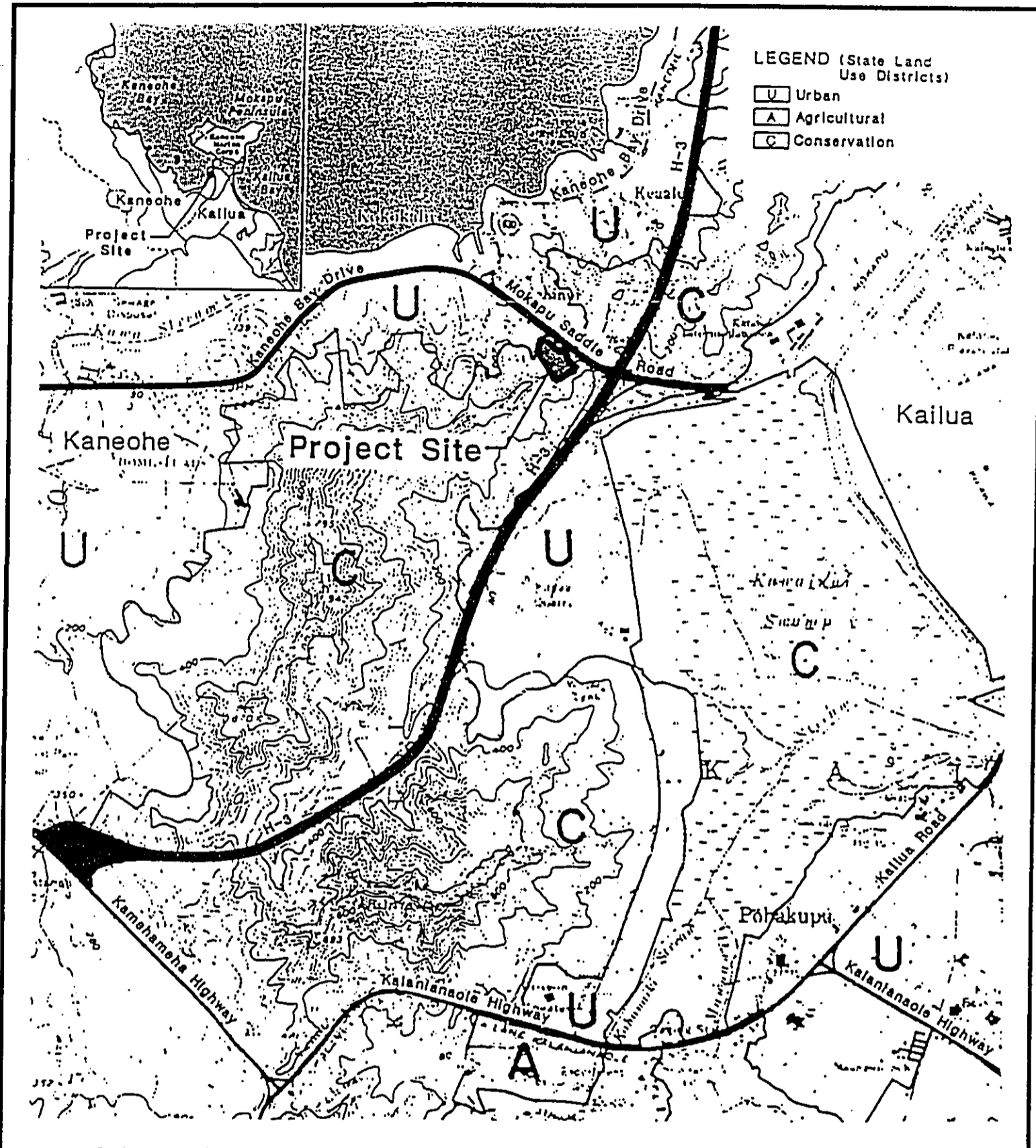


FIGURE 1

**Location Map**

0' 2000'



July 1999

Wicks Residence CDUA

HENNIGER & HENNIGER INC. *Planning*



# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING



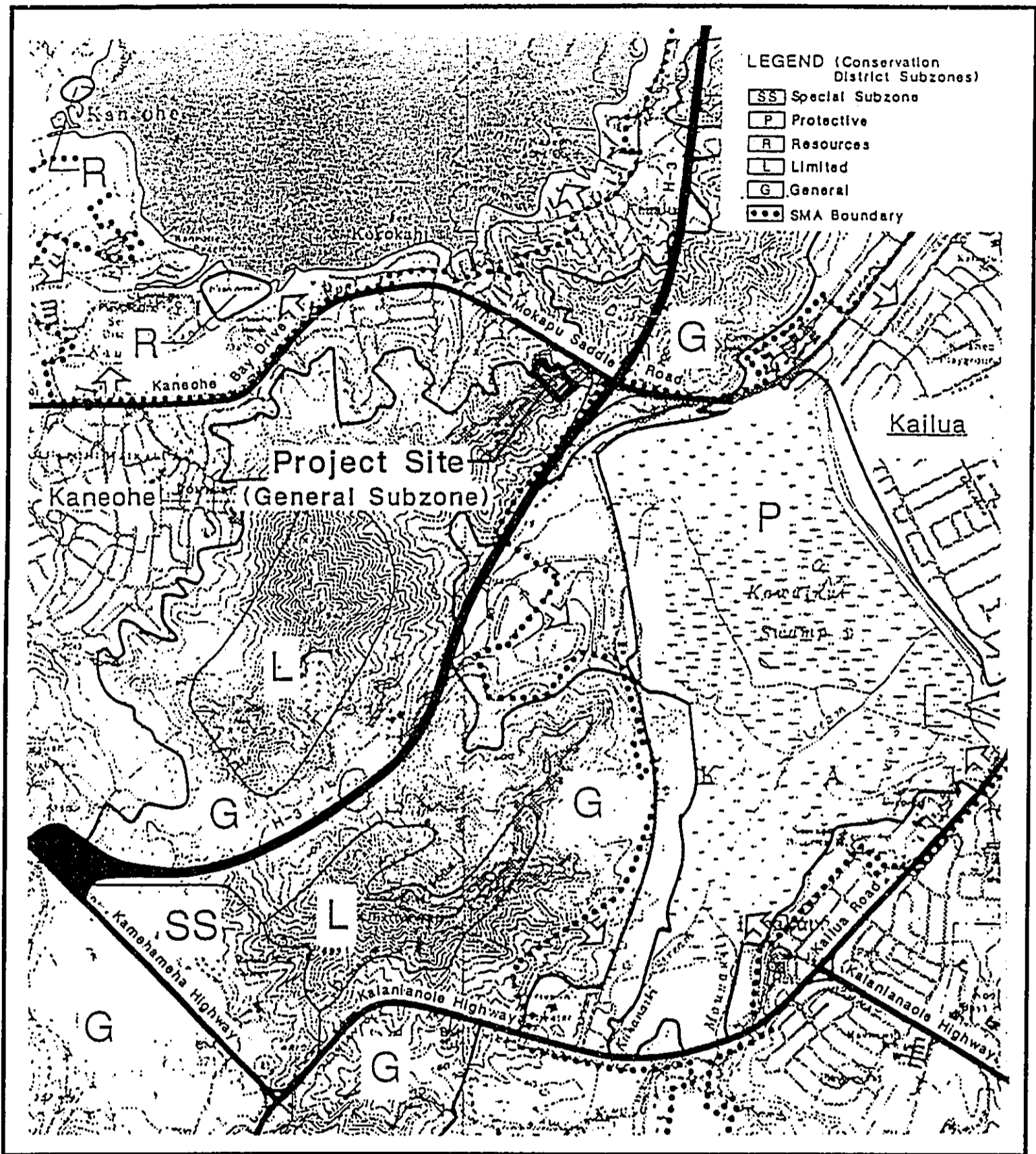


FIGURE 2



### Conservation Subzones and SMA

0' 2000'

July 1999

Wicks Residence CDUA

HENNIGER & HENNIGER INC. Planning

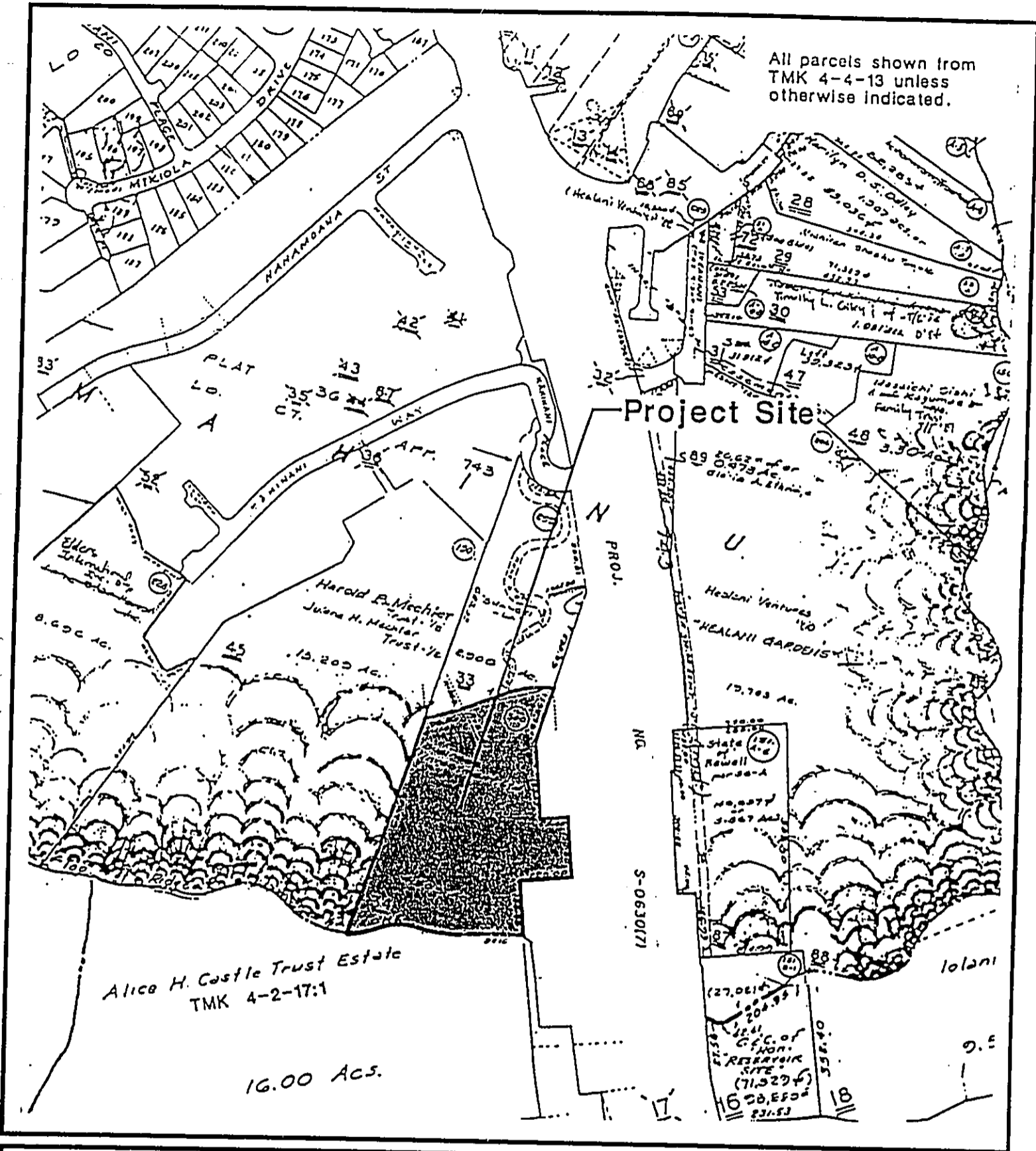


FIGURE 3



Tax Map



Wicks Residence CDUA

July 1999

HENNIGER & HENNIGER INC. Planning

**II. CONSULTED AGENCIES IN PREPARING ASSESSMENT**

**A. CITY AND COUNTY OF HONOLULU**

1. Board of Water Supply
2. Department of Land Utilization
3. Department of Public Works and Waste Water Management
4. Department of General Planning

**B. STATE OF HAWAII**

1. Department of Land and Natural Resources
2. Office of Environmental Quality Control

**III. DESCRIPTION OF THE PROPERTY**

**A. PROPERTY LOCATION**

The subject property is located within State Conservation District lands (General Subzone) in Kaneohe, Koolaupoko, Oahu (TMK: 4-4-13:34).

**B. EXISTING USES**

The property, which is 4.503 acres, located within the State Conservation District (General) subzone, is presently vacant.

**IV. DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS**

**A. TECHNICAL CHARACTERISTICS**

Sculptural Designs, Designer for the proposed Wick's residence, provides the following description of the proposed single-family residence.

**1. Proposed Residence**

The proposed action will include the construction of a single-family residence (3-bedroom, 2.5-bathroom, 1-kitchen, living room, dining room, enclosed 2-car garage, driveway and landscaping), as shown on the proposed site plan in figures 4 and 4A. The 100-foot long driveway will extend from an existing 20'-foot wide concrete access road makai of the subject property. Presently, 16 single-family dwellings reside in the makai property know as the Shangri-La Condominium Regime (TMK: 4-4-13: 33).

The lowest level of the proposed 2-story residence will occupy 1250-sq. ft. and will include an enclosed garage, entry foyer, laundry room, bathroom and two bedrooms. The garage will occupy approximately 450-sq. ft and will include a workshop.

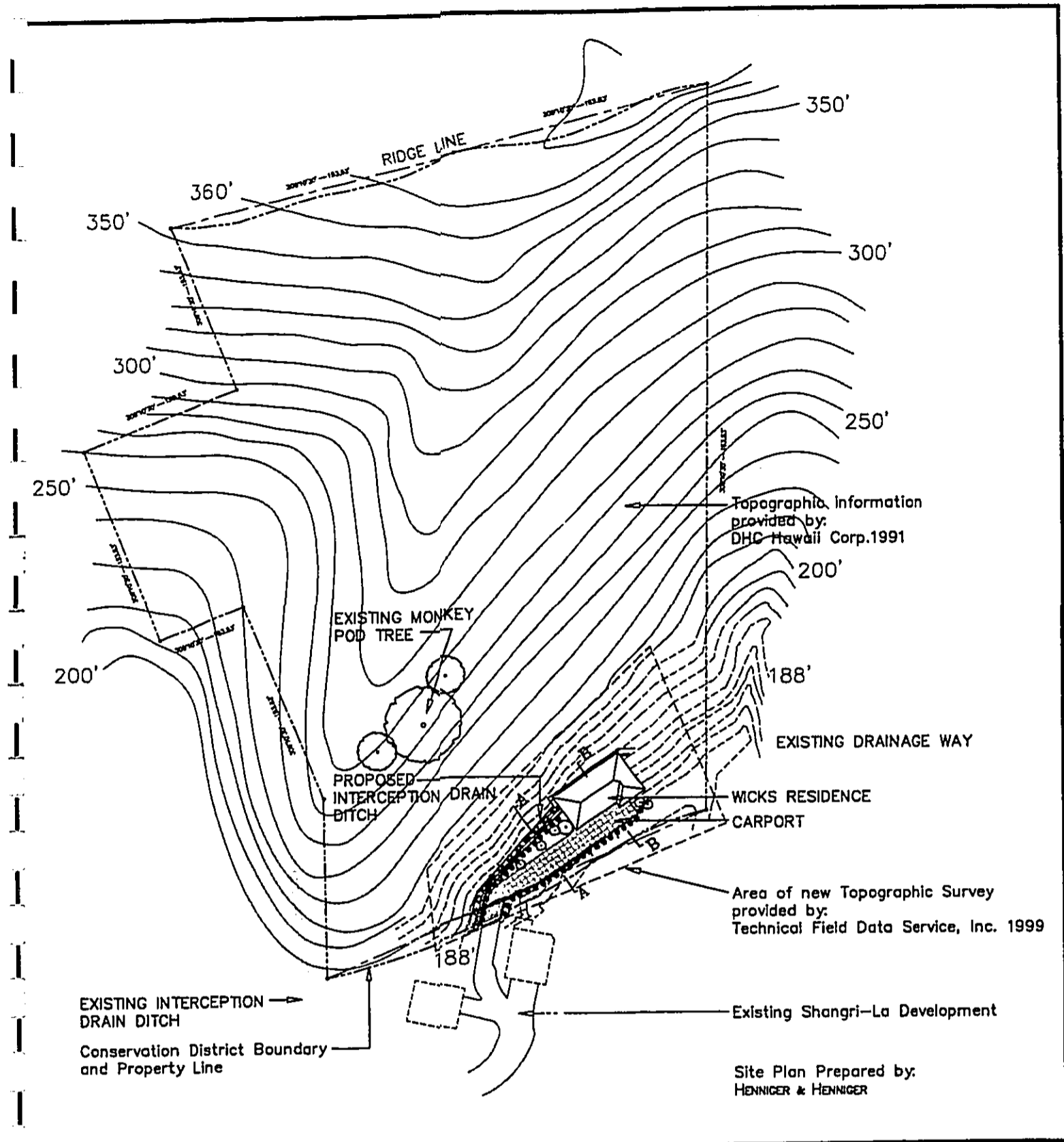


FIGURE 4



# Proposed Site Plan



Wicks Residence CDUA

July 1999  
HENNIGER & HENNIGER INC. Planning

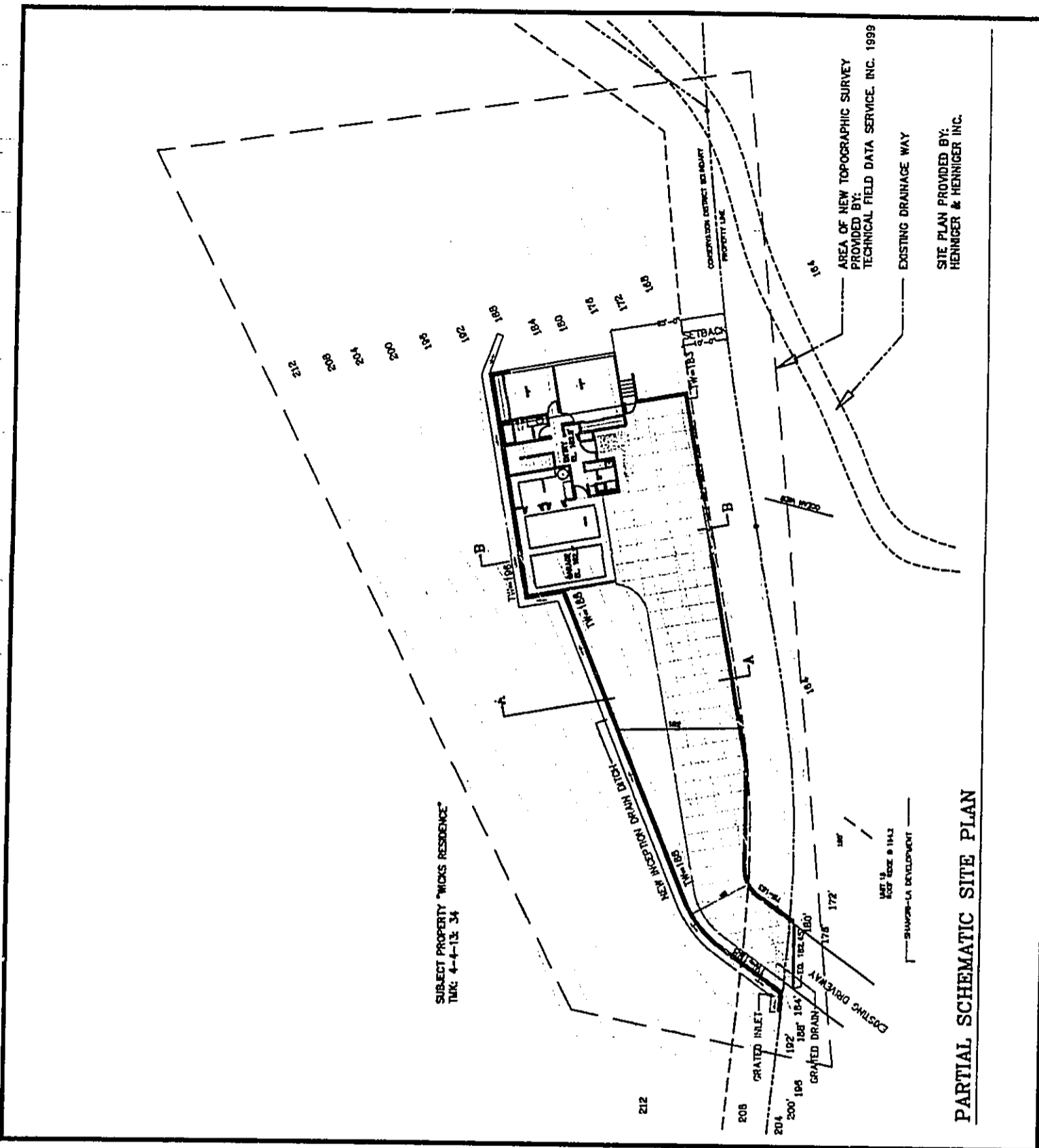
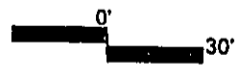


FIGURE 4A



### Partial Site Plan



Wicks Residence CDUA

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PARTIAL SCHEMATIC SITE PLAN

SUBJECT PROPERTY "WICKS RESIDENCE"  
 TRK: 4-4-13-34

AREA OF NEW TOPOGRAPHIC SURVEY  
 PROVIDED BY:  
 TECHNICAL FIELD DATA SERVICE, INC. 1999

EXISTING DRAINAGE WAY

SITE PLAN PROVIDED BY:  
 HENNINGER & HENNINGER INC.

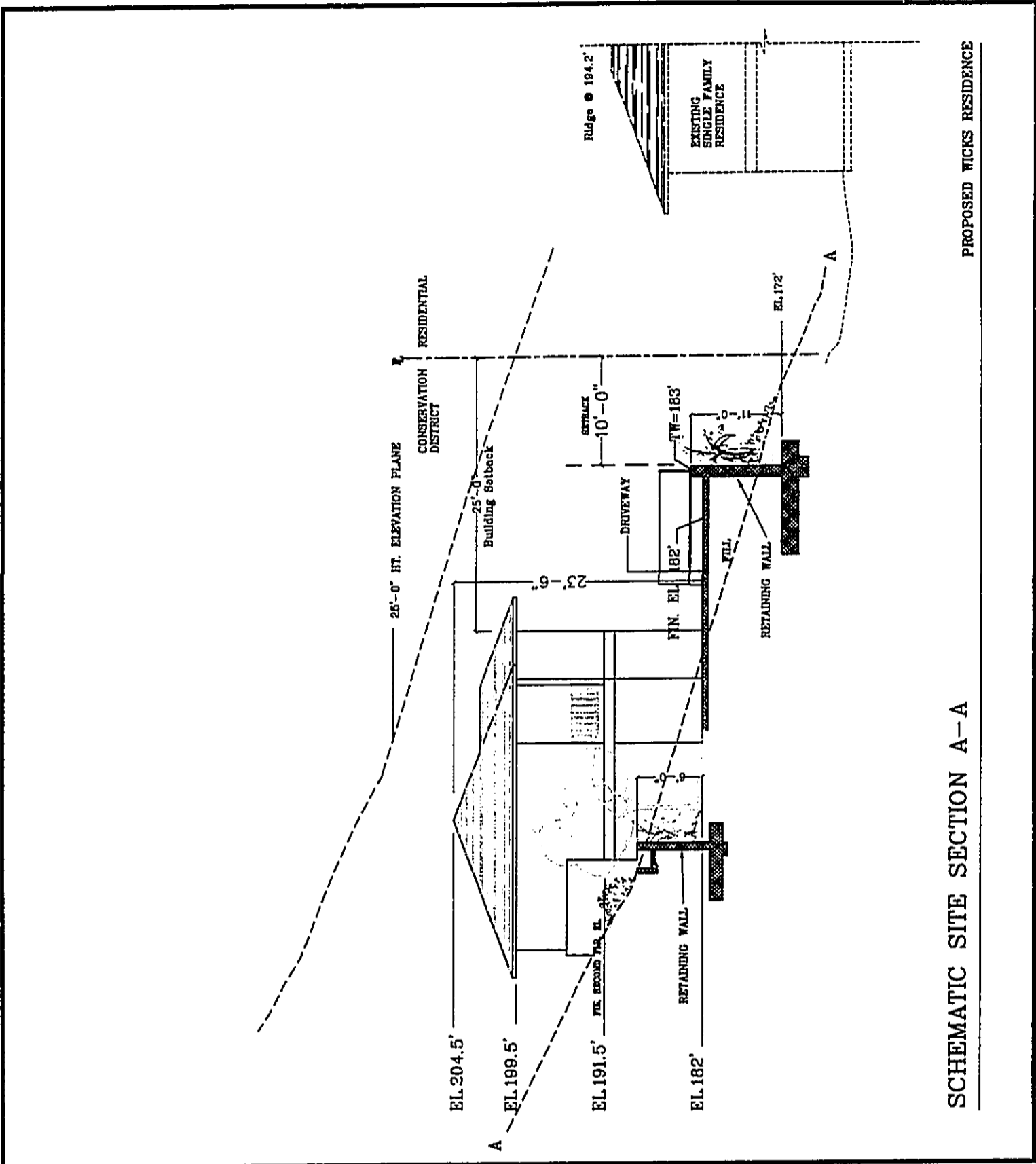


FIGURE 5

Section A-A

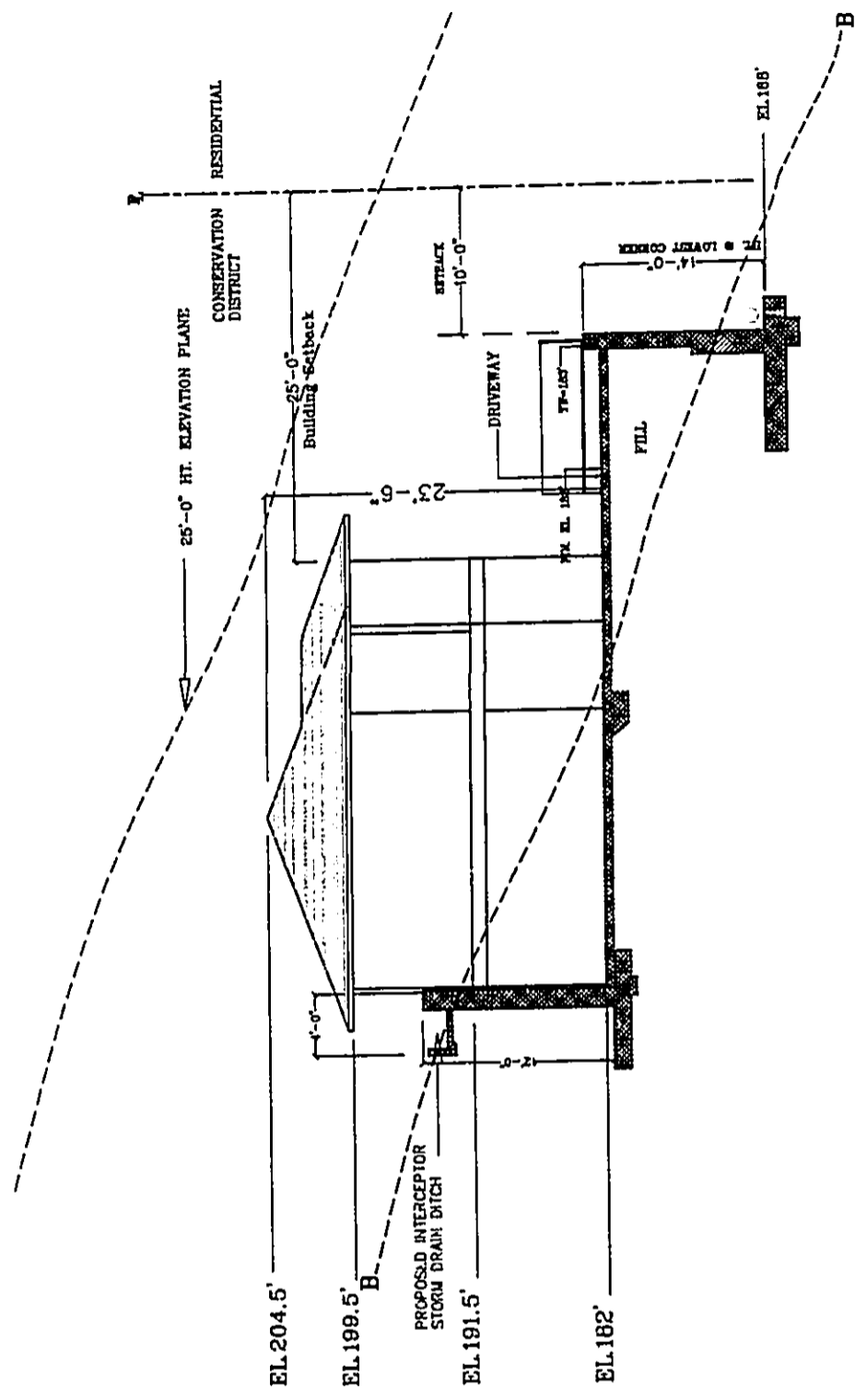


July 1999

Wicks Residence CDUA

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SCHEMATIC SITE SECTIONS B-B  
PROPOSED WICKS RESIDENCE

FIGURE 6

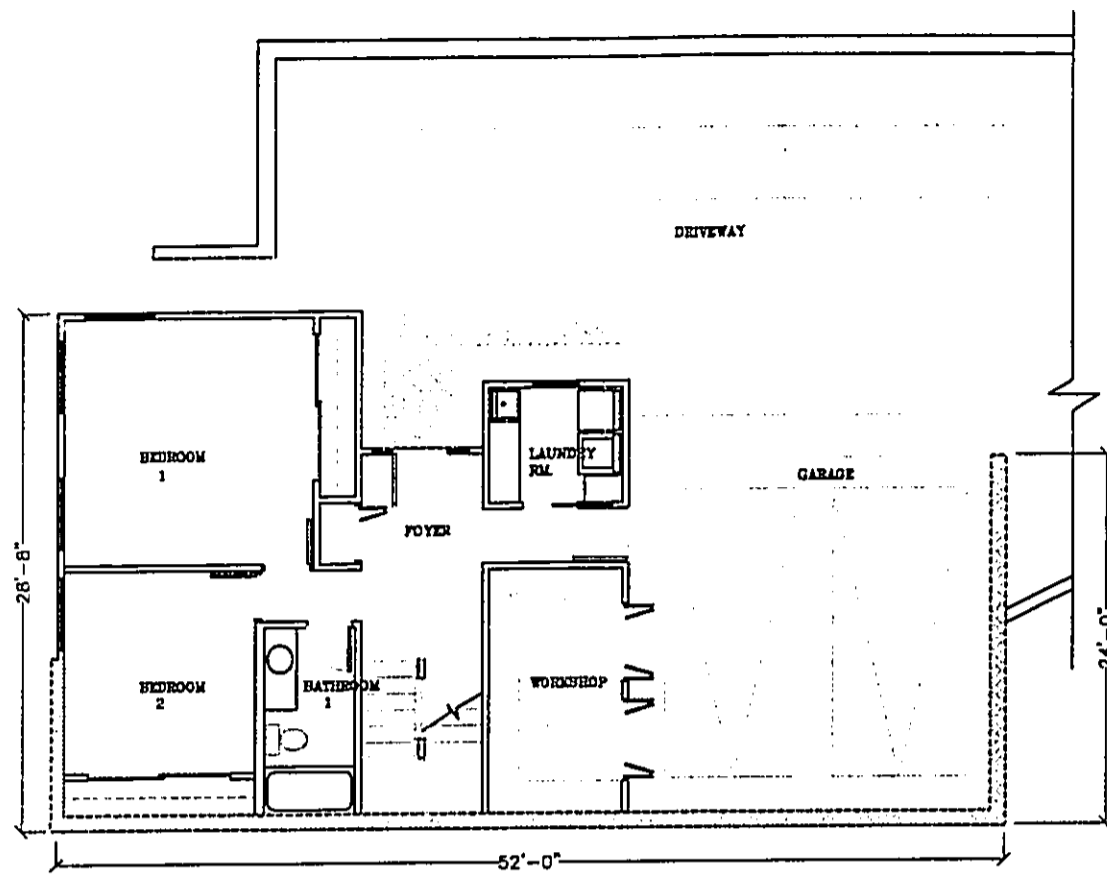
Section B-B



July 1999

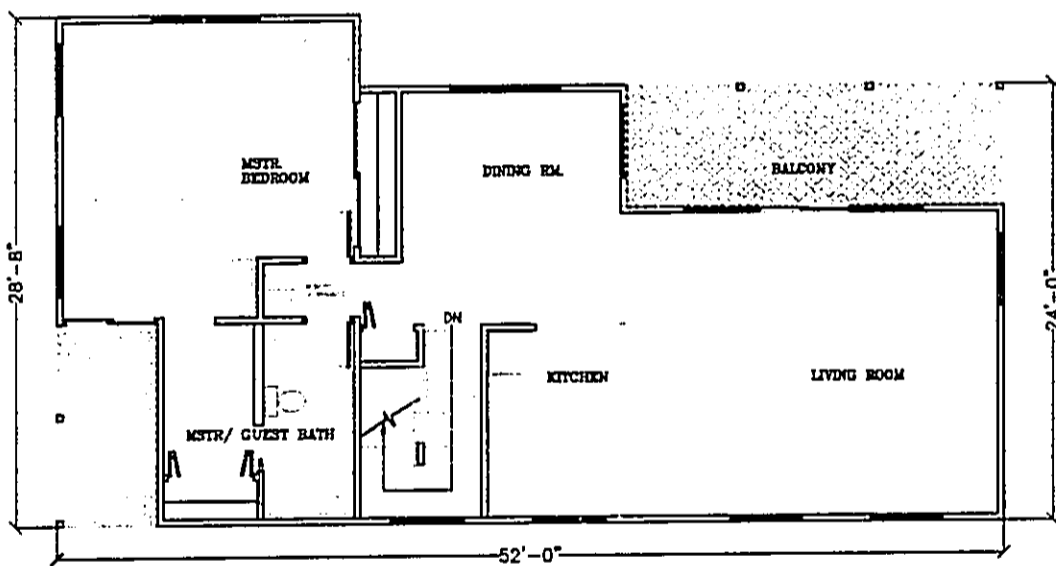
Wicks Residence CDUA

HENNIGER & HENNIGER INC. Planning



**LOWER FLOOR PLAN**

SCALE: 3/32" = 1'-0"



**UPPER FLOOR PLAN**

SCALE: 3/32" = 1'-0"

Floor Plans Provided by  
Sculptural Designs

**FIGURE 7**



**Wicks Residence CDUA**

## Floor Plans

July 1999

HENNIGER & HENNIGER INC. *Planning*

The driveway is designed to accommodate a turnaround area for visitors. An existing emergency vehicle turnaround area is located at the mauka end of the Shangri La Development and just makai of the entrance to the subject property. Access to the upper level of the residence will be via interior stairs.

The second floor level of the proposed residence will occupy 1190 sq. ft. and will include a dining room, living room, kitchen, master bedroom, master bathroom, half bathroom, and a exterior balcony.

## 2. Exterior Finishes

Selected exterior materials are planned for a natural cedar wood exterior and trim. The roof will have an approximate 4:12 slope and will be composed of cementitious roof shingles, similar to the adjacent Shangri-La Development. The painted or stained exterior trim is planned for subdued (earthtone) yellows and browns. Driveway pavement will be natural broom finished and natural brown colored slate at the proposed front door entry area.

## 3. Landscaping

Approximately 1800 sq. ft. of the subject property will be landscaped. The landscaping material will include those that do not require heavy watering to sustain growth. The proposed planting materials will consist of Bougainvillea, Areca palms, Ornamental Olive trees and grasses. Areca palms will be primarily used to visually soften retaining walls. Refer to Figure 8.

An irrigation system will be installed to supplement natural rainfall and will be operated on a time clock control system.

## 4. Sitework

Approximately 800 cubic yards of earth will be excavated for the development of the proposed single family residence. All of the excavated material will be used for fill for the proposed driveway and lawn areas.

## 5. Drainage

Runoff from approximately (1.6 acres) of property, mauka on the subject property will continue to flow towards an existing concrete ditch at the Mokapu Saddle Road. Runoff from approximately (1.8 acres) of undeveloped property will continue to flow toward an existing natural drainage way (northwest) of the subject property. Runoff from (0.8 acres) of undeveloped property mauka of the proposed residence will be captured by a proposed interceptor storm drain ditch to be installed along the mauka parameter of the area to be developed and disposed of into the existing drainage way. Approximately (0.1 acres) will remain undeveloped and continue to flow toward the Shangri-La Development. The remaining (0.2 acres) or newly developed area will drain toward and into the existing drainage way. Refer to Figure 11.

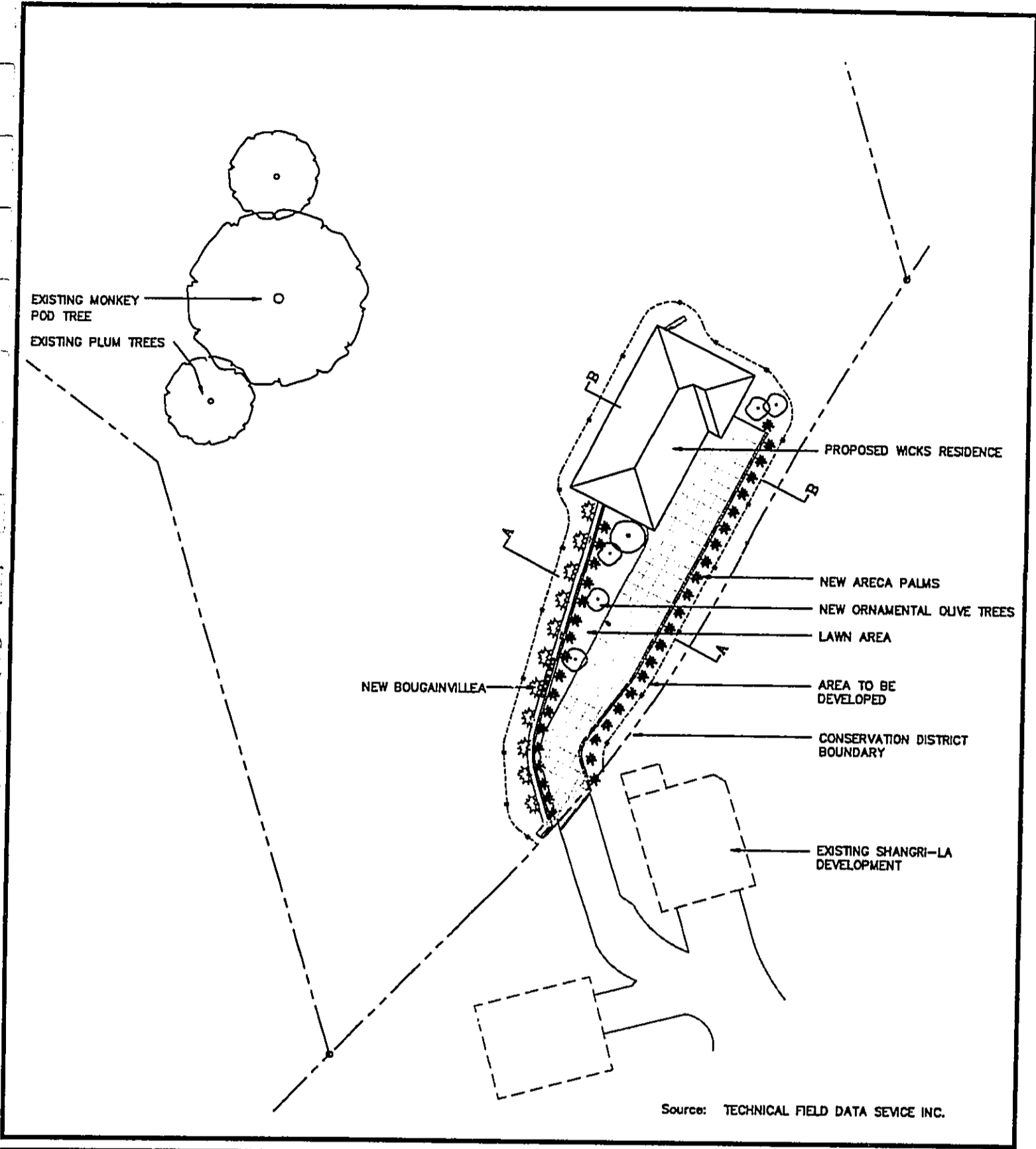


FIGURE 8



Wicks Residence CDUA

## Proposed Landscaping Plan

0' 40'

July 1999

HENNIGER & HENNIGER INC. *Planning*

## 6. Domestic Water Service

Water service to the proposed Wicks residence will be provided via an existing 4-inch water line, which connect to an existing 8-inch water line installed along the Shangri-La Development access road. This line in turn connects to an existing City and County of Honolulu Board of Water Supply water meter and 8-inch water main at Kahinani Place. Storage/pressure service will be from the existing 1.0 million-gallon capacity Mokapu Saddle Road Reservoir.

The proposed Wicks residence will be located within 150 feet of a fire apparatus turnaround area (located on the Shangri-La development access road) in accordance with the City and County of Honolulu Fire Department requirements.

## 7. Wastewater

Wastewater from the proposed Wicks residence will be through connection to an existing 4-inch sewer line makai of the subject property. Ultimate flow will be to an existing county 6-inch sewer line that crosses Kahinani Place. Disposal and treatment of the sewage will be via the City and County of Honolulu's Kaneohe Wastewater Treatment Facility. The applicant has received sewer connection approval from the City and County of Honolulu Division of Wastewater Management.<sup>1</sup>

## 8. Other Utilities

Other utilities such as electrical, telephone and cable service will be installed underground and will connect to existing lines within the adjacent Shangri-La Development.<sup>2</sup>

## 9. Project Phasing

Construction of the project will begin immediately upon approval by the governing authorities. Initially, the retaining walls will be built, followed by the driveway. Grubbing, clearing, grading and other site preparation, will immediately follow the construction of the retaining walls. Upon completion of the major site work, the driveway access road will be paved, and the proposed landscape material will be planted. Finally, the proposed residence will be constructed.

## 10. Construction Cost

According to the applicant, the cost of constructing the Wicks residence is estimated at \$500,000.

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<sup>1</sup> Division of Wastewater Management, City and County of Honolulu. Application for Sewer Connection. Approved April 28, 1999.

<sup>2</sup> "Grant of Nonexclusive Right of entry for Connection to Utility System" was granted March 5<sup>th</sup>, 1990.

## B. ENVIRONMENTAL CHARACTERISTICS

### 1. Climate

Temperature for the subject property, based on temperature recordings at the Kaneohe Marine Corps Air Station (State Weather Station No. 840) average a maximum temperature of the hottest month, September, is 82.7 degrees (Fahrenheit); the average minimum temperature of the coolest month, January, is 66.8 degree.<sup>3</sup>

Wind data from the Kaneohe Marine Corps Air Station indicates predominate winds are from the northeast, east-northeast and east (67.8 percent of the time). The mean wind speed during these predominant wind conditions is 11.6 miles per hour.<sup>4</sup>

Rainfall for the subject property area can be estimated base on historical records of the State rain gauge station 791.70 (in Mokapu area). The mean annual rainfall is 41.0 inches. The driest month is June with a mean rainfall of 1.3 inches and the wettest month is January with a mean rainfall of 6.5 inches.

### 2. Topography

The subject property is situated on the windward side of the Koolau Range. Geographically, the subject property is located on the slopes of the Oneawa Hills.

The elevations of the area to be developed range from approximately 180 to 205 feet above sea level. Slopes at the site are steep, ranging from approximately 40 to 70 percent. A ridge that extends from the ridgeline of Oneawa Hills divides the subject property.

### 3. Soils

Soils in the subject property consist of Alaeloa Silty Clay (ALF), according to U.S. Department of Agriculture Soils Conservation Service (SCS).<sup>5</sup> Refer to figure 9. The Alaeloa series consists of well-drained soils on the uplands. Soils developed in material weathered from basic igneous rock. The vegetation of these soil types consists of guava, Java plum, Christmas berry, Japanese tea and hilograss. Runoff is rapid to very rapid, the erosion hazard is severe and workability is limited.

### 4. Groundwater

The subject property is located makai of the State Department of Health's Underground Injection Control (UIC) line, and is therefore considered makai of important groundwater resources.

<sup>3</sup> Ibid.

<sup>4</sup> U.S. Marine Corps Air Station. Percentage Frequency of Wind Direction and Speed for Kaneohe Bay Oahu Hawaii MCAS.

<sup>5</sup> U.S. Dept. of Agriculture Soil Conservation Service, University of Hawaii Agricultural Experiment Station. Soil Survey of Islands of Kauai, Oahu, Maui, Molikai, and Lanai, State of Hawaii. August 1972.



## 5. Drainage

According to the City and County of Honolulu Flood Insurance Rate Map<sup>6</sup>, the subject property is located within Zone D or in an area which flood hazards are undetermined. The property is located near the upper slopes of the Oneawa Hills and therefore is not subject to significant flooding potential. There is one existing dry gully that is located near the makai corner of the property.

Based on a report prepared by DHC Hawaii Corp. in 1990,<sup>7</sup> storm runoff from approximately (1.6 acres) of the mauka area of the subject property flows toward an existing concrete ditch at the Mokapu Saddle Road at a rate of 6.6 cubic feet per second (CFS) during a 10 year storm event. Runoff from approximately (0.2 acres) of the subject property drains towards the abutting property of the Shangri-La Development at a rate of 0.9 CFS during a 10-year storm event. Runoff from the remaining property (2.7 acres) drains toward an existing natural drainage way (southwest) of the subject property. Refer to Figure 10 "Existing runoff Plan".

## 6. Flora

The subject property is predominantly covered with a variety of grasses, haole koa and Christmas berry. Three specimen trees, one monkeypod (approximately 65-foot wide canopy), and two Java plum trees (approximately 30-foot canopy). Small isolated patches of guava, strawberry guava, fiddle wood, and lantana was also identified. No endangered plant species are believed to exist on the subject site.<sup>8</sup>

## 7. Fauna

Based on review of available literature, nine bird species are presumed to inhabit the subject property: laceneck dove, shama thrush, barred dove, red-vented bulbul, mynah bird, Japanese white-eye, ricebird, house sparrow, and cardinal.<sup>9</sup> All are common to urban and field situations.<sup>10</sup>

Although no mammals were observed on the subject property, it is probable that one or more of the following may occur on the property: common Indian mongoose, roof rat, Norway rat, Polynesian rat and house mouse. No native birds or mammals are known to inhabit the subject property.

## 8. Archaeological/Historical

An archaeological inventory survey was done by Archaeological Consultants of Hawaii in September 1990, as part of a previously approve (EA) for the subject property. According to the report, there were no surface indications of any

<sup>6</sup> Federal Emergency management Agency. Flood Insurance Rate, City and County of Honolulu, Community-Panel number 150001 0060 B. Sept. 4, 1987.

<sup>7</sup> Helber Hastert & Kimura Planners. "Environmental Assessment TMK 4-4-13-34." Oct. 1990: 26

<sup>8</sup> Helber Hastert & Kimura Planners. "Environmental Assessment TMK 4-4-13-34." Oct. 1990: 29

<sup>9</sup> Nagata, Kenneth M. Malulani Biological Survey. May 28, 1989

<sup>10</sup> Ibid.



cultural activity. In addition, the report indicates that subsurface testing is not warranted at the subject property and that no further archaeological work is necessary. A copy of this report is appended to this draft environmental assessment as Appendix B.

#### 9. Noise

The predominant noise within the subject property comes from wind, vegetation and passing vehicles on Mokapu Saddle Road and within the Condominium Property Regime of Shangri-La. The subject property is exposed periodically to aircraft noise from the U.S. Marine Corps Air Station at Kaneohe Bay.

#### 10. Air Quality

The air quality at the site is very good. Natural air pollutants such as ocean sea spray, plant aeroallergens and dust could affect the air quality in fairly uniform and limited amounts.

#### 11. Scenic and Visual Resources

The predominant public view of the subject site is from Mokapu Saddle Road. The site is presently covered with vegetation consisting of haole koa, grasses, and christmas berry. A major visual element of the site is a large monkeypod tree with an approximately 65-foot wide canopy. According to the City and County of Honolulu's Coastal View Study,<sup>11</sup> the property is described as the Kailua Bay Viewshed. Oneawa Hills is described as an important coastal landform but is not identified as a significant roadway view (which is one of the primary viewpoints considered by the Coastal View Study). Refer to View Analysis Photographs Figures 12-15.

### C. SOCIO-ECONOMIC CHARACTERISTICS

#### 1. Residential Population

Presently there is no one residing on the subject property. The proposed single-family residence will add 2 persons to the Koolaupoko District.

#### 2. Character of Surrounding Area

The Koolaupoko District consists primarily of residential use surrounded by large amounts of open space and agricultural land. The communities of Kailua and Kaneohe are predominately single-family suburban communities. Figure 16 identifies the surrounding area of the subject property.

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<sup>11</sup> Chu, Michael S. and Robert B. Jones. Coastal View Study. Prepared for the City and County of Honolulu Department of Land Utilization. 1987

3. Economic Conditions

Revenues (in the form of property taxes) to the City and County of Honolulu are minimal. No employment is presently being provided on the subject site.

4. Municipal Services

Domestic Water Supply

There is presently a 4-inch water line, which connects to an existing 8-inch water line installed along the Shangri-La Development access road. This line connects with the City and County of Honolulu Board of Water Supply water meter and an 8-inch water main at Kahinani Place. Storage/pressure is from an existing 1.0 million-gallon capacity Mokapu Saddle Road Reservoir.

According to consulting mechanical engineers, Yahiku & Associates, the Wicks residence will use an estimated total of 220 gallon of water per day; this includes 180 (gpd) for domestic use and 40 (gpd) for irrigation purposes. The City and County of Honolulu Board of Water Supply has stated that the existing 8" x 2" FM meter serving the Shangri-La Development is adequate to provide water service to the proposed development on the subject property. (See Appendix C)

Wastewater

According to the consulting mechanical engineers, Yahiku & Associates, the amount of wastewater that will be generated at the proposed Wicks residence is estimated at 180 gallons of water per day. The wastewater will be disposed through connection to an existing City and County 6-inch sewer line that crosses Kahinani Place. Treatment will be by the City and County of Honolulu's Kaneohe Wastewater Treatment Facility. The applicant has received sewer connection approval by the City and County of Honolulu Division of Wastewater Management. Refer to Appendix C.

Solid Waste

Solid waste generated by the adjoining area is presently being collected and disposed of by the City and County of Honolulu Department of Public Works, Refuge Division. The solid waste is anticipated to be collected by a private collection company.

**V. POTENTIAL IMPACTS AND MITIGATING MEASURES**

**A. PHYSICAL ENVIRONMENT**

1. Topography

Approximately 6500 sq. ft. or 3.3 percent of the subject property's topography will be affected by the proposed development. The residence is designed to minimize alteration to the topography by locating the proposed residence near the lower section of the site thereby reducing the amount of grading.

## 2. Soils

Impacts of the construction activities are limited to the potential for erosion. Clearing and grubbing during construction will expose the soils to erosional forces.

Erosion can be mitigated by implementing erosion control measures specified in the current State Department of Health's Water Quality Standards, Public Health Regulations and SCS's Erosion and Sediment Control Guide for Hawaii. Installation of Siltation fencing will be installed along the perimeter of the disturbed soil areas. Replanting and landscaping will be implemented immediately after grading all cuts and filled slopes. Construction materials, petroleum products, wastes, and landscaping substances will be prevented from entering nearby drainage areas.

## 3. Groundwater

The proposed action is not expected to significantly affect groundwater recharge. The groundwater resources in the area are located mauka of the subject site of which approximately 5000 sq. ft or 2.5 percent of the surface of the property will become impervious as a result of the proposed action. Wastewater from the proposed residence will be collected and treated by the City and County of Honolulu wastewater system.

## 4. Drainage

Figure 11 shows future drainage areas, direction of flow, and runoff quantities for a 10-year storm event. Runoff from approximately (1.6 acres) of property, mauka on the subject property will continue to flow towards an existing concrete ditch at the Mokapu Saddle Road. Runoff from approximately (1.8 acres) of undeveloped property will continue to flow toward an existing natural drainage way (northwest) of the subject property. Runoff from (0.8 acres) of undeveloped property mauka of the proposed residence will be captured by a proposed interceptor storm drain ditch to be installed along the mauka parameter of the area to be developed and disposed of into the existing drainage way. Approximately (0.1 acres) will remain undeveloped and continue to flow toward the Shangri-La Development. The remaining (0.2 acres) or newly developed area will drain toward and into the existing drainage way.

Although the proposed action would alter the character of approximately 6500 SF or 3.3% of the property, the proposed landscaping, retaining walls and integration of interception storm drains would substantially decrease the potential for severe future runoff from entering the adjacent Shangri-La Development.

During construction, clearing and grubbing will temporarily disturb the retention values of the existing vegetation, and expose the soils to erosion forces. Appropriate erosion control measures will be installed during and after construction to minimize erosion. Construction products and materials will be prevented from washing or entering into aquatic environments.

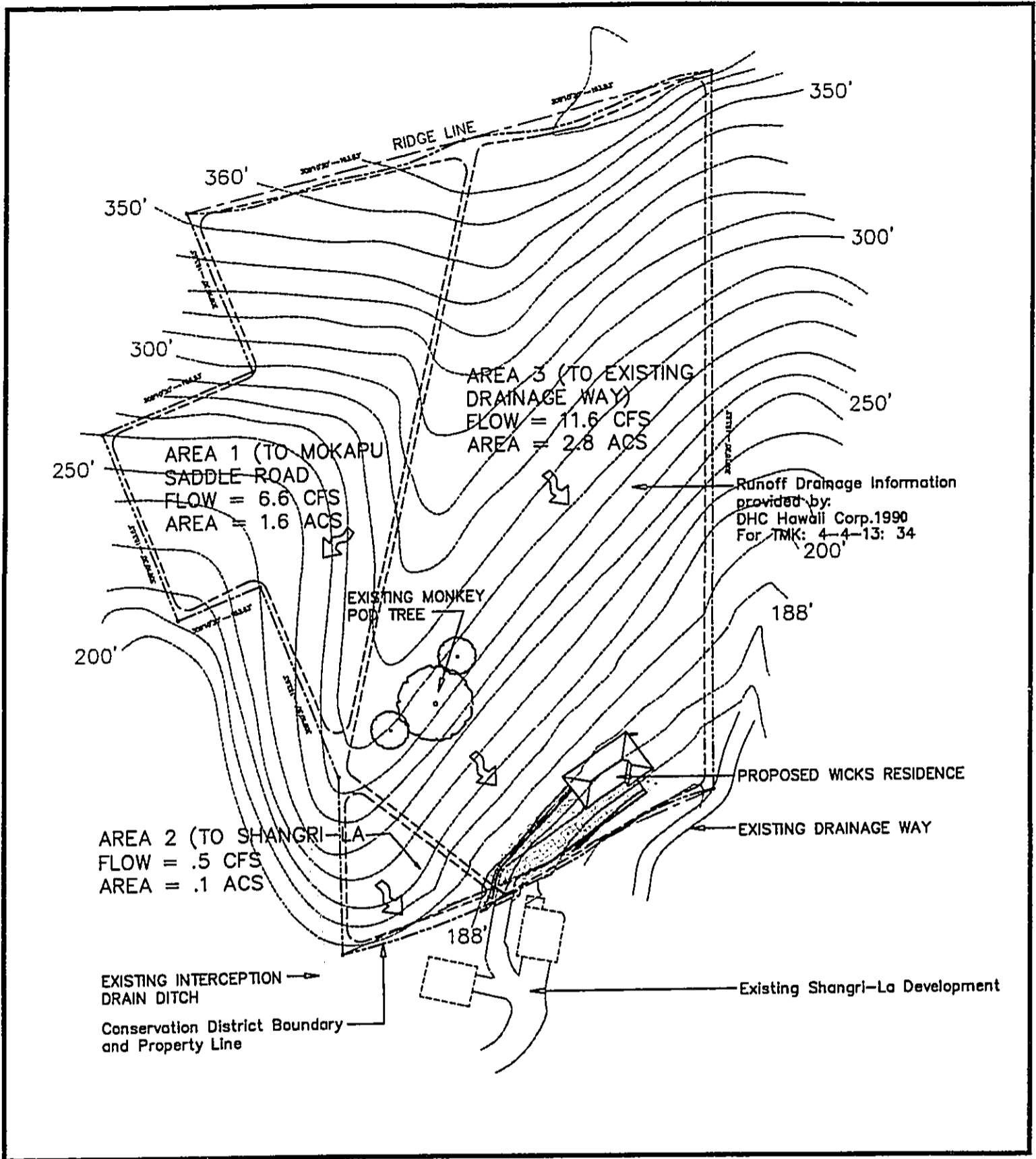


FIGURE 10



## Existing Runoff Plan



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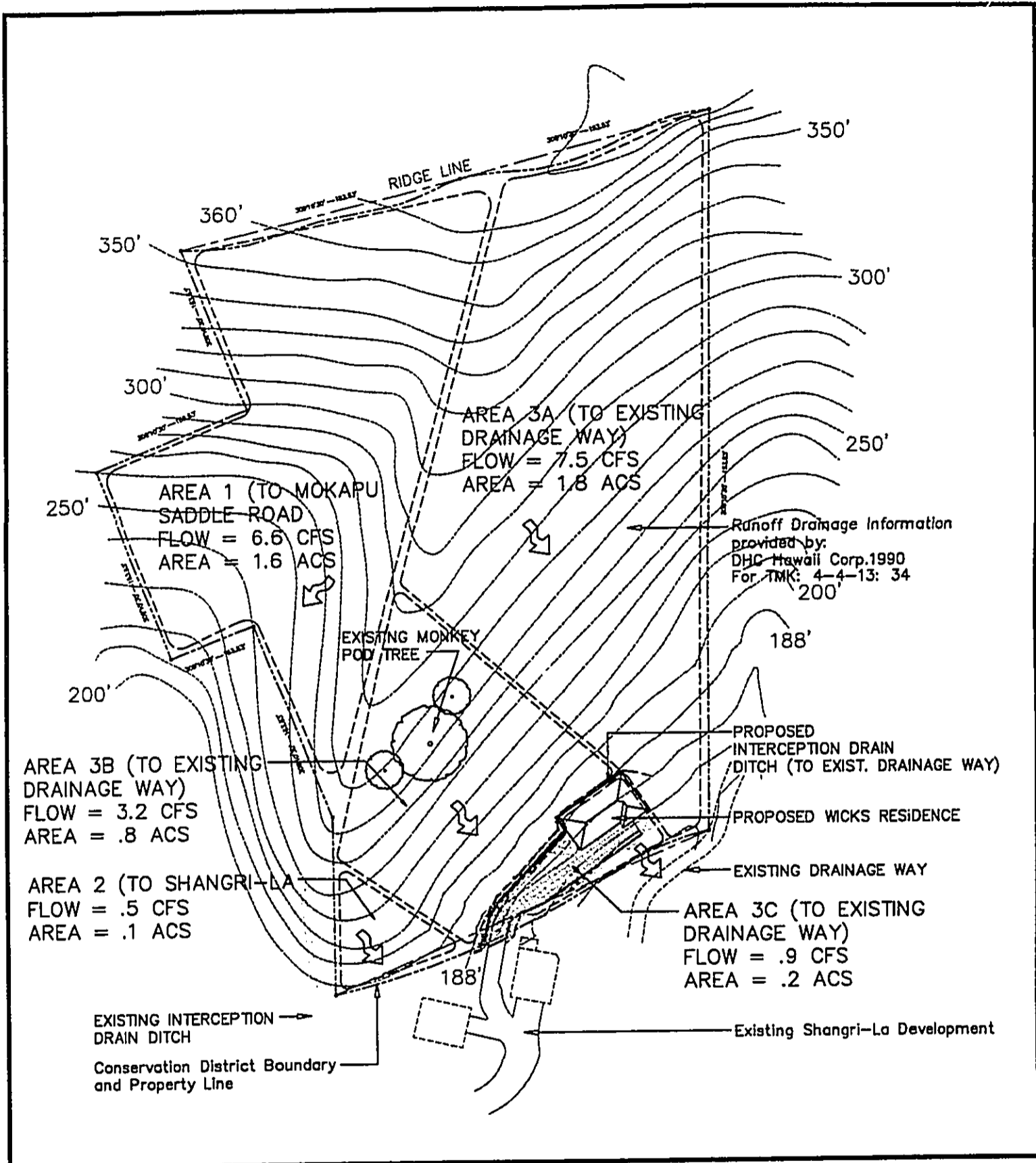


FIGURE 11

## Future Runoff Plan

0'  96'



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## 5. Flora

Approximately 3.3% of the property will be developed. Most of the vegetation within the developed area will be removed. Temporary loss of soil retention values and fauna habitat is expected. There are no plans to alter the existing vegetation of the remaining 96% of the subject property.

To mitigate soil erosion, the following actions will be implemented: wetting down loose soil areas; good housekeeping on the construction site; early installation of interception storms drains and retaining walls; installation of siltation fencing along the perimeter of disturbed soil areas; prompt installation of driveway paving; and prompt landscaping of bare soil areas.

Approximately 28% of the proposed developed area will be landscaped. The landscaping material will include those that do not require heavy watering to sustain growth. The proposed planting materials will consist of Bougainvillea, Areca palms, Ornamental Olive trees and grasses. The proposed development will not disturb the existing specimen trees as previously described.

## 6. Fauna

There are no known significant habitats of rare, endangered or threatened species of fauna on the subject site. The proposed residence will result in the loss of vegetation on the property (approximately 3.3%) and some faunal habitat. However, due to the birds and mammals in the site are common to most urban and field situations, this loss is not considered to be significant.

## 7. Archaeological/Historical

No impacts to archaeological or historic resources are expected. In the event that any unidentified sites or remains are encountered during construction and site work phases, work will immediately cease until the proper authorities have been notified and makes recommendations for mitigative actions.

## 8. Noise

The establishment of the proposed residential use will not significantly increase the noise levels at the property due to any increased human traffic or activity.

Short-term noise will occur during the construction of the proposed residence. The most significant noise will occur during the first phases of construction by the use of heavy-duty construction equipment. Earthmoving equipment such as backhoes and diesel-powered trucks is anticipated to be the loudest equipment used during construction.

Construction-period noise will be mitigated by complying with the provision of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu, of the State Department of Health. Noise generated during construction, will be limited to normal daylight working hours and mufflers will be required on all equipment.

## 9. Air Quality

The increase in the number of residence may result in a slight increase in the volume of traffic being attached to the subject property. However, this increase is not considered significant compared to the overall amount of vehicles in the surrounding area. As such, the proposed single-family residence is not anticipated to be detrimental to the long-term air quality.

The principal source of short-term air quality impact will be construction activity. Short-term construction related impacts are principally in the form of fugitive dust emissions.

To mitigate the short-term construction impacts of fugitive dust emissions, the following control measures will be used: Wetting down loose soil areas; good housekeeping on the job site; installation of siltation fencing along the perimeter of the disturbed soil areas; and the prompt installation of pavement and landscaping of bare soil.

## 10. Scenic and Visual Resources

The location of the proposed residence does not have an adverse effect on the makai views from Mokapu Saddle Road, Kaneohe Bay Drive or H-3 Freeway.

Figures 12-15 were prepared as a visual analysis of the property. Photo #2, shows the view of the Oneawa Hills ridgeline from Mokapu Saddle Road/Kaneohe Bay Drive intersection will not be obscured by the proposed residence. In addition, photo #1-4 shows that the proposed subject residence will not encroach or disturb the view line to the existing (Monkey pod tree) or significant open space.

To mitigate any potential visual impact of the proposed development, the residence will be located near the bottom of the subject property. The building height envelope for the proposed residence will be a maximum 25'-0" running parallel with the existing grade. Refer to Figures 5 and 6. The limited size and complexity of the proposed residence will preserve the open space resulting in over 96 percent of the subject property left in its natural condition.

The proposed single-family residence is appropriate for the surrounding area and is consistent with the scale, building massing, and residential character of the residential neighborhood. Therefore, the proposed action will not have a significant impact upon the visual character of the site and its immediate environment.

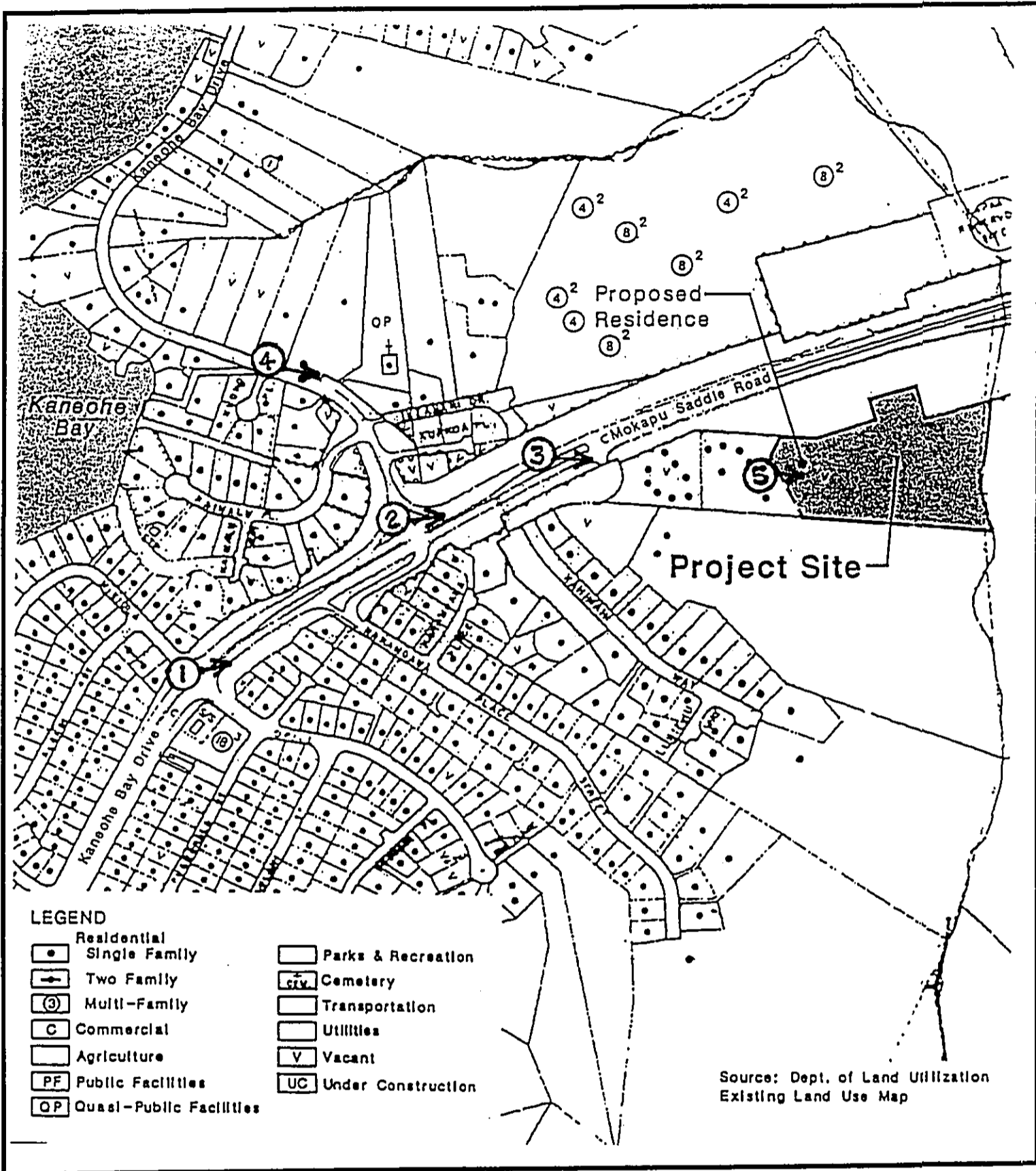


FIGURE 12



Wicks Residence CDUA

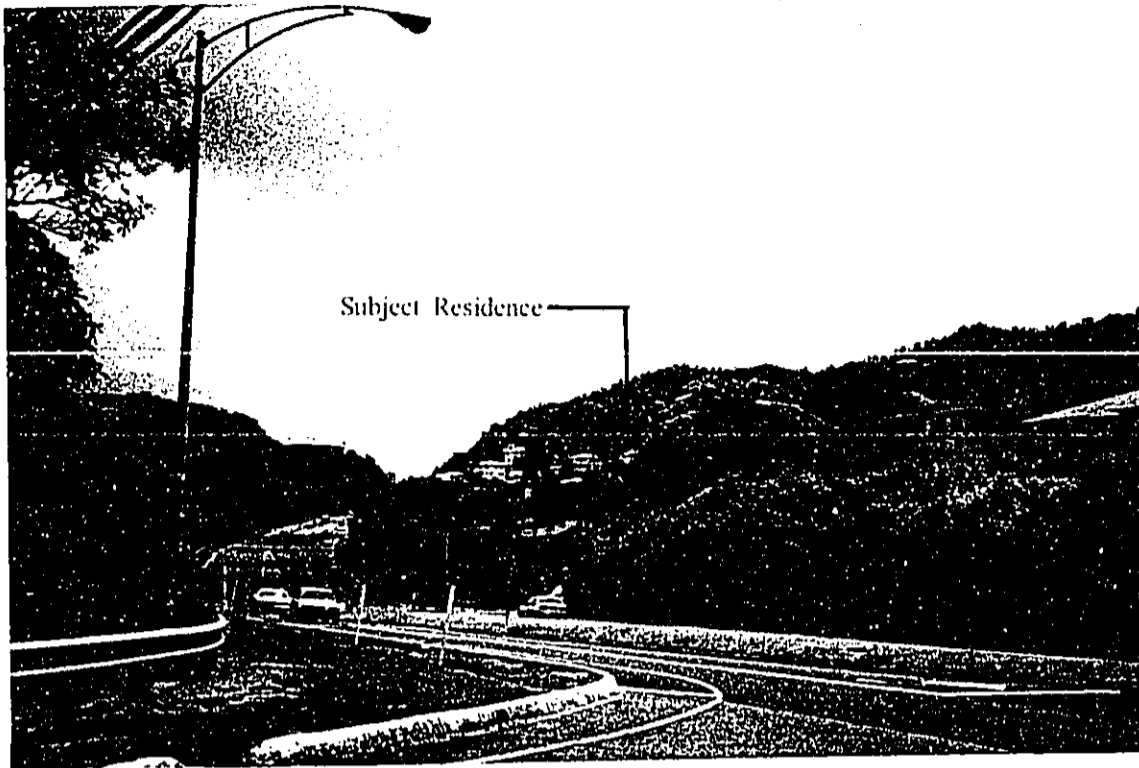
## View Analysis Key Map



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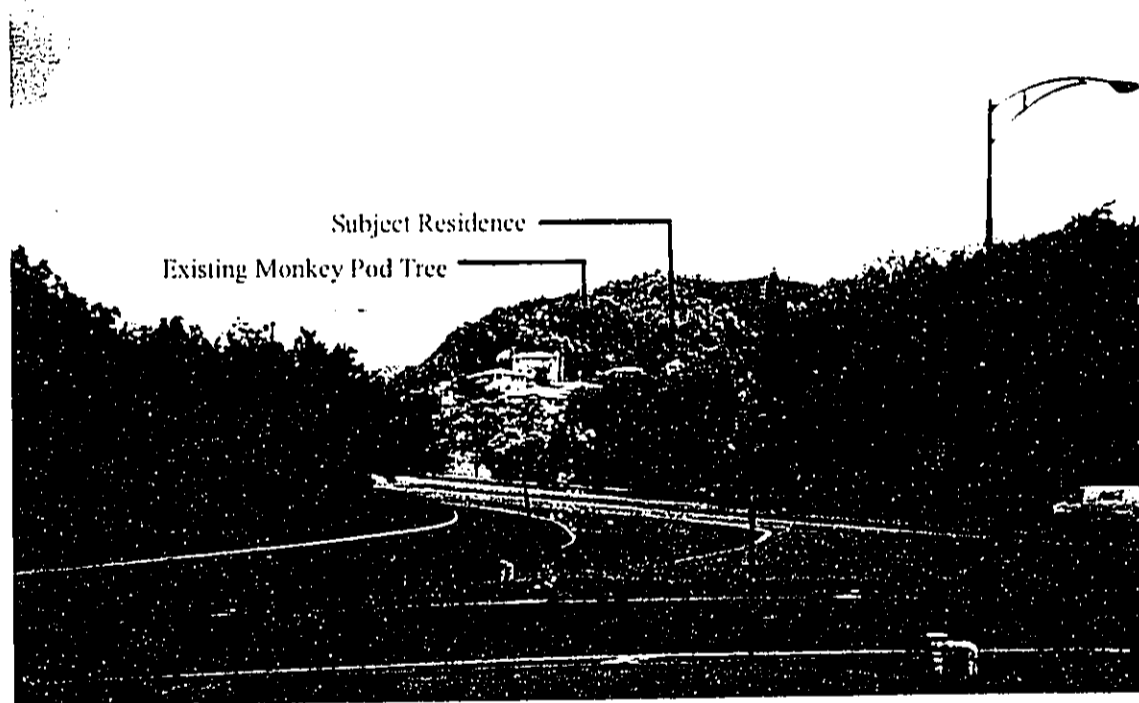
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1

VIEW FROM KANEOHE BAY DRIVE/MIKIOLA DRIVE INTERSECTION



2

VIEW FROM KANEOHE BAY DRIVE/MOKAPU SADDLE ROAD INTERSECTION

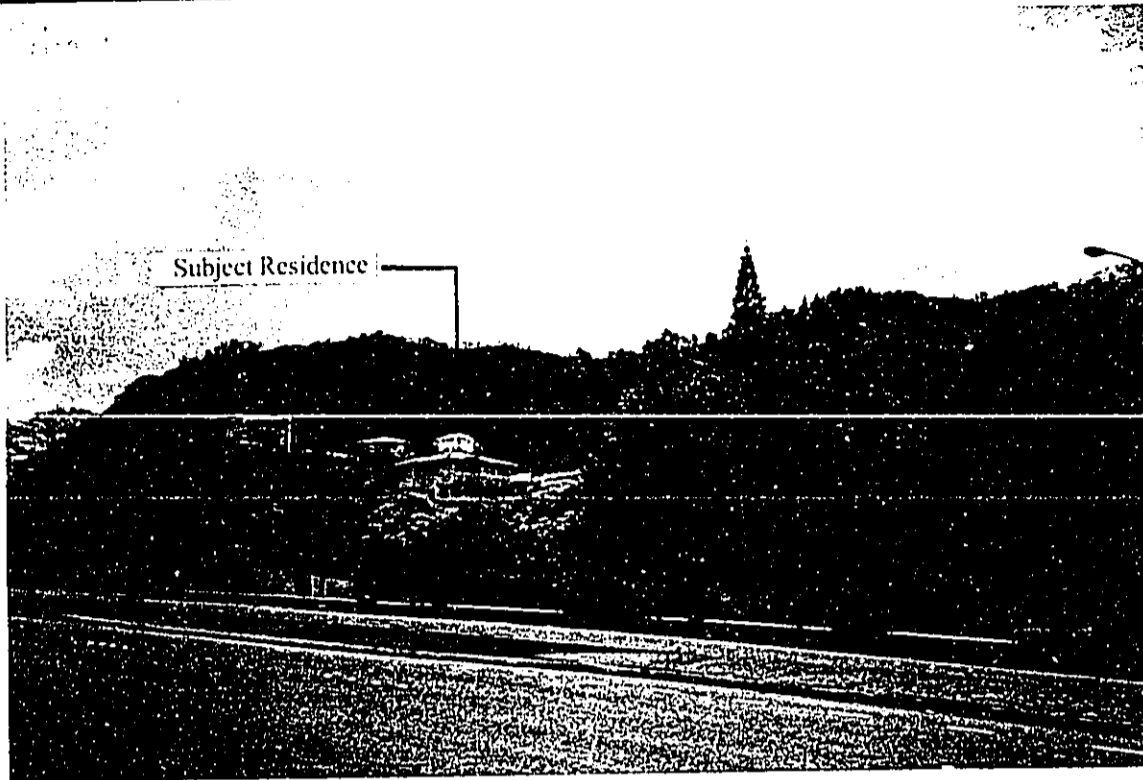
FIGURE 13

## View Analysis Photographs

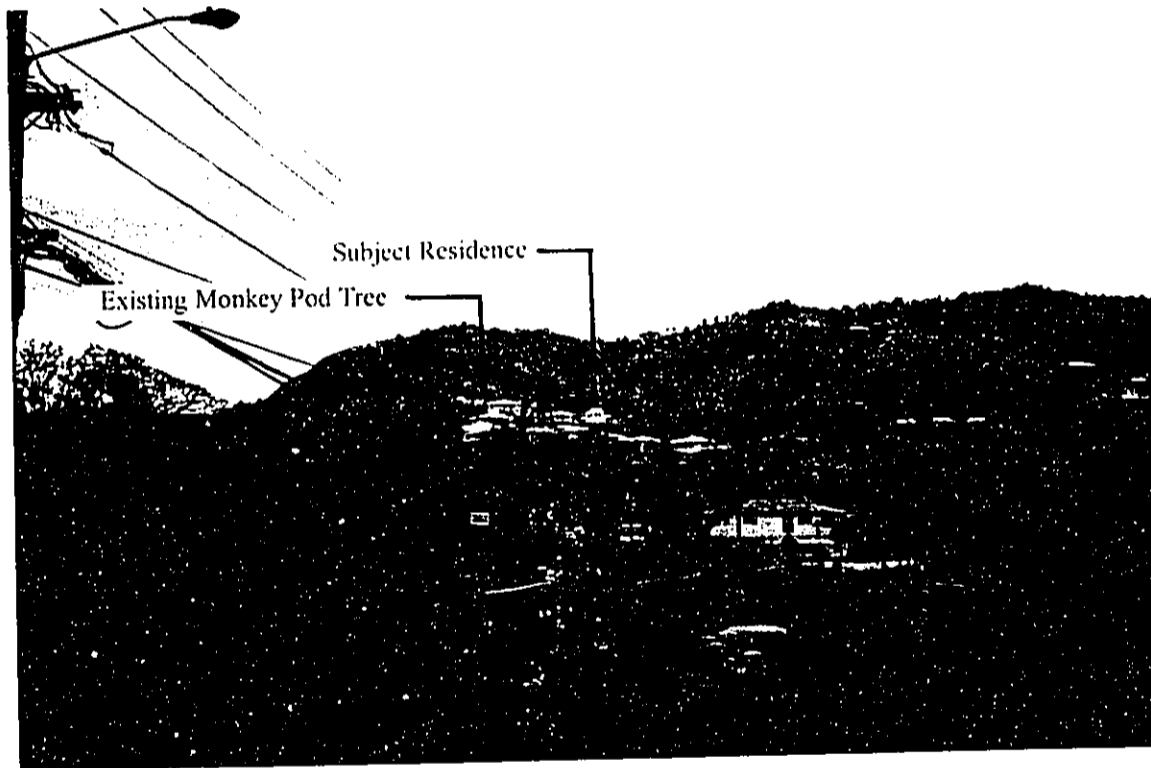
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3 VIEW FROM MOKAPU SADDLE ROAD



4 VIEW FROM KANEOHE BAY DRIVE/KUONO PLACE INTERSECTION

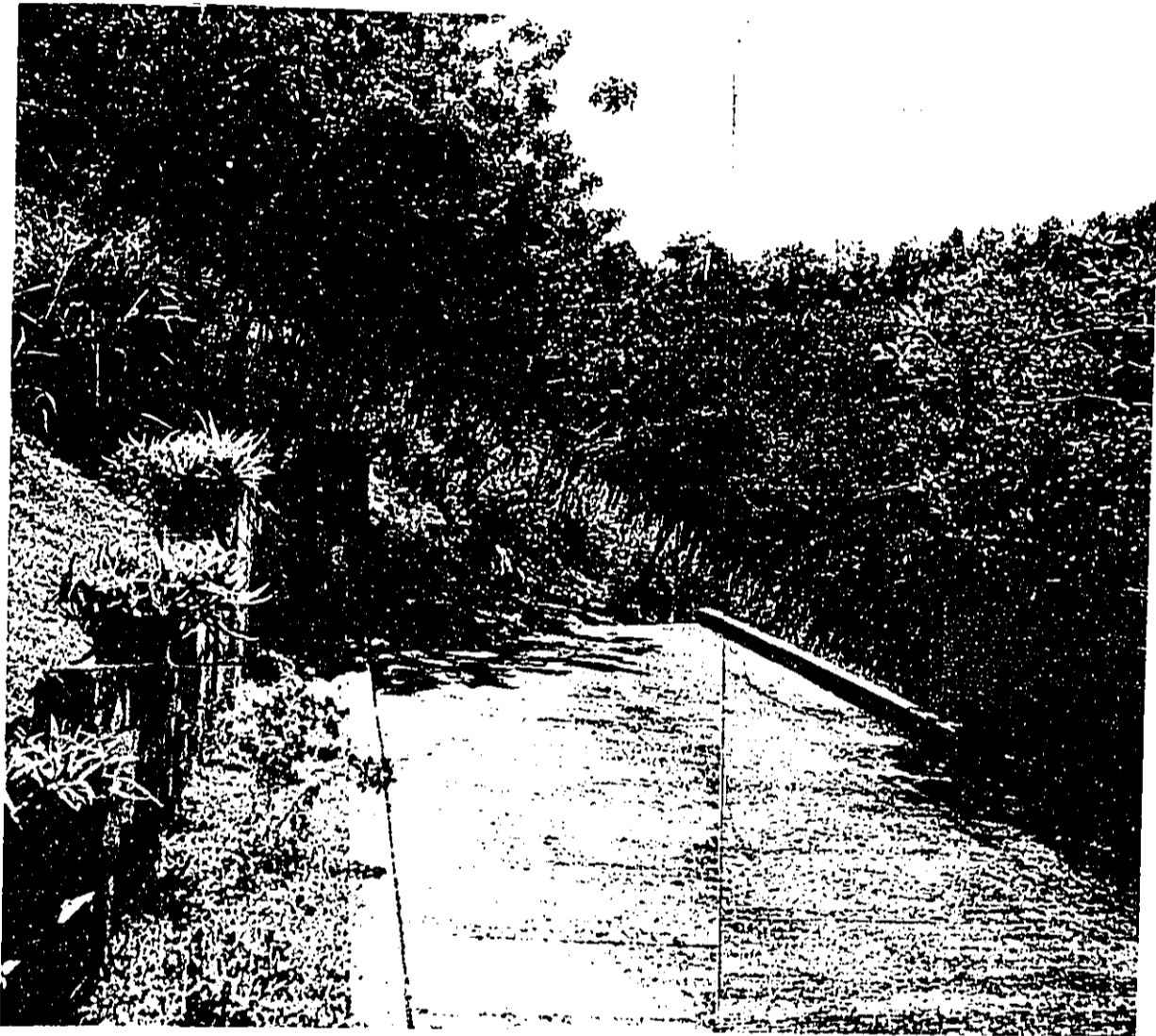
FIGURE 14

## View Analysis Photographs

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5 VIEW OF ENTRANCE TO SUBJECT PROPERTY

FIGURE 15

## View Analysis Photographs

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## **B. SOCIO-ECONOMIC CHARACTERISTICS**

### **1. Residential Population**

No person will be displaced as a result of the proposed residence. The residence will increase the Koolaupoko District by 2 persons or (.0017) percent of the population in the Koolaupoko District in the year 2000.<sup>12</sup> Due to the proposed number of new tenants and size of the proposed single-family residence, no significant social impacts are anticipated by the proposed development.

### **2. Character of the Surrounding Area**

Land uses within the Koolaupoko District consist of primarily residential use surrounded by substantial amounts of open space. The proposed area to be developed range from 180-foot to 204-foot elevation, which is compatible with existing residential development on the slopes of Oneawa Hills. The proposed development is consistent with the scale, building massing, and character of the surrounding area. The proposed single-family residence will not have a significant impact upon the character of the site. Refer to Figure 16.

### **3. Economic Environment**

The construction of the proposed residence will generate employment and revenue to the state via collected taxes. In addition, the property improvement will increase the taxable value of the subject property. The estimated cost of construction for the Wicks residence is \$500,000. The property is intended for single-family use and will not be used for any other commercial purposes.

## **VI. SUMMARY OF POTENTIAL IMPACTS, MITIGATING MEASURES AND ALTERNATIVES CONSIDERED**

### **A. POTENTIAL MAJOR IMPACTS AND MITIGATING MEASURES**

The potential major impacts identified in this (EA) include soil erosion and air pollution during construction, and visual impacts. No adverse impacts are expected to groundwater resources, surface water resources, and function or habitat value of existing flora, fauna, archaeological and historical resources, the character of the surrounding area, economic conditions or the social environment.

#### **1. Potential for Soil Erosion**

To mitigate the impact of potential soil erosion due to construction activities, strict erosion control measures shall conform to State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii. Dust control methods include wetting down loose soil areas, installation of siltation fencing along the perimeter of the disturbed soil areas, good housekeeping on the job site, and landscaping of bare soil areas immediately after construction is completed.

<sup>12</sup> State of Hawaii. County General Plan. "Special Provisions for Koolaupoko". Section 24-6.1.

## 2. Potential for Air Pollution during Construction

The related impacts are principally in the form of fugitive dust emissions. To reduce this type of emission, Department of Health regulations stipulate primarily control measures which include wetting down loose soil areas, good housekeeping on the job site and early installation of pavement and landscaping on disturbed soil areas.

## 3. Construction Related Noise

Construction noise impacts will be mitigated through compliance with the provisions of Title 11, Administrative Rules, Chapter 43, and Community Noise for Oahu, State Department of Health. The hours of construction activities will be limited, and all equipment will be equipped with mufflers.

## 4. Visual Impacts

The proposed landscaping will be designed to visually soften and screen the proposed structure and enhance the attractiveness of the area. The proposed residence will be located near the bottom of the subject property to minimize visual impacts. In addition, the proposed residence will be limited to a building envelope height of 25'-0" running parallel with the existing grade.

## B. ALTERNATIVES CONSIDERED

The objective of the landowner is to build a single-family residence on the subject property. Alternatives to the proposed action are to construct the residence at a higher elevation for a more desirable ocean view and separation from the surrounding area. However, this alternative would require much more grading, involve implementing extensive retaining walls, disrupt more open space, and be more visible, consequently having greater social impacts than the proposed action.

The alternative to change the configuration of the residence with a elongated or dispersed floor plan would require more area of land to be developed, increase erosion potential, and consequently require additional cost and expense to grade and export excavated earth from the subject site.

The design of the proposed residence is intended to minimize the alteration of the terrain and limit the amount of visual impact to the surrounding area. The design and location of the house would provide necessary vehicular turnaround around area in conjunction with stabilizing the existing soils to control erosion. As presently designed, a maximum of 6511 sq. ft. or 3.3 percent of the subject property will be affected by the proposed development.

The alternative of "no action" would not meet the objective of the landowner to build their single-family home.

### C. DETERMINATION

In reviewing the "Significant Criteria" outlined in the Hawaii Administration Rules Title 11, Chapter 200, Section 12, EIS Rules, Contents of the Environmental Assessment, the proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. Based on the analysis, the following were concluded:

1. **No irrevocable commitment to loss or destruction of any natural or cultural resource would result.**

An archaeological assessment and field study for the project has determined no cultural deposits, historical burials or significant natural resources present at the project area. In the event that any cultural deposits or human burials are uncovered, all work will immediately be halted and SHPD and other governing authorities notified.

2. **The proposed action would not curtail the range of beneficial uses of the environment.**

The project will occupy previously vacant land. No recreational activities or other beneficial uses would be curtailed due to this project.

3. **The proposed action does not conflict with the State's long term environmental goals and guidelines.**

The project is located in land, which has been designated conservation by the State of Hawaii, and will have no significant environmental impacts. The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS.

4. **The economic or social welfare of the community or state would not be substantially affected.**

The project is compatible with the character of the surrounding residential neighborhood and is consistent with the State's Development Plan for the Koolaupoko District. The surrounding land use patterns will not be negatively or significantly altered.

5. **The proposed action does not substantially affect public health.**

Although public health may be affected by the short-term construction impacts such as air, noise and traffic, these should be considered insignificant to the project. Mitigating measures will be used to address impacts that potentially affect public health.

- 6. No substantial secondary impacts, such as population changes or effects on public facilities are anticipated.**

The project will increase the Koolaupoko District population by 2 persons. This project will not significantly impact on population changes or public facilities.

- 7. No substantial degradation of environmental quality is anticipated.**

There will be no degradation of the environment. In fact, the new project will enhanced the area with landscaping of Hawaiian plants.

- 8. The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable impacts on the environment.**

This project is for the construction of one single-family residence. No other use is planned or permitted hence there will be no cumulative impacts.

- 9. No rare, threatened or endangered species or their habitats would be affected.**

Field wildlife and botanical studies and onsite observation indicate that there are no endangered plants, animal species or their habitats on or near this property.

- 10. Air quality, water quality, or ambient noise levels would not be detrimentally effected.**

There will be no detrimental impacts on air quality, water quality, or ambient noise levels. Short-term fugitive dust emissions and construction noise impacts will be mitigated through compliance with State Department of Health regulations and control measures.

- 11. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion prone areas, geological hazardous lands, estuaries, fresh waters or coastal waters.**

This project is *not* located within the Special Management Area. There will be no impact on any environmentally sensitive areas.

- 12. This project will not substantially effect scenic vistas and view planes identified in county or state plans or studies.**

Due to the limited size, location of the single-family home and the established residential character of the area, this project is in conformance with all State and County plans.

- 13. This project will not require substantial energy consumption.**

This project is for the construction of a single-family residence in a single-family residential area. No substantial energy consumption will be required.

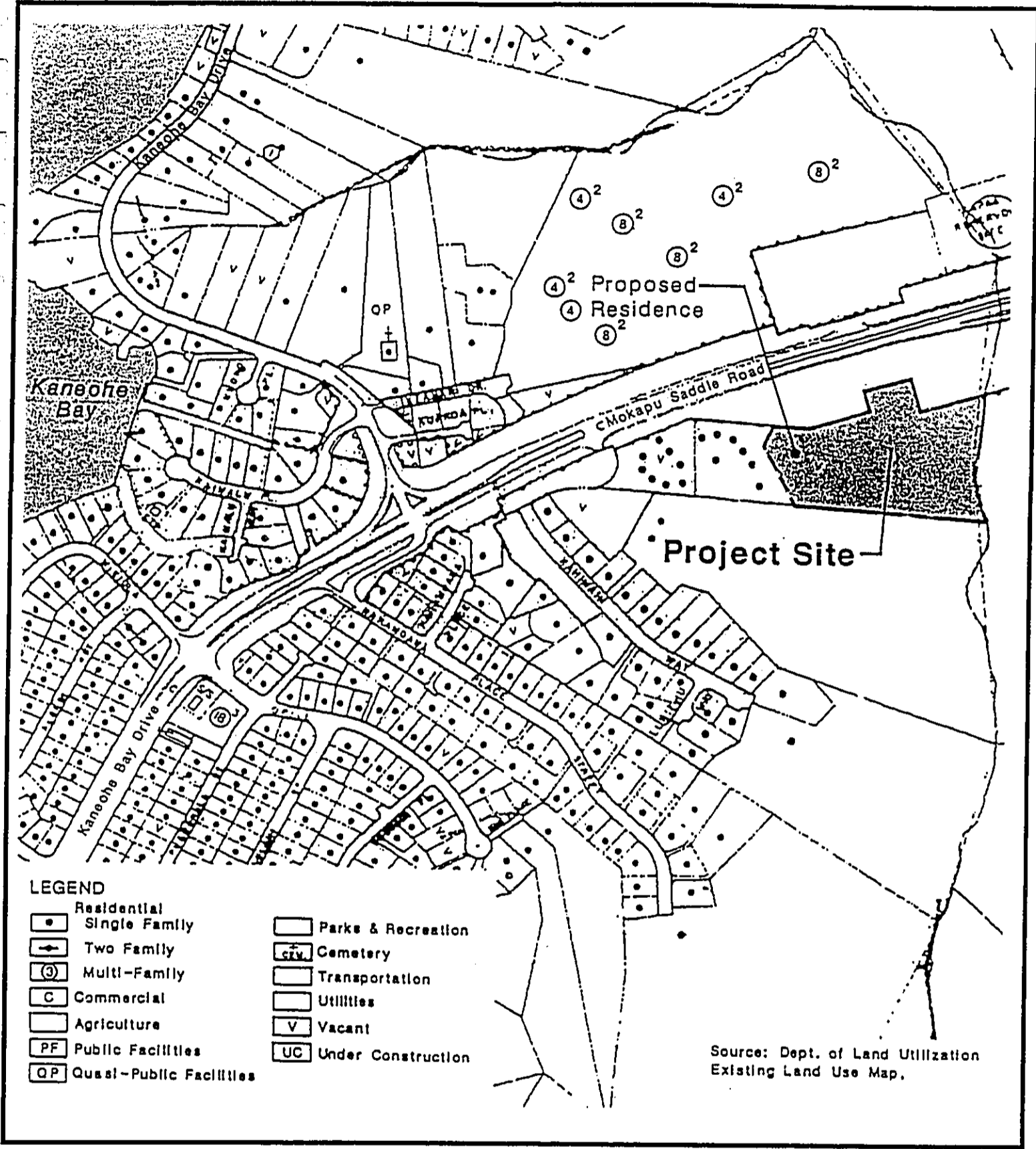


FIGURE 16

## Surrounding Land Uses

0' 400'



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The landowner respectfully requests that the Department of Land and Natural Resources file a Negative Declaration with the State Office of Environmental Quality Control at its earliest convenience.

**D. COMMENTS RECEIVED ON THE DRAFT (EA)**

The draft (EA) was published in the October 23, 1999 OEQC Bulletin. Copies of the (EA) were submitted for review and comment to the OEQC, Kaneohe Neighborhood Board, Various Agencies for the City and County of Honolulu Department of Planning and Permitting and State of Hawaii Departments of Land and Natural Resources. The following comments were received and responded to:

**1. OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

- a) Construction and painting the residence with materials and colors that blend with the surroundings. Recommend landscaping with native Hawaiian plants.

**COMMENT**

Selected exterior materials for the proposed residence will include natural cedar wood siding, trim, and cementitious earth tone roofing. Mr. Richard Palmer, Botanist for the University of Hawaii will be assisting the Owner in protecting and incorporating native Hawaiian plants within the project landscape.

- b) Consult with the Shangri-La Development to determine any concerns with drainage and construction related impacts.

**COMMENT**

In consultation with the Shangri-La Development (Mr. Charles Hill, President of the Board of Directors), the following items were addressed:

1. The Shangri-La Development welcomes Mr. and Mrs. Robert Wicks as their new neighbors.
2. All concerning parties hereto is familiar with and agree to the Land Court Order 1712253 granting rights to road and utilities access for the subject property.
3. To mitigate concerns of undue cracking to the existing Shangri-La access road during construction of this project, the following actions will be taken:
  - a). All vehicles using the access road for the construction of this project shall comply with HRS §291-35, Gross weight, axle, and wheel loads.
  - b). Construction vehicles shall obey all speed limits and maintain safe driving standards.
  - c) Vehicular parking during construction for this project will be outside of the Shangri-La development or within the entrance of the project property. Vehicular and pedestrian ingress and egress to all existing Shangri-La residential units shall not be obstructed.

4. To mitigate concerns on the impact of potential soil erosion and severe drainage, the following actions will be taken:

- a). The project shall conform to State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii. Dust control methods will include wetting down loose soils and the installation of siltation fencing around the perimeter of the disturbed soil areas. Replanting, landscaping and paving will be implemented immediately after grading all cuts and filled slopes.
- b). The integration of an interception drainage ditch mauka of the subject property will substantially decrease the potential for severe future runoff from entering the Shangri-La Development. The captured runoff will be directed toward the existing natural drainage way Ewa of the project area.

c). Discuss the *finding and reasons* for supporting the FONSI determination.

COMMENT

Discussion of the Finding and Reasons for the FONSI determination have been incorporated into Section VI-C "Determination" of this Final (EA).

d). List all permits and approvals required for this project.

COMMENT

The following permits and approvals are anticipated for this project:

State of Hawai'i

*Department of Land and Natural Resources*

City and County of Honolulu

*Department of Planning and Permitting*

*Department of Public Works and Waste Water Management*

*Board of Water Supply*

*Department of Engineering*

2. OFFICE OF HAWAIIAN AFFAIRS

a) Notify SHPD of human burials, artifacts, or other remains or deposits encountered within the project area.

COMMENT

In the event that any unidentified sites or remains are encountered within the project area, work will immediately cease until SHPD and other governing authorities have been notified to make recommendations for mitigative action.

3. DEPARTMENT OF LAND AND NATURAL RESOURCES  
(Division of Conservation and Resources Enforcement)

a) Provide a Fire Contingency Plan

**COMMENT**

A Fire Contingency Plan application has been submitted to the Division of Forestry and Wildlife. This plan is included in the Final (EA) as Appendix D.

**4. BOARD OF WATER SUPPLY**

- a) The comments from the Board of Water Supply were concerning various policies and requirements (See Appendix C).

**COMMENT**

The Landowner will enter into an elevation agreement with the BWS and pay the applicable Water System Facility Charges for resource development, transmission and storage. The Landowner will install a BWS approved reduced pressure backflow prevention device and is prepared to install a receiving tank and air gap if the projects first floor exceeds the 202-foot elevation. Furthermore, a statement will be added to the "Grant of Nonexclusive Right of Entry for Connection to Utility System" that if the grantee, for any reason, is denied water service in the future from the grantor, the grantee will be responsible for all easements and costs to have the water service reestablished.

Letters received from the City and County of Honolulu Department of Planning and Permitting, State of Hawaii Department of Land and Natural Resources Historic Preservation Division, Engineering Branch, Aquatic Resources and Division of Forestry and Wildlife are included in the Final (EA) but comments did not require a reply.

**VII. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS**

**A. HAWAII LAND USE LAW**

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agriculture", and "Conservation". The subject property is within the "Conservation" District.

**B. STATE CONSERVATION DISTRICT**

Title 13-5, Hawaii Administration Rules (HAR) establishes five subzones within the "Conservation" District. The subject property is located in the General (G) subzone, in Kaneohe, Koolaupoko, Oahu. The proposed "Single Family Residence" is permitted within the (G) subzone in conformance with HAR 13-5-14c. (Revised 1994)

The Subject property is consistent with the following "Conservation District Use" policies and objectives:

**1) "The proposed land use is consistent with the purpose of the State's Conservation District"**

Pursuant to Hawaii Administrative Rule §13-5-1, the purpose of the chapter is "to Regulate land use in the conservation district for the purpose of conserving, protecting, and preserving the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the Public health, safety, and welfare." According to Subsection 205-2, HRS, Conservation Districts shall include "areas necessary for protecting watersheds and water sources, preserving scenic and historic areas; providing park lands, wilderness, and beach reserves; conserving endemic plants, fish, and wildlife; preventing floods and soil erosion; forestry; open space areas whose existing openness, natural conditions, or present state of use, if retained, would enhance the present or potential value of the abutting or surrounding communities, or would maintain or enhance the conservation of natural or scenic resources; areas of value for recreational purposes; other related activities; and other permitted uses not detrimental to a multiple use conservation concept." As demonstrated in this environmental assessment, the proposed project has been design to minimize potential adverse impacts to the area's natural resources and has incorporated applicable management principals for promoting long-term sustainability as well as public health, safety and welfare, including but not limited to the following:

- The proposed new house will be sited near the lower portion of the property to maintain the *visual open space areas* and minimize alterations to the existing topography.
- The landscape-planting plan is designed to be compatible with the surrounding environs.
- The proposed residence is design to be modest in size to meet with the scale, building massing, and character of the surrounding residential area.
- The proposed residence will incorporate retaining walls, landscaping, and inception storm drains along the perimeter of the proposed development, which will substantially decrease the potential for long-term *soil erosion* and severe runoff from entering the adjacent Shangri-La Development.

**2) "The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur."**

According to HAR 13-5-14c, Land uses permitted in the general (G) subzone are restricted to those listed in section 13-5-25 & 13-5-41 and include *Single Family Residence* that conform with design standards contained in Exhibit 4, of HAR 13-5. (Eff. Sept. 6, 1994)

The immediate surrounding area is increasingly being developed for residential use. The design of the proposed residence is consistent with the scale (2,400 square feet total floor area) and character of the surrounding residential neighborhood. The proposed development of the single-family residence will

leave over 96% of the subject property retaining the sites natural condition. The total area subject to development is approximately 6511-sq. ft. or 3.3% of the 4.5-acre property. Of the developed property, 1804 sq. ft. or 28% will be landscaped. The Department of Land and Natural Resources (DLNR) approved the property for the development of a single-family residence in 1991. The denial of the new landowner, (Mr. & Mrs. Wicks) to construct a single-family residence would severely limit the property owner's use of their land.

- 3) ***"The proposed land use complies with provisions and guidelines contained in Chapter 205A, Hawaii Revised Statutes (HRS), entitled "Coastal Zone Management, where applicable"***

The objectives of the Hawaii Coastal Zone Management Program, Section 205A-2, HRS, are to *"protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities. The objectives of the program are also to: "identify significant archaeological resources; insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms; reduce hazard to life and property from erosion; and to improve the review process for activities proposed within the coastal zone.*

Due to the limited size of the project, the established residential character and development of the area, and the mitigating measures being proposed, the proposed action is consistent with the Coastal Zone Management objectives and policies.

No portion of the property is located within City and County of Honolulu Special Management Area. (See Figure 2)

- 4) ***"The proposed land use will not cause substantial adverse impacts to existing natural resources within the surrounding area, community or region"***

This environmental assessment was prepared to identify any known environmental impacts associated with the proposed action, including potential physical hazards. No adverse impacts are expected to groundwater resources, surface water resources, and the function or habitat value of existing flora, fauna, archaeological and historical resources, the character of the surrounding area, economic conditions or the social environment.

The potential major impacts identified in this (EA) include: potential for soil erosion and air pollution during construction, construction related noise, and visual impacts. The site plan for the project was developed with attention to existing topography, minimizing the area of disturbance. The proposed development will disturb less than 4% of the subject land area. In addition, the following measures will be implemented to assure for no significant adverse impacts.

- Clearing only areas essential for construction.

- Following strict erosion control measures conforming to State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii.
- Implement replanting and landscaping immediately after grading all cuts and filled slopes.
- Install silt fences to control sediment runoff at the perimeter of the project, wetting down loose soil areas and general good housekeeping.
- Proper planning of the construction phases to reduce exposed ground areas. Install retaining walls and storm drains prior to grubbing and clearing of the site.
- Properly disposing of sediment and debris from construction activities.
- Construction activities will be limited to normal daylight working hours and mufflers will be required on all equipment.
- Construction-period noise will be mitigated by complying with Title 11, HAR, Chapter 43, and Community Noise Control for Oahu, of the State Dept. of Health.

The foregoing discussion demonstrates that appropriate mitigative measures have been incorporated in order to minimize potential impacts to the surrounding area.

- 5) ***"The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels."***

As previously mentioned in the Socio-Economic Characteristics in this (EA), the proposed subject area to be developed is within the Koolaupoko District consisting of primarily residential use surrounded by substantial open space. The proposed building elevation range from 180-feet to 204-feet at the roof ridge, which is compatible with existing residential development on the slopes of Oneawa Hills. The proposed development is consistent with the scale, building massing, and character of the surrounding area. The property has been previously approved for single-family residential use. The applicant proposes a continuation of that intent and has designed the development in accordance with current governing rules and regulations. The applicant plans to preserve the natural character of the subject property by maintaining topographic features as much as possible.

- 6) ***"The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable."***

The proposed residence is located near the lower elevation of the subject property. The limited size and location of the residence will preserve the open space characteristics of the site, resulting in 96% of the subject property left in its natural condition. The proposed single-family residence is appropriate for the surrounding area and is consistent with the scale, building massing, and residential characteristics of the neighborhood. The introduction of landscaping throughout the developed area will contribute to the visual quality and natural open space characteristics. The implementation of retaining walls near the entrance to the subject site will 1) add stability to the existing loose soils at the

perimeter of the subject property, therefore substantially decreasing the potential for future erosion, and 2) increase areas for improved and sustainable landscaping. (See figure 15)

7) ***“Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.”***

Although the proposed development does not involve subdivision, the proposed action is generally consistent with General Plan policies concerning orderly planned development, minimizing environmental impacts, consideration of urban design principals, protecting ridges from incompatible development, consideration of natural features, protecting mature trees and integrating them into new developments.

8) ***“The proposed land use will not be materially detrimental to the public health, safety and welfare.”***

As demonstrated in this environmental assessment, the project will comply with all appropriate governmental requirements with regard to public environmental and health concerns during the construction and post-construction phases. Appropriate mitigative measures identified in the Environmental Assessment will be implemented to minimize soil erosion and other short-term construction related impacts to air quality, noise control and visual impacts. Accordingly, the proposed project would not be detrimental to the public health, safety and welfare.

**C. STATE ENVIRONMENTAL POLICIES AND GUIDELINES  
(Chapter 344, HRS)**

The applicable policies and guidelines from Chapter 343, HRS is as follows:

1) ***Conserve the natural resources, so that land, water, mineral, visual, air, and other natural resources are protected...*** (Subsection 344-3, HRS)

With the exception for visual resources, the subject property within the Conservation District does not appear necessary for any of the resources identified above. The residence will be designed to; 1) minimize the visual impacts of the proposed residence by locating the home on the lower portion of the subject property; 2) maintain a maximum building height envelope of 25 feet above the existing grade; and, 3) integrate landscaping.

2) ***Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;***

In general, the subject property within the Conservation District area does not appear necessary for any of the above resources, except for the preservation of open space. The proposed single family residence is designed to limit the amount of developed area and maintain over 96% of the existing subject property in its natural state.

**D. STATE COASTAL ZONE MANAGEMENT AND SPECIAL MANAGEMENT AREA**

The objectives of the Hawaii Coastal Zone Management Program, Section 205A-2, HRS, are to *“protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities.* The objectives of the program are also to: *“identify significant archaeological resources; insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms; reduce hazard to life and property from erosion; and to improve the review process for activities proposed within the coastal zone.*

Due to the limited size of the project, the established residential character and development of the area, and the mitigating measures being proposed, the proposed action is consistent with the Coastal Zone Management objectives and policies.

**E. COUNTY GENERAL PLAN**

The General Plan for the City and County of Honolulu as amended in 1992 provides long term social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The subject property's use is consistent with the following General Plan objectives:

To manage physical growth and development in the urban-fringe and rural areas so that their population densities are consistent with the character of development and environmental qualities desired for such areas.

By the year 2001 (the estimated year of completion for the proposed single-family residence), the Wicks residence is anticipated to add 2 residents to the Koolaupoko population. In 1995 The City and County of Honolulu Department of General Planning estimated approximately 117,500 reside in the Koolaupoku area, by the year 2020, the Koolaupoku population is estimated to be 122,100 residence or 11%-12% distribution of the island wide total. The 2 residence associated with the proposed single-family residence, then, would represent approximately .0017 percent of the Koolaupoko population in the year 2001.

**F. COUNTY DEVELOPMENT PLAN**

The City and County of Honolulu's Development Plan (DP) provide a framework for implementing the General Plan objectives and policies on an area-wide basis. A total of eight DP regions have been established on Oahu. The Koolaupoko DP area encompasses the area from Waimanalo to Kualoa.

The DP Ordinances consist of four elements: Common Provisions, Special Provisions, DP Land Use Maps and DP Public Facilities Maps.

▪ Land Use Map

The subject property is designated Preservation on the DP Land Use Map for Koolaupoko.



- Public Facilities Map

No public facilities are planned to be sited on the subject property.

- Common Provisions

The common provisions describe the various land use categories found within each of the eight DP regions. According to the DP Common Provisions, Preservation areas include 10 types of land, of which only one appears to describe the subject property:

*“(7) Lands with general slopes of 20 percent or more which provide for open space amenities and/or scenic values.”*

As described within this (EA), the proposed action will leave over 96 percent of the subject site undisturbed to remain in its natural condition. The proposed single-family residence will be located on the lower edge of the property further minimizing the visual impact of the residence. The residence will conform with a maximum building height envelope of 25 feet parallel to the existing grade and will incorporate provision for landscaping.

- Special Provisions

The DP Special Provisions for Koolaupoko include area descriptions, which states:

*“(d) Suburban single-family development is to be the predominant residential use surrounded by substantial amounts of open space and agricultural land. Limited apartment uses will be permitted close to regional commercial and industrial centers, but future apartments will be low-rise in keeping with the overall open space setting of Koolaupoko.”*

*“(f) It is intended that communities of Kailua and Kaneohe will remain stable, predominately single-family suburban “bedroom communities” ...”*

The proposed action is compatible with the description of Koolaupolo. The proposed action involves the construction of a single-family residence in a single-family residential area.

## G. COUNTY ZONING

The City and County of Honolulu Land Use Ordinance, updated 1997, states:

*“It is intended that all lands within a state-designated conservation district be zoned P-1 restricted preservation district; within the P-1 restricted preservation district, all uses, structures and development standards shall be governed by the appropriate state agencies.”*

**VIII. APPENDICES**

- A. Letter of Authorization**
- B. Archaeological Inventory Report**
- C. Correspondence**
  - 1. City and County of Honolulu Board of Water Supply
  - 2. City and County of Honolulu Waste Water Management
- D. Public Comments and Response**
- E. DOFAW Fire Contingency Plan & SMA Determination**

**APPENDIX A**

**LETTER OF AUTHORIZATION**  
FROM MR. ROBERT L. WICKS

JULY 15, 1999

**Mr. & Mrs. Robert Wicks**

354 East Hind Drive  
Honolulu, Hawaii 96821  
Ph# 373-2006

July 15, 1999

Ms. Lauren Tanaka  
Planner, Dept. of Land and Natural Resources  
1151 Punchbowl Street, Rm. 220  
Honolulu, Hawaii 96813

Conservation District Use Permit Application  
Proposed Wicks Residence  
44-672 Kahinani Place, Kaneohe, Oahu, TMK: 4-4-13: 34.

---

Dear Ms. Tanaka:

This is to authorize Sculptural Designs to act as our agent in processing the Conservation District Use Permit application for a single-family residence identified as TMK: 4-4-13: 34 in Kaneohe, Koolauoko, Oahu.

Sincerely,



Mr. Robert Wicks  
Property Owner

RLW/gh

Cc: Sculptural Designs  
Henniger & Henniger Inc.

**APPENDIX B**

**ARCHAEOLOGICAL INVENTORY REPORT**  
PREPARED BY ARCHAEOLOGICAL CONSULTANTS OF HAWAII  
FOR TMK: 4-4-13: 34

dated

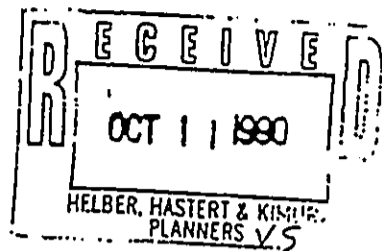
SEPT. 20, 1990



JOSEPH KENNEDY  
Archaeologist

ARCHAEOLOGICAL CONSULTANTS  
of  
HAWAII

59-624 Pupukea Rd.  
Haleiwa, Hawaii 96712  
(808) 638-7442



Mr. Colin De Silva  
Business Investment Ltd.  
Pacific Tower Suite 2700  
1001 Bishop St.  
Honolulu, Hawaii 96813

September 20, 1990

RE: ARCHAEOLOGICAL INVENTORY REPORT OF TMK:4-4-13, (LOT 300),  
LOCATED AT KANEOHE, KOOLAUPOKO, ISLAND OF OAHU

Dear Mr. De Silva:

At the request of your office, Archaeological Consultants of Hawaii, Inc. has conducted an inventory survey at the location described above.

The southern or mauka boundary of the subject property is located near the summit of a talus cliff and drops rather abruptly into a swale. Vegetation on the property consists of Christmasberry, Schinus terebinthifolius, guava (Psidium guajava), haole koa (Leucaena leucocephala) and a variety of weeds, grasses and vines. There was no running water on the property at the time of this survey.

This survey was conducted on foot by the author and a single assistant making a series of systematic east/west transect sweeps. One hundred percent of this 4.5 acres parcel was covered in this fashion, however, it should be noted that visibility was poor in many areas due to the extremely thick vegetation. In these areas, probes of dense grassy areas were made in an attempt to discover stone features.

A check of the archaeological library located at the Department of Land and Natural Resources, Historic Preservation Program indicates that there are no sites recorded on this land nor has there been any previous survey. The nearest recorded sites are located on the Mokapu Peninsula, several miles away.

C. De Silva  
9-20-90  
Page 2.

The results of our investigation were negative. There were no surface indications of any cultural activity whatsoever. It is also our opinion that sub surface testing in this location would not be a productive exercise.

Based on the information presented above, it is our opinion that no further archaeological work is necessary at this location.

If there are any questions regarding this brief report, please feel free to contact me.

Aloha,



Joseph Kennedy  
Consulting Archaeologist

**APPENDIX C**

**CORRESPONDENCE**

City and County of Honolulu Board of Water Supply  
Dept. of Planning and Permitting (Sewer Connection Application)

FOR TMK: 4-4-13: 34



**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843



May 4, 1999

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman  
FORREST C. MURPHY, Vice Chairman  
KAZU HAYASHIDA  
JAN M.L.Y. AMII  
BARBARA KIM STANTON  
CHARLES A. STED

CLIFFORD S. JAMILE  
Manager and Chief Engineer

Mr. Linn Henniger  
Henniger & Henniger, Inc.  
1074 Kaumoku Street  
Honolulu, Hawaii 96825

Dear Mr. Henniger:

Subject: Your Letter of April 12, 1999 Regarding the  
Proposed Single-Family Development, TMK: 4-4-13: 34

Thank you for your letter regarding the proposed development.

The existing 8" x 2" FM meter serving the Shangri-La Development is adequate to provide water service to the proposed development on the adjacent lot.

We have the following comments regarding the proposed development:


1. The applicant is required to enter into an elevation agreement with the Board of Water Supply (BWS) since the property is located above the 172-foot elevation, which is the service limit for the area.
2. If the first floor of the proposed dwelling is at or above the 202-foot elevation, a receiving tank and air gap is required. A BWS approved reduced pressure principle backflow prevention device will also be required at the service connection to the property piping of the lot. Construction plans should be submitted for our review and approval.
3. The availability of water will be confirmed when the building permit is submitted for our review and approval. If the development plan requires action by the Department of Planning and Permitting (DPP), the plan should be approved by DPP before we take action on the proposed development. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

Mr. Linn Henniger  
May 4, 1999  
Page 2

4. A statement shall be added to the "Grant of Nonexclusive Right of Entry for Connection to Utility System" to indicate that if the grantee, for any reason, is denied water service in the future from the grantor, the grantee will be responsible for all easements and costs to have the water service reestablished.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

  
CLIFFORD S. JAMILE  
Manager and Chief Engineer

**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

January 10, 2000

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

Re: Your letter of May 4, 1999 Regarding the Proposed Single-Family Development,  
TMK: 4-4-13: 34.

Dear Mr. Jamile,

Thank you for responding to our letter regarding the Wicks Single Family residence in Kaneohe, Koolauapoko, O'ahu (TMK: 4-4-13: 034). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

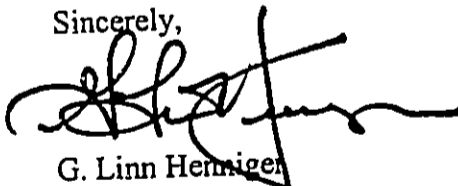
- a) In reference to your comments concerning various BWS Policies and Requirements.

**COMMENT**

The Landowner will enter into an elevation agreement with the BWS and pay the applicable Water System Facility Charges for resource development, transmission and storage. The Landowner will install a BWS approved reduced pressure backflow prevention device and is prepared to install a receiving tank and air gap if the projects first floor exceeds the 202-foot elevation. Furthermore, a statement will be added to the "Grant of Nonexclusive Right of Entry for Connection to Utility System" that if the grantee, for any reason, is denied water service in the future from the grantor, the grantee will be responsible for all easements and costs to have the water service reestablished.

If you have any further comments or questions please contact me at 395-7068.

Sincerely,



G. Linn Henniger  
President

cc: Mr. & Mrs. Robert Wicks  
Mr. Houwen Liang



City and County of Honolulu  
 DEPARTMENT of PLANNING and PERMITTING  
**SEWER CONNECTION APPLICATION**  
 (Allow at least 2 weeks processing time)

Application Number: **99-0242**

Status: Approved  
 Log Date: 04/28/99      IWDP App No: \_\_\_\_\_  
 Project Name: Wicks Residence  
 Address: 44-0672 Kahinani Pl  
 TMK: 4-4-13:34:0000

Development (Type): \_\_\_\_\_ Cluster - SF \_\_\_\_\_ If Commercial, Area = \_\_\_\_\_  
 Units Proposed:                      Land Use                      Unit Count  
    Residential                      1

Sewer Connection Work Desired: use existing

Approximate Date of Connection: 4/2000  
 Existing Structures:    Type of Structure                      No. of Units                      Demolish or Remain  
    None    0    Demolish

Remarks: vacant lot.

Information Provided By:  
 Name: Linn Henniger    App Date: 04/12/99  
 Firm: Henniger & Henniger, Inc.    Phone: 395-7068  
 Mailing Address: 1074 Kaumoku St  
    City: Honolulu    State: HI    Zipcode: 96825



City and County of Honolulu  
 DEPARTMENT of PLANNING and PERMITTING  
**SEWER CONNECTION APPLICATION**  
 (Allow at least 2 weeks processing time)

Application Number: 99-0242

Current Zoning: P-1 Restricted Dev. Plan: Preservation

Sewer System: \_\_\_\_\_

City to Perform Installation: No Charges: Yes

No. of Permits Expected: 1

Charges:

<u>ALL CHARGES (Except for Subdivision Permit Charges)</u>			
<u>Charge Type</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
WSFC (Residential - Non Subdivision)	1	\$ 1,146.00	\$ 1,146.00
<b>Total Application Charges:</b>			<b>\$ 1,146.00</b>

Application Approved: Yes

By: A. Saavedra, Jr. Date: 04/28/99  
 A. Saavedra, Jr.

*Valid 2-years after approval date. Construction plans shall be completed and approved within this 2-year period. Construction shall commence within 1-year after approval of plans.*

Remarks:

Expiration Date: 04/27/01

**APPENDIX D**

**PUBLIC COMMENT  
AND RESPONSE**

FOR TMK: 4-4-13: 34

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 686-4186  
FACSIMILE (808) 686-4186

November 22, 1999

Mr. Tim Johns, Chair  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Johns:

Subject: Draft Environmental Assessment for the Wicks Residence


Thank you for the opportunity to review the subject document. We have the following questions and comments.

1. We recommend constructing and painting the residence with materials and colors that blend with the surroundings. We also recommend landscaping with native Hawaiian plants to reduce the visual impacts.
2. Please consult with the Shanri-La Development to determine how this single family home project will impact the existing homes. In particular, we are concerned about drainage and construction related impacts.
3. Please discuss the findings and reasons for supporting the FONSI determination based on the significant criteria listed in §11-200-12 or the EIS rules. Please see the enclosed example.
4. Please include a list of all permits and approvals (State, Federal, County) required for the project in the final environmental assessment.

Mr. Johns  
Page 2

Should you have any questions, please call Jeyan Thirugnanam at  
586-4185.

Sincerely,

  
Genevieve Salmonson  
Director

c: Houwen Liang  
Linn Henniger



**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

---

January 24, 2000

Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite. 702  
Honolulu, Hawai'i 96813

Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA) for the Wicks Single Family  
Residence, TMK: 4-4-13: 34. Kaneohe, O'ahu

Dear Genevieve Salmonson,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Land and Natural Resources for the proposed Wicks Single Family residence in Kaneohe, Koolaupoko, O'ahu (TMK: 4-4-13: 034). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

- A. Construction and painting the residence with materials and colors that blend with the surroundings. Recommend landscaping with native Hawaiian plants.

**COMMENT**

Selected exterior materials for the proposed residence will include natural cedar wood siding, trim, and cementitious earth tone roofing. Mr. Richard Palmer, Botanist from the University of Hawaii will be assisting the Owner in protecting and incorporating native Hawaiian plants within the project landscape.

- B. Consult with the Shangri-La Development to determine any concerns with drainage and construction related impacts.

**COMMENT**

In consultation with the Shangri-La Development (Mr. Charles Hill, President of the Board of Directors), the following items were addressed:

1. The Shangri-La Development welcomes Mr. and Mrs. Robert Wicks as their new neighbors.
2. All concerning parties hereto is familiar with and agree to the Land Court Order 1712253 granting rights to road and utilities access for the subject property.
3. To mitigate any concerns with undue cracking to the existing Shangri-La access road during construction of this project, the following actions will be taken:
  - a). All vehicles using the access road for the construction of this project shall comply with HRS §291-35, Gross weight, axle, and wheel loads.
  - b). Construction vehicles shall obey all speed limits and maintain safe driving standards.

- c). Vehicular parking during construction for this project will be outside of the Shangri-La development or within the entrance of the projects property. Vehicular and pedestrian ingress and egress to all existing Shangri-La residential units shall not be obstructed.
4. To mitigate concerns of potential soil erosion and severe drainage, the following actions will be taken:
- a). The project shall conform to State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii. Dust control methods will include wetting down loose soils and the installation of siltation fencing around the perimeter of the disturbed soil areas. Replanting, landscaping and paving will be implemented immediately after grading all cuts and filled slopes.
  - b). The integration of an interception drainage ditch mauka of the subject property will substantially decrease the potential for severe future runoff from entering the Shangri-La Development. The captured runoff will be directed toward the existing natural drainage way Ewa of the project area.
- C. Discuss the *finding and reasons* for supporting the FONSI determination.

**COMMENT**

In reviewing the "Significant Criteria" outlined in the Hawaii Administration Rules Title 11, Chapter 200, Section 12, EIS Rules, Contents of the Environmental Assessment, the proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. Based on the analysis, the following were concluded:

**1. No irrevocable commitment to loss or destruction of any natural or cultural resource would result.**

An archaeological assessment and field study for the project has determined no cultural deposits, historical burials or significant natural resources present at the project area. In the event that any cultural deposits or human burials are uncovered, all work will immediately be halted and SHPD and other governing authorities notified.

**2. The proposed action would not curtail the range of beneficial uses of the environment.**

The project will occupy previously vacant land. No recreational activities or other beneficial uses would be curtailed due to this project.

**3. The proposed action does not conflict with the State's long term environmental goals and guidelines.**

The project is located on land which has been designated conservation by the State of Hawaii, and will have no significant environmental impacts. The proposed

development is consistent with the Environmental Policies established in Chapter 344, HRS.

- 4. The economic or social welfare of the community or state would not be substantially affected.**

The project is compatible with the character of the surrounding residential neighborhood and is consistent with the State's Development Plan for the Koolaupoko District. The surrounding land use patterns will not be negatively or significantly altered.

- 5. The proposed action does not substantially affect public health.**

Although public health may be affected by the short-term construction impacts such as air, noise and traffic, these should be considered insignificant to the project. Mitigating measures will be used to address impacts that potentially affect public health.

- 6. No substantial secondary impacts, such as population changes or effects on public facilities are anticipated.**

The project will increase the Koolaupoko District population by 2 persons. This project will not significantly impact on population changes or public facilities.

- 7. No substantial degradation of environmental quality is anticipated.**

There will be no degradation of the environment. In fact, the new project will enhanced the area with landscaping of Hawaiian plants.

- 8. The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable impacts on the environment.**

This project is for the construction of one single-family residence. No other use is planned or permitted hence there will be no cumulative impacts.

- 9. No rare, threatened or endangered species or their habitats would be affected.**

Field wildlife and botanical studies and onsite observation indicate that there are no endangered plants, animal species or their habitats on or near this property.

- 10. Air quality, water quality, or ambient noise levels would not be detrimentally effected.**

There will be no detrimental impacts on air quality, water quality, or ambient noise levels. Short-term fugitive dust emissions and construction noise impacts will be mitigated through compliance with State Department of Health regulations and control measures.

11. **The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion prone areas, geological hazardous lands, estuaries, fresh waters or coastal waters.**

This project is *not* located within the Special Management Area.  
There will be no impact on any environmentally sensitive areas.

12. **This project will not substantially effect scenic vistas and view planes identified in county or state plans or studies.**

Due to the limited size, location of the single-family home and the established residential character of the area, this project is in conformance with State and County plans and will not effect scenic vistas and view planes.

13. **This project will not require substantial energy consumption.**

This project is for the construction of a single-family residence in a single-family residential area. No substantial energy consumption will be required.

- D. List all permits and approvals required for this project

**COMMENTS**

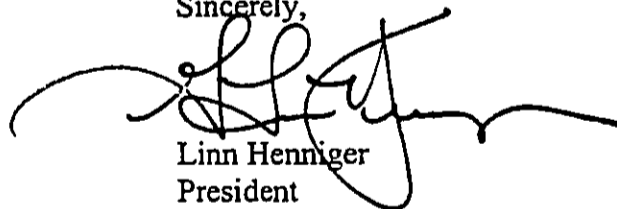
The following permits and approvals are anticipated for this project:

State of Hawai'i  
Department of Land and Natural Resources

City and County of Honolulu  
Department of Planning and Permitting  
Department of Public Works and Waste Water Management  
Board of Water Supply  
Department of Engineering

If you have any further comments or questions please contact me at 395-7068.

Sincerely,



Linn Henniger  
President

c: Mr & Mrs. Wicks  
Mr. Hoewen Liang

PHONE (808) 594-1888



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

980 P04

DEC 10 '99 09:24

FAX (808) 594-1865

RECEIVED  
DIVISION OF  
LAND MANAGEMENT

OCT 25 11 11 AM '99

October 21, 1999

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

(PA #316)

Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA)  
for Single Family Residence, TMK 4-4-13:34 Kaneohe, O'ahu

Dear Mr. Uchida,

Thank you for the opportunity to comment on the CDUA and Draft EA on the above-referenced project. The applicant proposes to build a new single-family residence totaling approximately 2,400 sq. feet of floor area.

According to the Draft EA, there are no rare, threatened, or endangered flora or fauna species found on the proposed project site.

In addition there were no surface indications of any cultural activity. Although the archaeological inventory survey indicated that no subsurface testing was warranted, there still is the possibility of encountering unidentified sites or remains during construction and site work at the project. The SHPD should be contacted if any human burials, artifacts, or other cultural remains or deposits are encountered within the project area. If you have any questions, please contact Mark A. Mararagan, Policy Analyst at 594-1945.

Sincerely,

A handwritten signature in cursive script, appearing to read "Colin Kippen".

Colin Kippen  
Deputy Administrator

cc: Board of Trustees

**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

---

January 7, 2000

Mr. Colin Klippen, Deputy Administrator  
Office of Hawaiian Affairs  
711 Kapi'olani Boulevard, Suite 500  
Honolulu, Hawai'i 96813

Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA) for the Wicks Single Family  
Residence, TMK: 4-4-13: 34. Kaneohe, O'ahu

Dear Mr. Klippen

Thank you for responding to the Environmental Assessment which was submitted to the Department of Land and Natural Resources for the proposed Wicks Single Family residence in Kaneohe, Koolaupoko, O'ahu (TMK: 4-4-13: 034). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

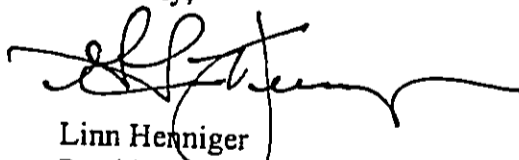
- a) Notify SHPD of human burials, artifacts, or other cultural remains or deposits encountered within the project area.

**COMMENT**

In the event that any unidentified sites or remains are encountered within the project area, work will immediately cease until SHPD and other governing authorities have been notified to make recommendations for mitigative actions.

If you have any further comments or questions please contact me at 395-7068.

Sincerely,

  
Linn Henniger  
President

State of Hawaii  
Department of Land and Natural Resources  
Division of Conservation and Resources Enforcement

November 10, 1999

MEMORANDUM

TO: Dean Uchida, Administrator  
Land Division

FROM: Patricia Edwards, Acting Investigator  
Division of Conservation and Resources Enforcement

SUBJECT: Site Visit/Field Inspection Report 2945-OA

NOV 15 11:03 AM '99  
DIVISION OF CONSERVATION AND RESOURCES ENFORCEMENT

1. CASE DATA

- a. FILE NO: 2945-OA
- b. INITIATOR: SCULPTURAL DESIGNS
- c. LOCATION: TMK:(1)4-4-13:34 KANEOHE, OAHU
- d. SUMMARY: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND RELATED IMPROVEMENTS

2. FINDINGS

- a. Site visit/inspection conducted on 11/03/99 by DOCARE Officer Ernest Carvalho. At the time of the inspection, there was no indication that any project work had been initiated.
- b. There was no indication of any discrepancy in the applicant's description of the site conditions/situation.
- c. Nothing was noted that might be a bar to approval of the applicant's proposal.

3. GENERAL COMMENTS

Officer Carvalho expressed concern with regards to lands directly mauka of the applicant's proposed site. Per Carvalho, these lands are vacant and are within an area that is at risk in the event of a fire. Carvalho opines that a fire contingency plan be made a part of the CDUA conditions.

**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

---

January 24, 2000

Ms. Patricia Edwards, Acting Investigator  
Division of Conservation and Resources Enforcement  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawai'i 96809

Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA) for the Wicks Single Family  
Residence, TMK: 4-4-13: 34, Kaneohe, O'ahu

Dear Ms. Edwards,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Land and Natural Resources for the proposed Wicks Single Family residence in Kaneohe, Koolaupoko, O'ahu (TMK: 4-4-13: 034). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

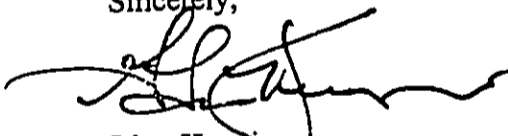
- a). A Fire Contingency Plan is made as part of the CDUA conditions.

**COMMENT**

Attached with this letter is a copy of the approved Fire Contingency Plan application for this project.

If you have any further comments or questions please contact me at 395-7068.

Sincerely,



Linn Henniger  
President

c: DOFAW



DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 529-4414 • FAX: (808) 527-6743

JEREMY HARRIS  
MAYOR



JAN NAOE SULLIVAN  
DIRECTOR

LONETTA K.C. CHEF  
DEPUTY DIRECTOR

November 19, 1999

1999/CLOG-6839(JS)

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

RECEIVED  
DIVISION OF  
PERMITTING  
NOV 19 3 51 PM '99

Dear Mr. Uchida:

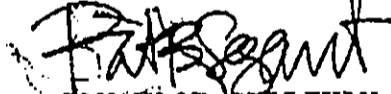
Request for Comment  
Conservation District Use Application  
Single-Family Dwelling Use - Kaneohe  
Tax Map Key 4-4-013: 034

This is in response to your request for comment (letter dated October 18, 1999) for the above permit application.

We have no objections to the proposal. Access to the site from Mokapu Saddle Road is provided by an easement (for roadway and utility purposes) over parcel 33. Furthermore, the structure appears to comply with Residential District height and setback regulations.

If we can be of further assistance, please contact Joyce Shoji of our Urban Design Branch at 527-5354.

Very truly yours,

  
for JAN NAOE SULLIVAN  
Director of Planning  
and Permitting

JNS:am

Jcc15863

**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

---

January 20, 2000

Ms. Jan Naoe Sullivan, Director  
Department of Planning and Permitting  
650 S. King Street, 7<sup>th</sup> Flr.  
Honolulu, Hawai'i 96813

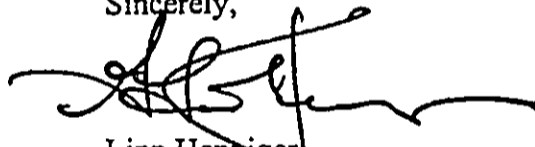
Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA) for the Wicks Single Family  
Residence, TMK: 4-4-13: 34. Kaneohe, O'ahu

Dear Ms. Sullivan,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Land and Natural Resources for the proposed Wicks Single Family residence in Kaneohe, Koolaupoko, O'ahu (TMK: 4-4-13: 034). Your letter indicating no objections to the subject proposal will be included in the Final Environmental Assessment.

If you have any further comments or questions please contact me at 395-7068.

Sincerely,



Linn Henniger  
President

## Division of Forestry & Wildlife

1151 Punchbowl Street, Rm. 325 • Honolulu, HI 96813 • (808) 587-0166 • Fax: (808) 587-0160

October 19, 1999

### MEMORANDUM

TO: Tom Eisen, Planner  
Division of Land Management

THRU: Dean Uchida, Administrator  
Division of Land Management

FROM: Michael G. Buck, Administrator  
Division of Forestry and Wildlife



SUBJECT: CDUP file #OA-2945 to construct single family residence Kaneohe,  
Koolaupoko, Oahu, Hawaii TMK: 4-4-13:34 within General subzone of State  
Conservation District land.

We have reviewed this CDUP with respect to its impacts on DOFAW's natural resources management programs and endangered species in particular. Given the information provided in the Draft EA, DOFAW has no objections to this CDUA #OA-2945 within General subzone of the State Conservation District land.

C: Oahu DOFAW Branch

OCT 21 1 18 PM '99

RECEIVED  
DIVISION OF FORESTRY & WILDLIFE  
OAHU BRANCH

**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

---

January 24, 2000

Mr. Michael G. Buck, Administrator  
Division of Forestry and Wildlife  
1151 Punchbowl Street, Rm. 325.  
Honolulu, Hawai'i 96813

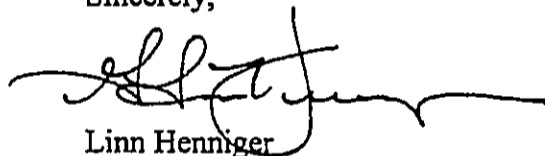
Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA) for the Wicks Single Family  
Residence, TMK: 4-4-13: 34, Kaneohe, O'ahu

Dear Michael Buck,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Land and Natural Resources for the proposed Wicks Single Family residence in Kaneohe, Koolaupoko, O'ahu (TMK: 4-4-13: 034). Your letter indicating no objections to the subject proposal will be included in the Final Environmental Assessment.

If you have any further comments or questions please contact me at 395-7068.

Sincerely,



Linn Henniger  
President

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kekuhihewa Building, Room 655  
601 Kamohala Boulevard  
Kapele, Hawaii 96707

TIMOTHY E. JOHNS, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JANET E. KAWALO

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

November 8, 1999

MEMORANDUM

LOG NO: 24333 ✓  
DOC NO: 9910EJ28

TO: Dean Uchida, Administrator  
Land Division

FROM: Don Hibbard, Administrator  
Historic Preservation Division

SUBJECT: Chapter 6E-42 Historic Preservation Review -- Conservation District Use  
Application and Draft Environmental Assessment for the Wicks Single  
Family Residence at Kane'ohe, O'ahu (File No. CDUA-OA-2945)  
Kane'ohe, Ke'olaupoko, O'ahu  
TMK: 4-4-013:034

An archaeological inventory survey was conducted for this parcel in 1990. No surface historic sites were found on the parcel nor were any subsurface deposits present. The results of the survey are included in Appendix B of the DEA. SHPD's earlier comments on this project in 1990, 1991 and 1992 (SHPD log 0133k, 0254k and 0797Tt) were that we believed that there will be "no effect" on historic sites. Our comments remain the same.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdan at 692-8027.

EJ:jk

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RECEIVED  
HISTORIC PRESERVATION DIVISION  
NOV 22 11 34 AM '99

**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

---

January 24, 2000

Mr. Don Hibbard, Administrator  
Historical Preservation Division  
Kakuhihawa Bldg. Rm 655  
601 Kamokila Boulevard  
Kapolei, Hawai'i 96707

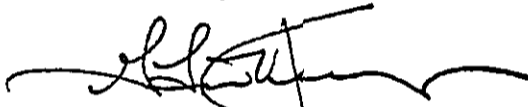
Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA) for the Wicks Single Family  
Residence, TMK: 4-4-13: 34. Kaneohe, O'ahu

Dear Mr. Hibbard,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Land and Natural Resources for the proposed Wicks Single Family residence in Kaneohe, Koolaupoko, O'ahu (TMK: 4-4-13: 034). Your letter indicating no objections to the subject proposal will be included in the Final Environmental Assessment.

If you have any further comments or questions please contact me at 395-7068.

Sincerely,



Linn Henniger  
President



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621  
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

OCT 18 1999

REF:FB:THE

FILE NO.: OA-2945

Acceptance Date: October 7, 1999  
180-Day Exp. Date: April 5, 2000

Mr. Houwen Liang  
Sculptural Designs  
2226 Komomai Drive  
Pearl City, Hawaii 96782

Dear Mr. Liang:

NOTICE OF ACCEPTANCE AND PRELIMINARY ENVIRONMENTAL DETERMINATION  
Conservation District Use Application (CDUA) No. OA-2945  
(Board Permit)

This letter acknowledges the acceptance for processing of your CDUA to construct the Wicks' residence at TMK parcel 4-4-13:34, Kaneohe, Koolauoko, Oahu.

According to your information, we understand that you are proposing the construction a single-family residence (SFR) for the landowner, Mr. Robert Wicks. The proposed SFR, which consists of a two-story 3-bedroom dwelling, will total approximately 2,400 square feet in floor area, and will be located on a parcel of approximately 4.5 acres. The parcel is situated at the mauka end of the existing access road that provides access to the 16 existing SFRs in the Condominium Property Regime commonly known as "Shangra-La." A 100-foot long driveway will extend from the end of the existing access road to the proposed residence.

Acknowledging that the parcel is generally steeply sloped, the proposed development is located on a more gently sloped portion of the lot. Various other measures are also proposed to mitigate the potential for soil erosion, including the preparation of a drainage analysis that is incorporated in the application materials.

In addition to the proposed 2,400 square foot SFR, landscaping and the driveway will result in a total of 6,511 square feet of development; this amounts to approximately 3.3% of the property. The remainder of the parcel will be left in its natural condition.

After reviewing the application, we find that:

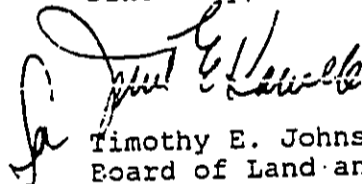
1. The proposed use is an identified land use (R-8, Single Family Residence; D-1) within the General subzone of the Conservation District, pursuant to Sections 13-5-25(a) and 13-5-24(b), Hawaii Administrative Rules (HAR);
2. Pursuant to Section 13-5-40, HAR, no public hearing will be required; and
3. In conformance with Chapter 343, Hawaii Revised Statutes (HRS), as amended, and Chapter 11-200, HAR, a finding of no significant impact (FONSI) to the environment is anticipated for the proposed project. The draft environmental assessment for the project has been submitted to the Office of Environmental Quality Control (OEQC), and will be noted in an upcoming edition of OEQC's Environmental Notice.

The applicant's responsibility includes complying with the provisions of Chapter 205A, HRS relating to the Special Management Area (SMA) requirements. Negative action on this CDUA by the Board of Land and Natural Resources may be expected should you fail to obtain from the City and County of Honolulu and provide to us at least sixty (60) days prior to the 180-day expiration date (as noted on the first page of this notice) one of the following:

1. A determination that the proposal is exempt from the provisions of the county rules relating to the SMA;
2. A determination that the proposed development is outside the SMA; or
3. An SMA Use Permit for the proposed development.

We will keep you informed as we process your CDUA. Should you have any questions, please contact Tom Eisen of our Land Division's Planning Branch at 587-0439.

Sincerely,



Timothy E. Johns, Chairperson  
Board of Land and Natural Resources

Attachment (Receipt for Filing Fee)

cc: Oahu Board Member  
ODLO/Engineer Br./DAR/DOFAW/DOCARE/HPD  
DOH/OEQC/OHA  
C&CH: DPP & DP  
Kaneohe Neighborhood Board  
Mr. Linn Henniger



**HENNIGER & HENNIGER INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN

---

January 24, 2000

Mr. Tim Johns, Chairman  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawai'i 96809

Re: Conservation District Use Application (CDUA)  
and Draft Environmental Assessment (Draft EA) for the Wicks Single Family  
Residence, TMK: 4-4-13: 34. Kaneohe, O'ahu

Dear Mr. Johns,

Thank you for your letter regarding the "Notice of Acceptance and Preliminary Environmental Determination" for the proposed Wicks Single Family residence in Kaneohe, Koolaupoko, O'ahu (TMK: 4-4-13: 034), (CDUA) No. OA-2945. Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

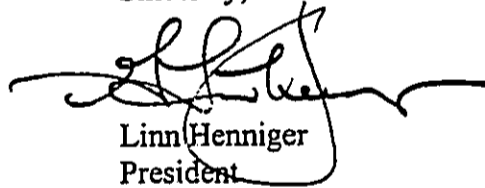
- a). Determination of Special Management Area (SMA) requirements.

**COMMENT**

We have attached a copy of a letter received from Mr. Randall Fujiki, Acting Director of Planning and Permitting, determining that the subject development is not within the Special Management Area (SMA).

If you have any further comments or questions please contact me at 395-7068.

Sincerely,



Linn Henniger  
President

STATE OF HAWAII  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 Land Division  
 Planning Branch  
 Honolulu, Hawaii

DIVISION OF AQUATIC RESOURCES	
DIRECTOR	Suspense Date: <input type="checkbox"/>
COM FISHRIES	Draft Reply <input type="checkbox"/>
AD REC/ENV	Reply Direct <input type="checkbox"/>
AD REC/EN	Comments <input type="checkbox"/>
STAFF SVCS	Information <input type="checkbox"/>
FISH DEPT	Comp Act & File <input type="checkbox"/>
STAFF SVCS	Return to: _____
AD REC	Copies to: _____
ELABORATION	Attachments: _____
SECRETARY	_____
DIVISION SVCS	_____
FILE NO.	44-2301
FILE NO.	RG

OCT 18 1999

Ref.:PB:THE

File Number: CDUA OA-2945

Acceptance Date: October 7, 1999  
 180-Day Exp. Date: April 5, 2000

SUSPENSE DATE: 21 Days from stamped date

MEMORANDUM

TO: Engineering Branch; Oahu District Land Agent; Aquatic Resources; Conservation and Resources Enforcement; Forestry and Wildlife; Historic Preservation

FROM: Dean Y. Uchida, Administrator *[Signature]*  
 Land Division

SUBJECT: REQUEST FOR COMMENTS  
 Conservation District Use Application

APPLICANT: Sculptural Designs

FILE NO.: OA-2945

REQUEST: Single Family Residence

LOCATION: Kaneohe, Oahu

TMK: 4-4-13:34

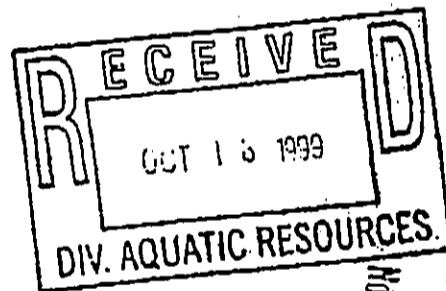
PUBLIC HEARING: YES \_\_\_ NO X

DOCARE: Please conduct field investigation

Should you have any questions, please call Tom Eisen at 587-0439.

If no response is received by the suspense date, we will assume there are no comments.

Attachment(s) *No Objections - FONSI*  
*2 Documents*  
 11/12/99



NOV 12 3 51 PM '99

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Planning Branch  
Honolulu, Hawaii

Ref.:PB:THE

OCT 18 1999

File Number: CDUA OA-2945

Acceptance Date: October 7, 1999  
180-Day Exp. Date: April 5, 2000

SUSPENSE DATE: 21 Days from stamped date

MEMORANDUM

*TO:* Engineering Branch; Oahu District Land Agent; Aquatic Resources;  
*FROM* Conservation and Resources Enforcement; Forestry and Wildlife;  
Historic Preservation

*FROM:* Dean Y. Uchida, Administrator  
*10* Land Division *[Signature]*

SUBJECT: REQUEST FOR COMMENTS  
Conservation District Use Application

APPLICANT: Sculptural Designs

FILE NO.: OA-2945

REQUEST: Single Family Residence

LOCATION: Kaneohe, Oahu

TMK: 4-4-13:34

PUBLIC HEARING: YES \_\_\_ NO X

DOCARE: Please conduct field investigation

Should you have any questions, please call Tom Eisen at 587-0439.

If no response is received by the suspense date, we will assume there are no comments.

Attachment(s)

*Charles*  
*No comments*  
*10/19/99*

OCT 19 1 23 PM '99

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Planning Branch  
Honolulu, Hawaii

Ref.:PB:THE

NOV 18 1999

File Number: CDUA-OA-2945

Acceptance Date: October 7, 1999  
180-Day Exp. Date: April 5, 2000

SUSPENSE DATE: 21 Days from stamped date

MEMORANDUM

TO: Engineering Branch; Oahu District Land Agent; Aquatic Resources; Conservation and Resources Enforcement; Forestry and Wildlife; Historic Preservation

FROM: Dean Y. Uchida, Administrator  
Land Division *[Signature]*

SUBJECT: REQUEST FOR COMMENTS  
Conservation District Use Application

APPLICANT: Sculptural Designs

FILE NO.: OA-2945

REQUEST: Single Family Residence

LOCATION: Kaneohe, Oahu

TMK: 4-4-13:34

PUBLIC HEARING: YES \_\_\_ NO X

DOCARE: Please conduct field investigation

Should you have any questions, please call Tom Eisen at 587-0439.

If no response is received by the suspense date, we will assume there are no comments.

Attachment(s)

(X) COMMENTS ATTACHED

Signed: *[Signature]*  
ANDREW H. MONDEN, Chief Engineer

Date: 11/5/99

ENGINEERING BRANCH

COMMENTS

Our current projects are not effected by the proposed project.

We confirm that the project site, according to FEMA Community -Panel No. 150001 060 B is located in Zone D. This is an area in which flood hazards are undetermined.

Kaneco67.doc

**APPENDIX E**

**DOFAW  
Fire Contingency Plan  
&  
SMA DETERMINATION**

FOR TMK: 4-4-13: 34

*Linn H.*

Post-It Fax Note	7671	Date	1/14	# of pages	2
To	<i>Robert Wicks</i>	From	<i>L.C.</i>		
Co./Dept.	<i>DOFAW</i>	Co.	<i>DOFAW Oahu</i>		
Phone #		Phone #			
		Fax #			

*# for Linn Hengar Ltd. 50 - 345-7465*

OA-2945

CDUA NO. \_\_\_\_\_

Division of Forestry and Wildlife  
**CONSERVATION DISTRICT USE APPLICATION**  
 Fire Contingency Plan

This plan is to be used for the construction of a project within a conservation district. In developing a plan, it is important to: 1) know what activities might start a fire, 2) analyze the fire prevention actions which can minimize the chance of starting a fire, and 3) know what action to take and who to call in case of a fire.

**I. NAME:** Mr. & Mrs. Robert Wicks

**ADDRESS:** 44-672 Kahinani Place, Kaneohe, Hawaii, 96744 (Project Site)  
Current Residence: 354 East Hind Drive  
Honolulu, Hawaii 96813

**TELEPHONE:** 373-2006

**II. LOCATION:**

Island: Oahu

Tax Map Key: 4-4-13: 34

Fire Station Name/Number Closest to Project: Station 17

Miles from Fire Station: approximately 1 mile

**III. APPROVED USE:**

**IV. Potential ignition source(s) of accidental fires during the construction of the project.**

Possible ignition sources may be generated by sparks caused by earth moving equipment against rocks. No welding torches are expected to be used on the project.

update: 6/95

**Page 2**  
**Fire Contingency Plan**

**V. Describe the type of firefighting resources available.**

A minimum of (2) dry chemical approved fire extenguisher(s) will be on the project site during construction. Also, a standard residential water hose will be operational during construction for potential fires and dust control use.

**VI. Describe the accessibility of the project site for fire emergency response vehicles.**

Access to the property is via an existing concrete roadway through the Shangri-La development which connects to the front of the subject property. A fire hydrient is within 100 ft. of the proposed site with an approved turn-around area.

**VII. Describe, if applicable, any fire plan that will apply to the completed project.**

The completed single-family residence will be equipped with smoke detectors as required by the governing agencies. Also, an approved fire extenuisher will be located; (1) in the residence garage; and (1) located in the kitchen area.

**VIII. Other Comments.**

This project is for the construction of a single-family residence consisting of a 3 bedroom/2.5 bath. The floor area is estimated at 2400 sq.

**APPROVED:**

**CONCUR:**

*Robert B. Cantala*  
Branch Manager, DOFAW

*Paul J. Conroy*  
Administrator, DOFAW

*Dan Branch*  
Island

Date: *1/26/00*

Date: *1/26/00*



DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE (808) 523-4414 • FAX (808) 527-6742

JEREMY HARRIS  
MAYOR



RANDALL K. FUJIKI, AIA  
ACTING DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

2000/CLOG-389 (JS)  
2000/CLOG-437 (JS)

January 26, 2000

Mr. Linn Henniger  
Henniger & Henniger Inc.  
1074 Kaumoku Street  
Honolulu, Hawaii 96825

Dear Mr. Henniger:

Special Management Area Review

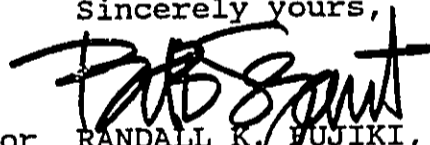
Tax Map Key : 4-4-013: 034  
Type of Project: Conservation District Use Application for  
a Single-Family Dwelling

The proposed project on the above-referenced tax map key has been reviewed. We find that it:

- Is not within the Special Management Area.
- Is within the Special Management Area, but is not defined as "development" and is therefore, exempt (Section 25-1.3[2], Chapter 25, Revised Ordinances of Honolulu).

Should you have any questions, please contact Joyce Shoji of our Urban Design Branch at 527-5354.

Sincerely yours,

  
For RANDALL K. FUJIKI, AIA  
Acting Director of Planning  
and Permitting

RKF:am

doc23559