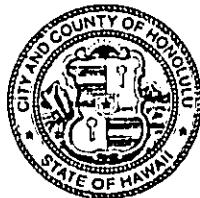


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS  
MAYOR



RECEIVED

ERIC G. CRISPIN, AIA  
DIRECTOR

BARBARA KIM STANTON  
DEPUTY DIRECTOR

'03 JUN 27 A8:43

2003/SV-6 (ASK)

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

June 25, 2003

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

Dear Ms. Salmonson:

SHORELINE SETBACK VARIANCE  
CHAPTER 343, Hawaii Revised Statutes  
Final Environmental Assessment (EA)


Recorded Owner/  
Applicant : ATS 1998 Trust  
Agent : Wilson Okamoto Corporation  
Location : 503 Portlock Road - East Honolulu  
Tax Map Key : 3-9-026:05  
Request : Shoreline Setback Variance and  
Conservation District Use Permit  
Proposal : Seawall repair, landscaping, earth work,  
drain pipe  
Determination : A Finding of No Significant Impact is  
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Ms. Genevieve Salmonson  
Page 2  
June 25, 2003

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Sincerely yours,

  
ERIC G. CRISPIN, AIA  
for Director of Planning  
and Permitting

EGC:pl  
Encls.

doc no.226098

JUL 23 2003

2003-06-23-OA-PEA

**FILE COPY**

**TOMPKINS SINGLE FAMILY**  
**FINAL ENVIRONMENTAL ASSESSMENT**

**503 PORTLOCK RESIDENCE**  
**Portlock, Oahu, Hawaii**

**Prepared for: ATS 1998 Trust**

**Prepared by: Wilson Okamoto Corporation**  
**Engineers and Planners**

**JUNE 2003**

**FINAL ENVIRONMENTAL ASSESSMENT**

**503 PORTLOCK RESIDENCE  
Portlock, Oahu, Hawaii**

2003 JUN 13 PM 3 59  
DEPARTMENT OF  
ENVIRONMENTAL  
CITY & COUNTY OF HONOLULU

Prepared for  
ATS 1998 Trust

Prepared by  
Wilson Okamoto Corporation  
Engineers and Planners

JUNE 2003

## TABLE OF CONTENTS

	<u>Page</u>
1. GENERAL INFORMATION.....	1
2. DESCRIPTION OF THE PROPOSED ACTION.....	2
2.1 General Description.....	2
2.1.1 Project Description.....	2
2.1.2 Project Location.....	3
2.1.3 Relation of the Parcel to the Shoreline Setback.....	3
2.1.4 Land Use Approvals Granted or Required.....	3
2.2 Technical Characteristics.....	8
2.2.1 Use Characteristics.....	8
2.2.2 Physical Characteristics.....	8
2.2.3 Construction Characteristics.....	8
3. AFFECTED ENVIRONMENT.....	16
3.1 Project Site and Surrounding Area.....	16
3.2 Flood and Tsunami Hazard.....	16
3.3 Coastal Views.....	16
3.4 Shoreline and Marine Resources.....	16
3.5 Coastal Water Quality.....	16
3.6 Flora and Fauna.....	17
3.7 Drainage System.....	17
3.8 Archaeological and Cultural Resources.....	17
4. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS.....	19
4.1 State Land Use Law.....	19
4.2 City and County of Honolulu General Plan.....	19
4.3 East Honolulu Development Plan.....	20
4.4 City & County of Honolulu Land Use Ordinance.....	20
4.5 Special Management Area.....	20
4.6 Shoreline Setbacks Ordinance, Chapter 23 Revised Ordinances of Honolulu.....	20
5. ALTERNATIVES CONSIDERED.....	22
6. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES.....	23
7. REQUIRED PERMITS AND APPROVALS.....	24
8. CONSULTED PARTIES.....	25
8.1 Pre-Assessment Consultation.....	25
8.2 <u>Draft Environmental Assessment Consultation</u> .....	25
9. DETERMINATION OF FONSI.....	26

LIST OF FIGURES

	<u>Page</u>
Figure 1 Location Map .....	4
Figure 2 Single-Family Dwelling .....	5
Figure 3 Building Elevations .....	6
Figure 4 Building Elevations .....	7
Figure 5 Landscape Plan .....	9
Figure 6 Grading Plan .....	10
Figure 7 Drainline and Headwall Plan View .....	11
Figure 8 Section "A-A" .....	12
Figure 9 Section "B-B" .....	13
Figure 10 Section "C-C" .....	14

**PREFACE**

This Final Environmental Assessment (EA) has been prepared in accordance with the requirements of Chapter 23, Revised Ordinances of Honolulu and Chapter 343, Hawaii Revised Statutes for improvements proposed within the shoreline setback area including extending a drainpipe and filling a drainage ditch, repairing an existing seawall, and various landscape improvements.

This EA has been processed as a Finding of No Significant Impact (FONSI) by the City and County of Honolulu Department of Planning and Permitting. As a result, the preparation of an Environmental Impact Statement (EIS) is not required.

Portions of the Final EA that have been substantially revised from the Draft EA are italicized and underlined.

**1. GENERAL INFORMATION**

- A. Applicant:                   ATS 1998 Trust  
Trustees Andrew and Susan Tompkins  
725 Rancho Circle  
Las Vegas, NV 89107-4619  
Phone: 702-878-8066
- B. Approving Agency           City and County of Honolulu  
Department of Planning and Permitting
- C. Fee Owner:                   ATS 1998 Trust  
Trustees Andrew and Susan Tompkins  
725 Rancho Circle  
Las Vegas, NV 89107-4619  
Phone: 702-878-8066
- D. Agent:                       Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96813  
Phone: 946-2277  
Fax: 946-2253  
Rodney Funakoshi, Project Manager
- E. Tax Map Key:               (1) 3-9-026: 05
- F. Lot Area:                     1.864 acres
- G. Agencies Consulted  
During Pre-Consultation: Federal  
Army Corps of Engineers  
National Marine Fisheries Service  
U.S. Fish and Wildlife Service  
State  
Dept. of Health, Clean Water Branch  
Dept. of Land & Natural Resources  
Dept. of Land & Natural Resources, Land Division  
Dept. of Land & Natural Resources, State Historic  
Preservation Division  
Office of Planning  
City  
Department of Planning & Permitting  
Hawaii Kai Neighborhood Board



## 2. DESCRIPTION OF THE PROPOSED ACTION

### 2.1 General Description

#### 2.1.1 Project Description

The applicant, ATS 1998 Trust, wishes to construct a single-family residence on a 1.86-acre lot at Portlock, Oahu (See Figure 1). In conjunction with construction of the single-family dwelling, the applicant wishes to undertake certain ancillary improvements within the parcel's 40-foot shoreline setback area including extending a drainpipe and filling a drainage ditch, repairing an existing seawall, and various landscape improvements.

Drainpipe Extension and Fill: A 36-inch concrete drainpipe that collects runoff from Lumahai Place presently discharges into a drainage ditch located near the central portion of the property. The drainpipe is owned by the City and County of Honolulu, although the city presently does not have an easement for the drainpipe in the applicant's property. The drainage ditch, which is about 130 feet long and discharges into Maunalua Bay, is unimproved except for the last 20 feet which has concrete masonry unit (CMU) sides and a concrete bottom. The applicant proposes to extend the drainpipe to the existing seawall and to fill the drainage ditch with on-site material. A concrete headwall will be constructed across the existing face of the drainage channel to contain the fill material and provide the seawall with a uniform face with an outlet for the new drainpipe. The applicant is also working with the city to establish a flowage easement in favor of the City and County of Honolulu for the drainpipe.

Seawall Repair: A CMU seawall, approximately 150 feet long and 6 feet high, extends along the seaward edge of the property. The seawall appears to have been constructed prior to the establishment of shoreline setback regulations in 1971, and would therefore be considered a legal non-conforming structure. The seawall is in fair to poor condition and in need of repair. Proposed improvements to the seawall include placing a 6-inch layer of gunite over the seaward face of the seawall and placing a 24-inch wide "cap" at the top of the seawall. Both the gunite facing and cap are intended to strengthen the seawall, which appears to have been constructed with insufficient thickness and inadequate footing.

Landscaping: Landscape improvements within the 40-foot shoreline setback will include planting ornamental trees and shrubs, surface grading, and placement of existing on-site boulders to form a 3 to 4 foot tall berm. The placement of boulders to form a seating area and imu pit is also proposed. Approximately 10 Coconut trees ranging in height from 20 feet to 28 feet will be planted, along with two Monkeypod trees, beach Naupaka, Bougainvillea, and other ornamental shrubs and ferns. Underground irrigation conduits between 0.5" and 1.0" in diameter will also be installed. The total amount of earthwork proposed in the

shoreline setback area includes about 300 cubic yards (CY) of excavation and 260 CY of embankment.

The proposed boulder berm, which will be 3 to 4 feet high, will be constructed using existing boulders at the project site and will be about 35 to 40 feet inland from the shoreline. The berm will generally follow existing contours and will help to retain upslope soils. Boulders are also proposed to be arranged to form a seating area and imu pit at the southwest corner of the property.

Other landscape improvements include the placement of stepping stones near the northern property boundary and the installation of 10 tree mounted lights, 5 pairs of liquid fueled torches, and chain-link fencing along the north and south property boundary.

Single-Family Dwelling: In addition to the aforementioned improvements in the shoreline setback area, the applicant will be constructing a single-family dwelling outside of the shoreline setback area. The dwelling will be about 80 feet inland from the certified shoreline, or 40 feet inland from the shoreline setback area. The building footprint in relation to the project site is shown in Figure 2 and building elevation drawings are provided in Figures 3 and 4.

**2.1.2 Project Location**

The project site is located within the Portlock residential neighborhood in Hawaii Kai, Oahu, on a parcel identified as Tax Map Key 1-3-9-26: 5. Land uses directly adjacent to the project site include residential properties to the north and south, Portlock Road to the east, and Maunalua Bay to the west.

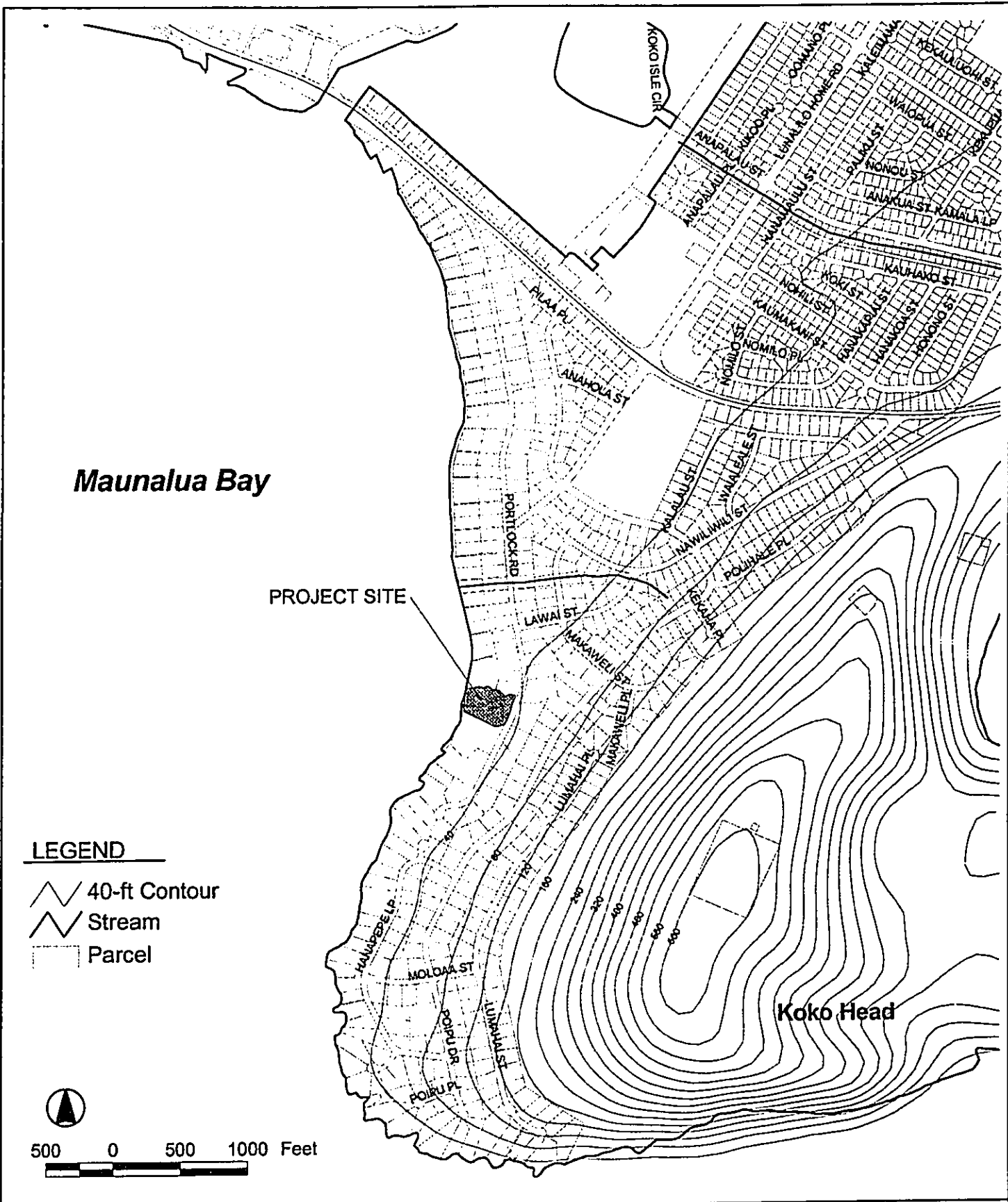
**2.1.3 Relation of the Parcel to the Shoreline Setback**


The proposed improvements specified in Section 2.1 are within the 40-foot shoreline setback. The proposed single-family dwelling will be located outside of the shoreline setback. A certified shoreline survey for the project site is attached to this application as Exhibit A.

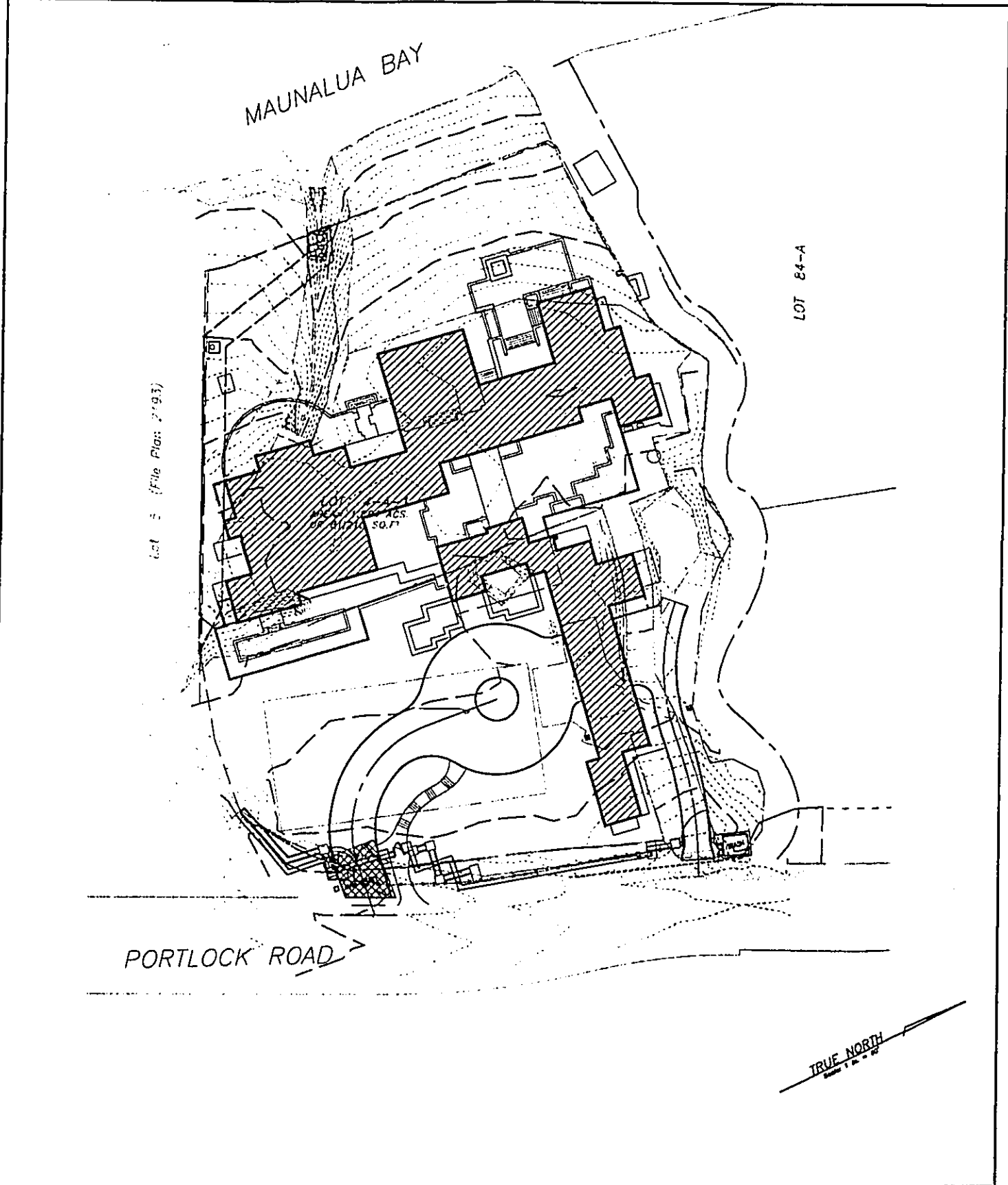
**2.1.4 Land Use Approvals Granted or Required**

The following permits and approvals may be required for improvements proposed within the shoreline and shoreline setback area:

<u>Permit/Approval</u>	<u>Status</u>
1. Shoreline Setback Variance	Pending
2. Department of the Army Nationwide Permit	Pending
3. Section 401 Water Quality Certification	Pending
4. Coastal Zone Management Consistency Determination	Pending
5. Conservation District Use Permit Application	Pending
6. National Pollutant Discharge Elimination System Permit	<u>Approved</u>



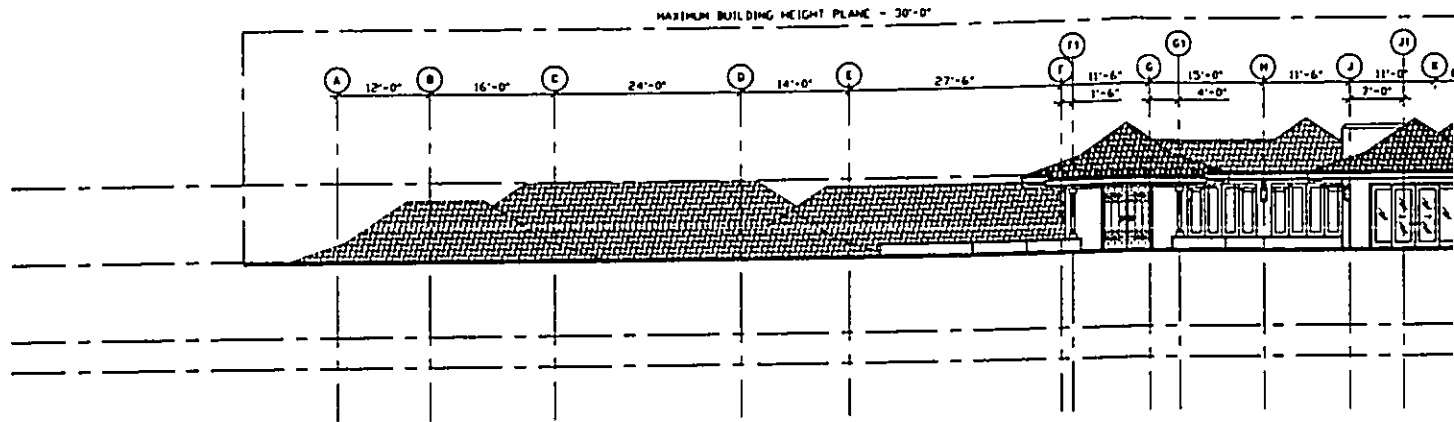
 <b>WILSON OKAMOTO CORPORATION</b> ENGINEERS - PLANNERS	<p><b>503 PORTLOCK RESIDENCE</b></p> <p><b>LOCATION MAP</b></p>	<p><b>Figure 1</b></p>
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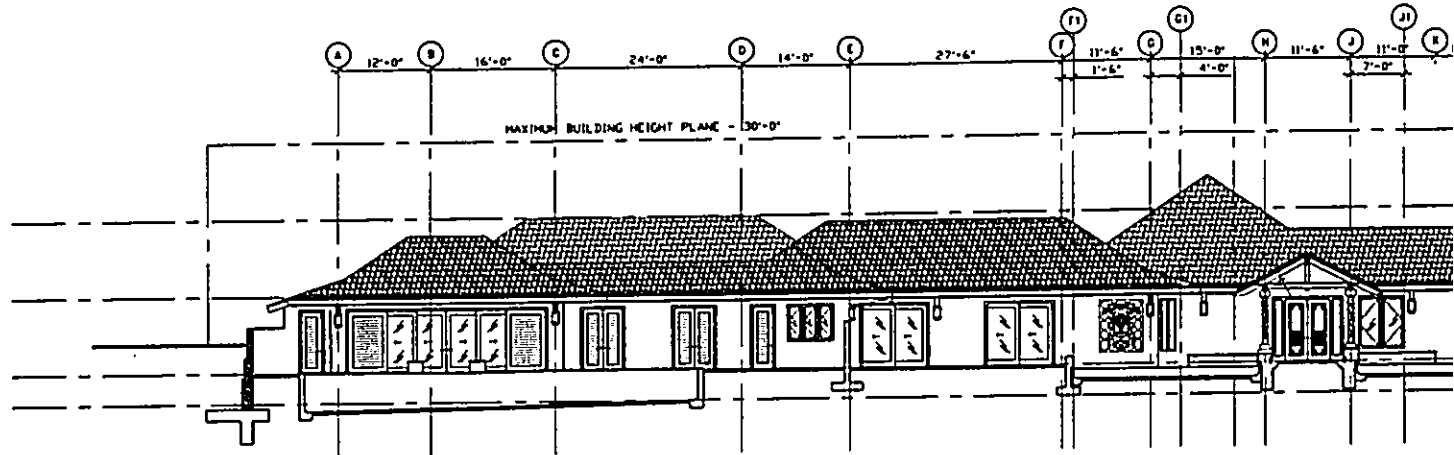
**503 PORTLOCK RESIDENCE**

Figure 2

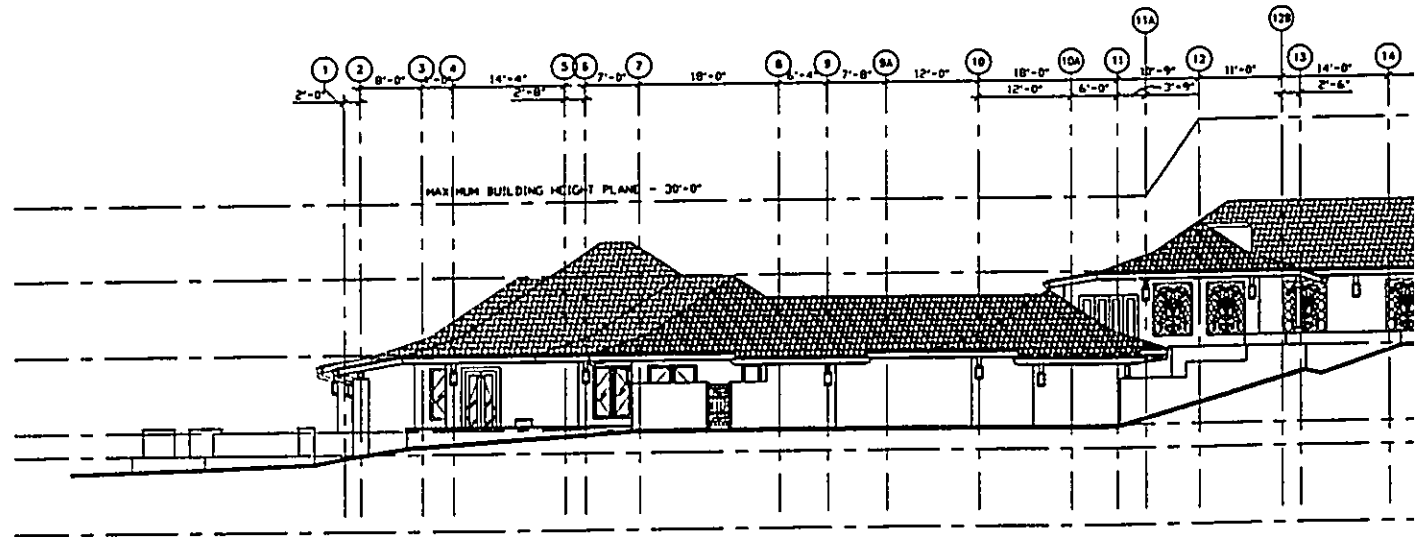
**SINGLE-FAMILY DWELLING**



**EAST ELEVATION**

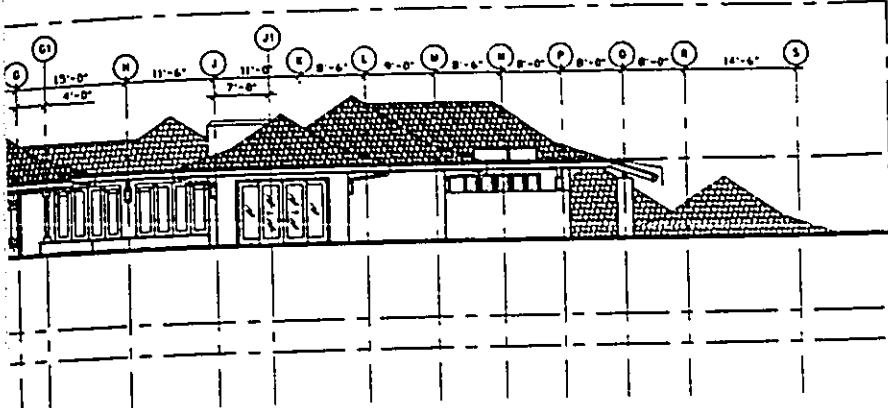


**EAST COURT ELEVATION**

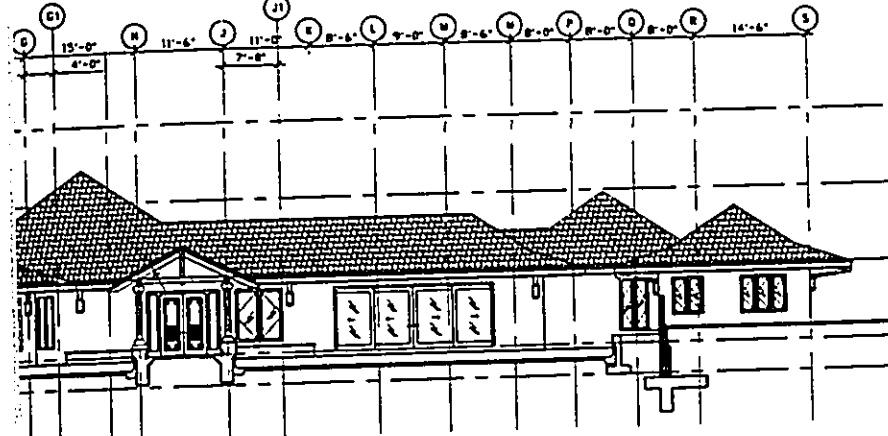


**SOUTH ELEVATION**

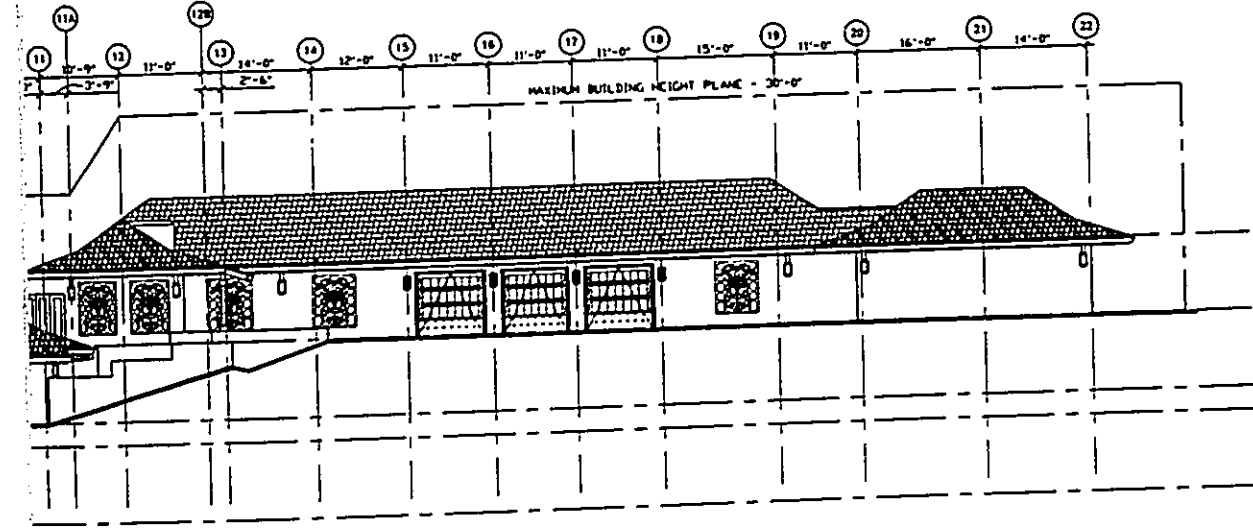
**Figure 3  
BUILDING ELEVATIONS**



**ELEVATION**



**RT ELEVATION**



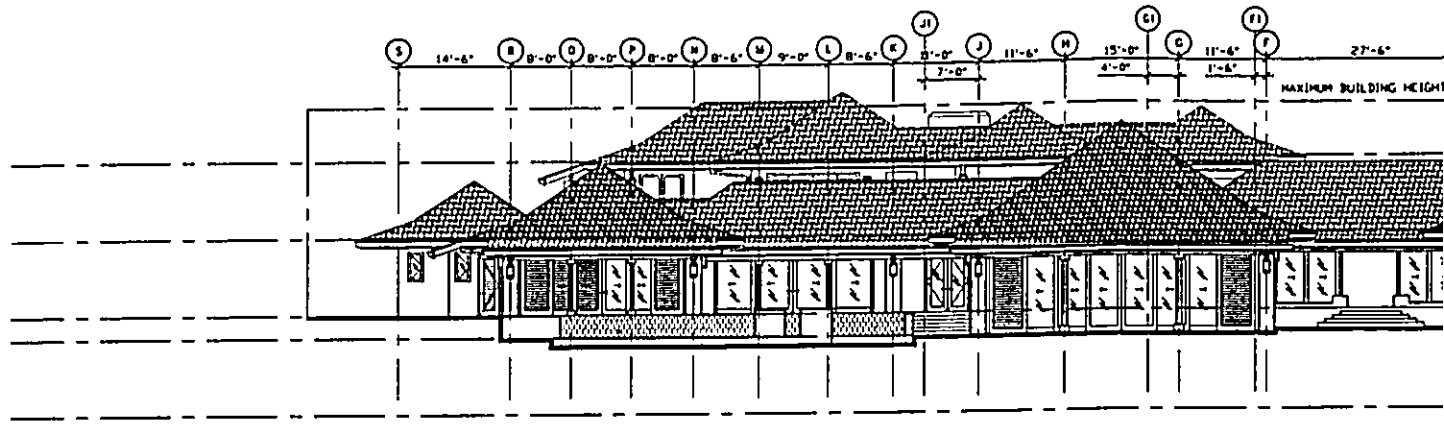
**ELEVATION**

2003 JUN 13 PM 4 01  
 CITY & COUNTY OF HONOLULU

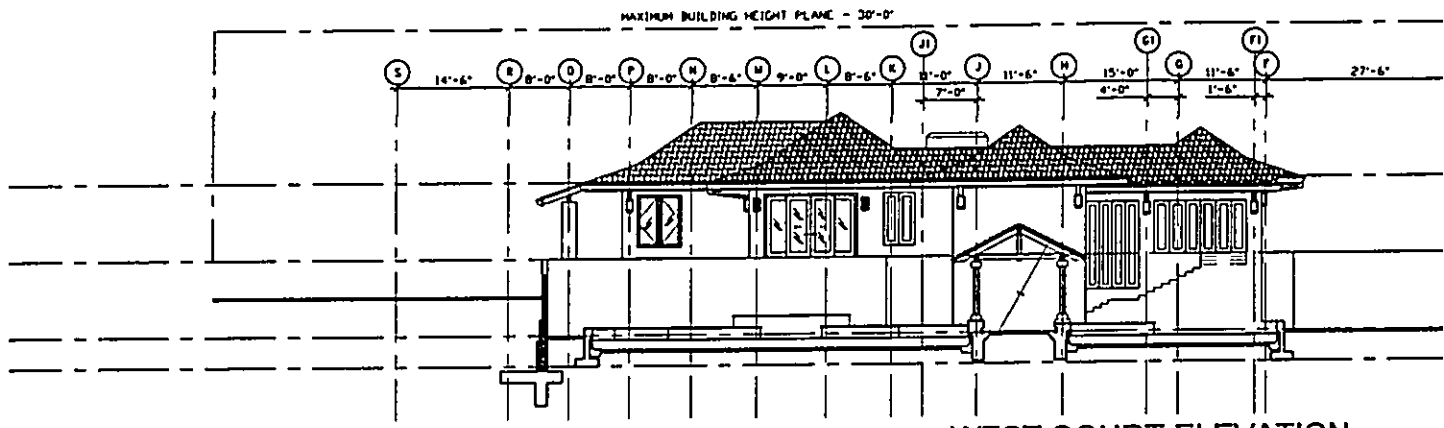
Source: Watanabe Chun Iopa Takaki Architects

**ire 3  
ELEVATIONS**

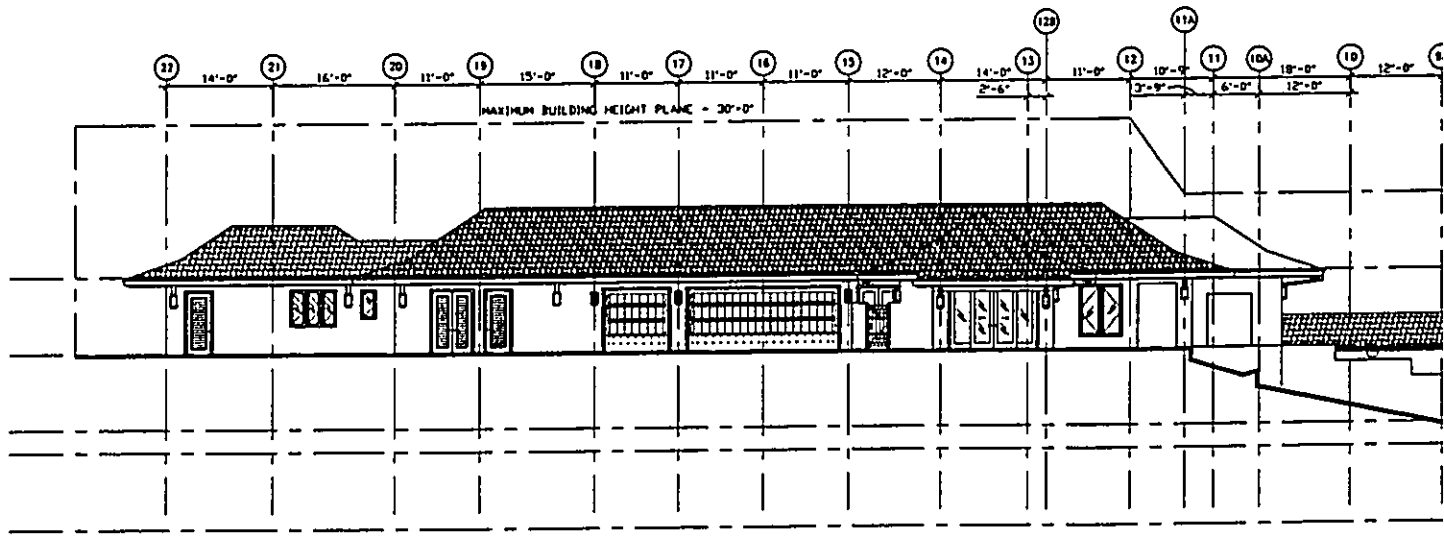
**503 Portlock Residence  
Portlock, Oahu, Hawaii**



WEST ELEVATION

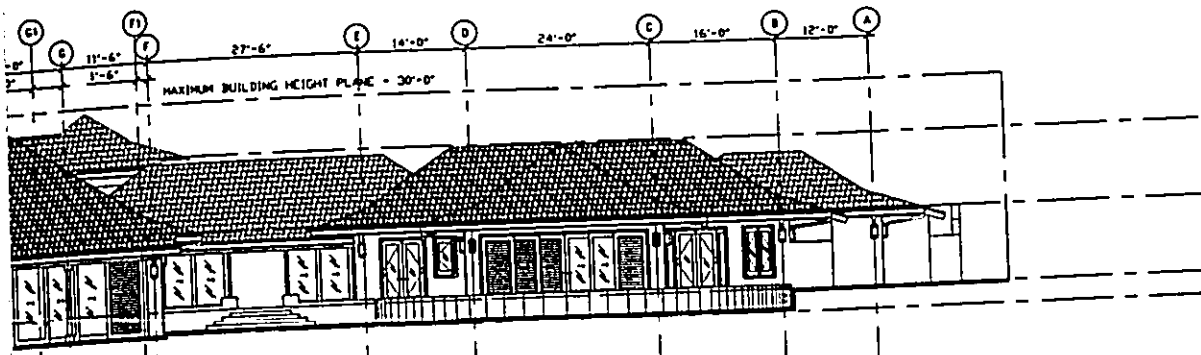


WEST COURT ELEVATION

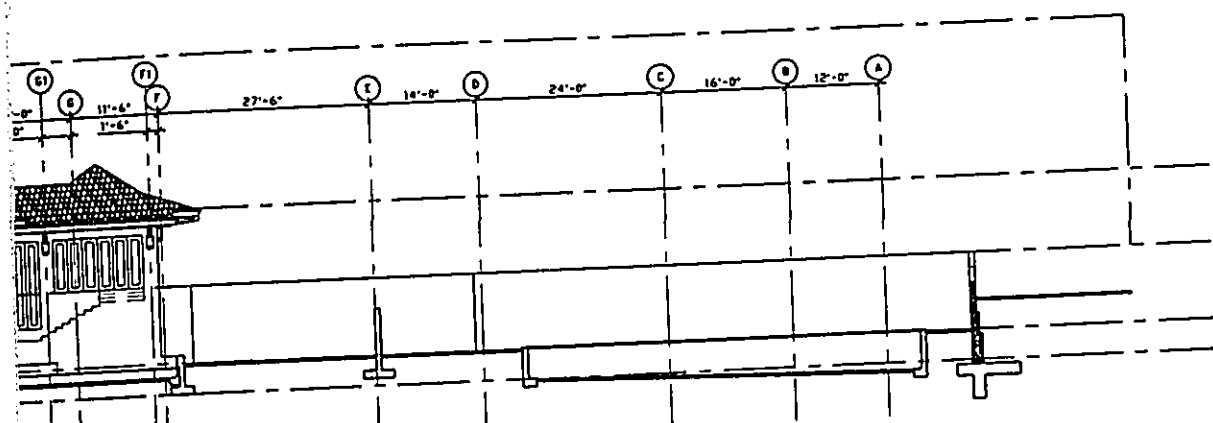


NORTH ELEVATION

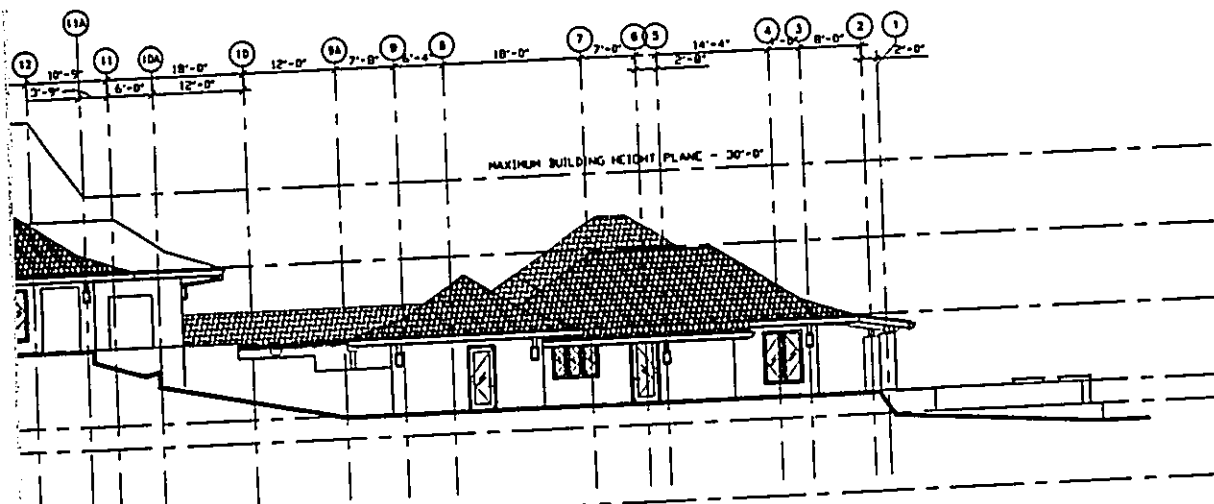
**Figure 4**  
**BUILDING ELEVATIONS**



ELEVATION



RT ELEVATION



ELEVATION

2003 JUN 13 PM 4 01  
 DEPT OF PERMITS  
 AND INSPECTION  
 CITY & COUNTY OF HONOLULU

Source: Watanabe Chun Iopa Takaki Architects

Figure 4  
 ELEVATIONS

503 Portlock Residence  
 Portlock, Oahu, Hawaii



## 2.2 Technical Characteristics

### 2.2.1 Use Characteristics

The project site is a privately owned parcel that will be used for residential purposes. The improvements proposed in the shoreline setback area are ancillary improvements to the proposed single family residential dwelling. The single family dwelling will be about 80 feet inland from the certified shoreline, or about 40 feet inland from the shoreline setback area.

The proposed improvements in the shoreline setback area will enhance the utility of the project site which is presently hampered by the drainage ditch that divides the property. The seawall repair will prevent failure of the wall and to some degree serves the public interest since failure of the wall would adversely impact water quality by increasing sedimentation and turbidity from soil erosion.

### 2.2.2 Physical Characteristics

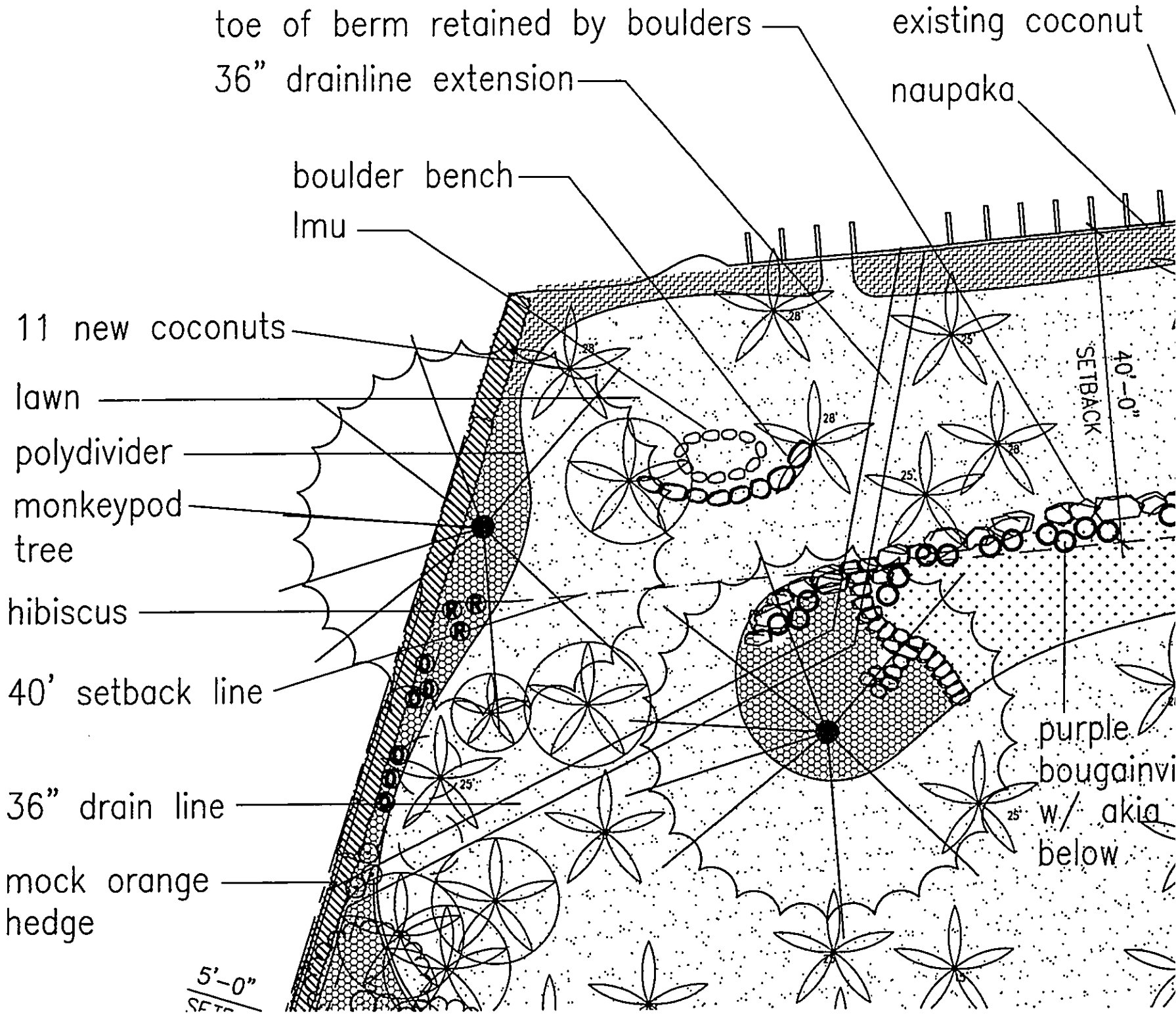
Proposed improvements within the shoreline setback area are shown in Figure 5, Landscape Plan and Figure 6, Grading Plan. A 36-inch drainpipe located within the existing drainage ditch will be installed and the drainage ditch will be filled. The seawall, which is in poor condition, will be repaired by applying a 6-inch layer of gunite to the seaward face of the wall and a 24-inch cap will be placed over the gunite and existing seawall. Landscape improvements within the shoreline setback area will include planting about 10 mature coconut trees, 2 monkeypod trees, naupaka, bougainvillea and other ornamental landscape species. Boulders at the project site are proposed to be used to construct a berm 3 to 4 feet high about 35 to 40 feet inland from the seawall. Boulders will also be placed to form a seating area and imu pit at the southwest corner of the property. The total amount of earthwork proposed in the shoreline setback area is about 300 CY of excavation and 260 CY of embankment.

### 2.2.3 Construction Characteristics

Drainpipe Extension and Fill: The new drainpipe will be installed within the existing drainage ditch. The drainpipe will be laid on granular pipe bedding and the existing ditch will be filled with on-site material. A new CRM headwall will be constructed across the existing seawall where the drainpipe discharges into the ocean. Similar to the existing seawall, the new headwall will be faced with a 6-inch layer of gunite. Plan and section views of the drainpipe and headwall are provided in Figures 7 to 10.

Seawall Repair: The existing seawall and buttresses will be repaired by applying a six-inch layer of gunite on the seaward face of the wall and around the buttresses. The gunite will be applied only during low-tide periods when no water is in contact with the seawall. Prior to the application of gunite, felt will be placed on the ground seaward of the seawall and visqueen will be placed on the

Source:  
Walters, Kimura, Motoda-Landscape Architects



**Figure 5**  
**PARTIAL LANDSCAPE PLAN**

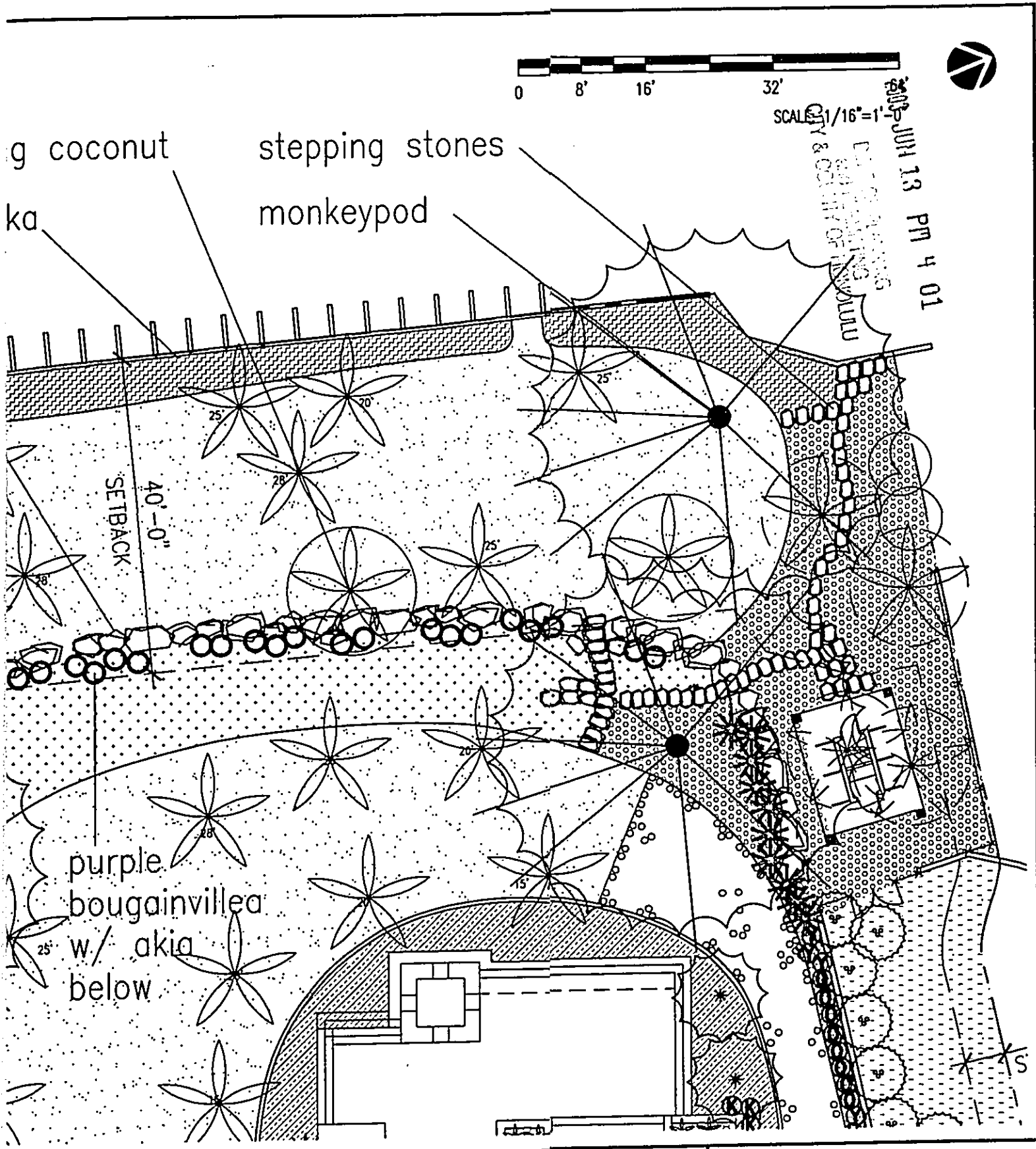
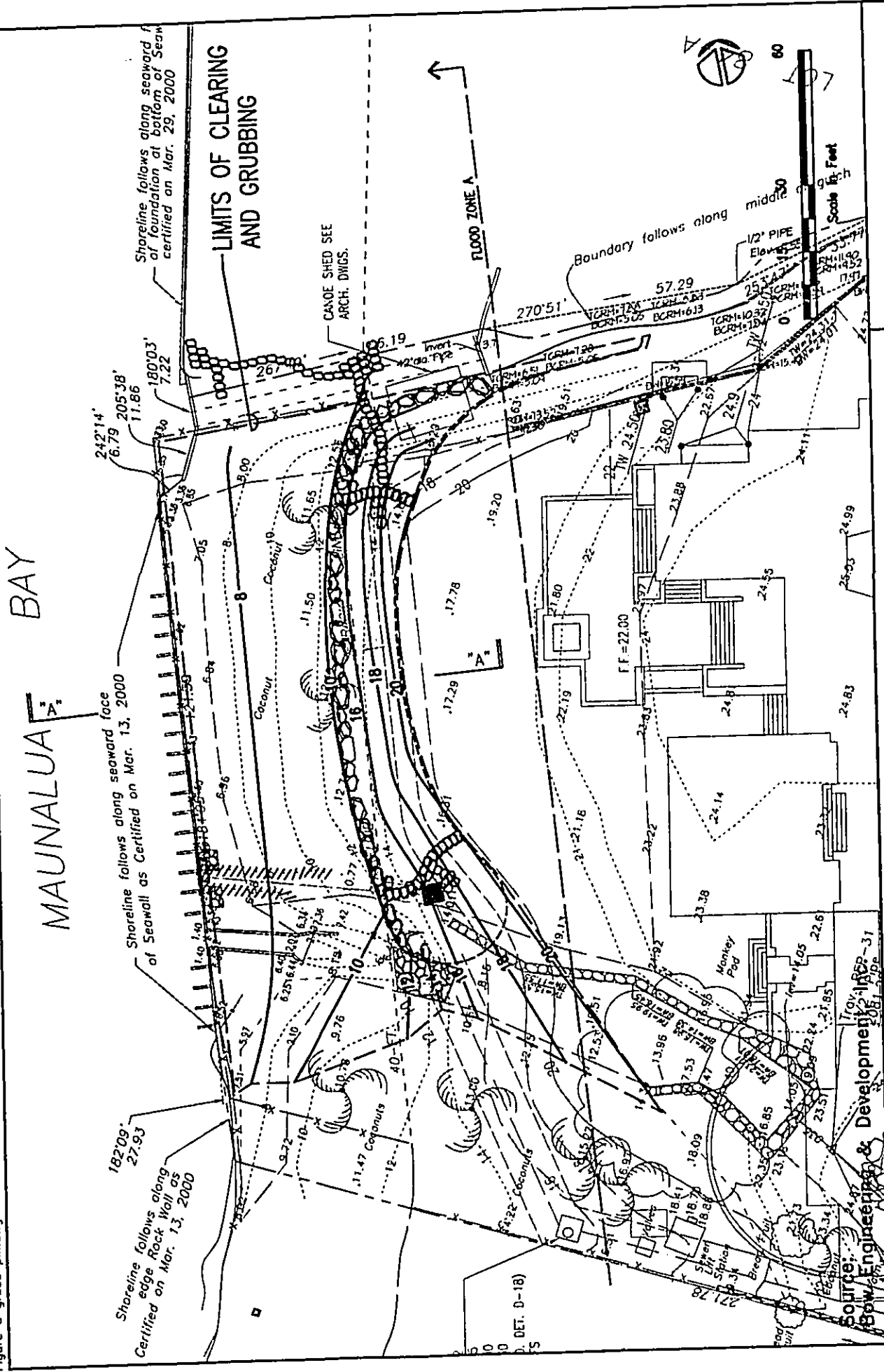


Figure 5  
LANDSCAPE PLAN

503 Portlock Residence  
Portlock, Oahu, Hawaii

Figure 6 grade plan.dwg 04-24-03 7:50 M:\WOC\7004-01\figures\

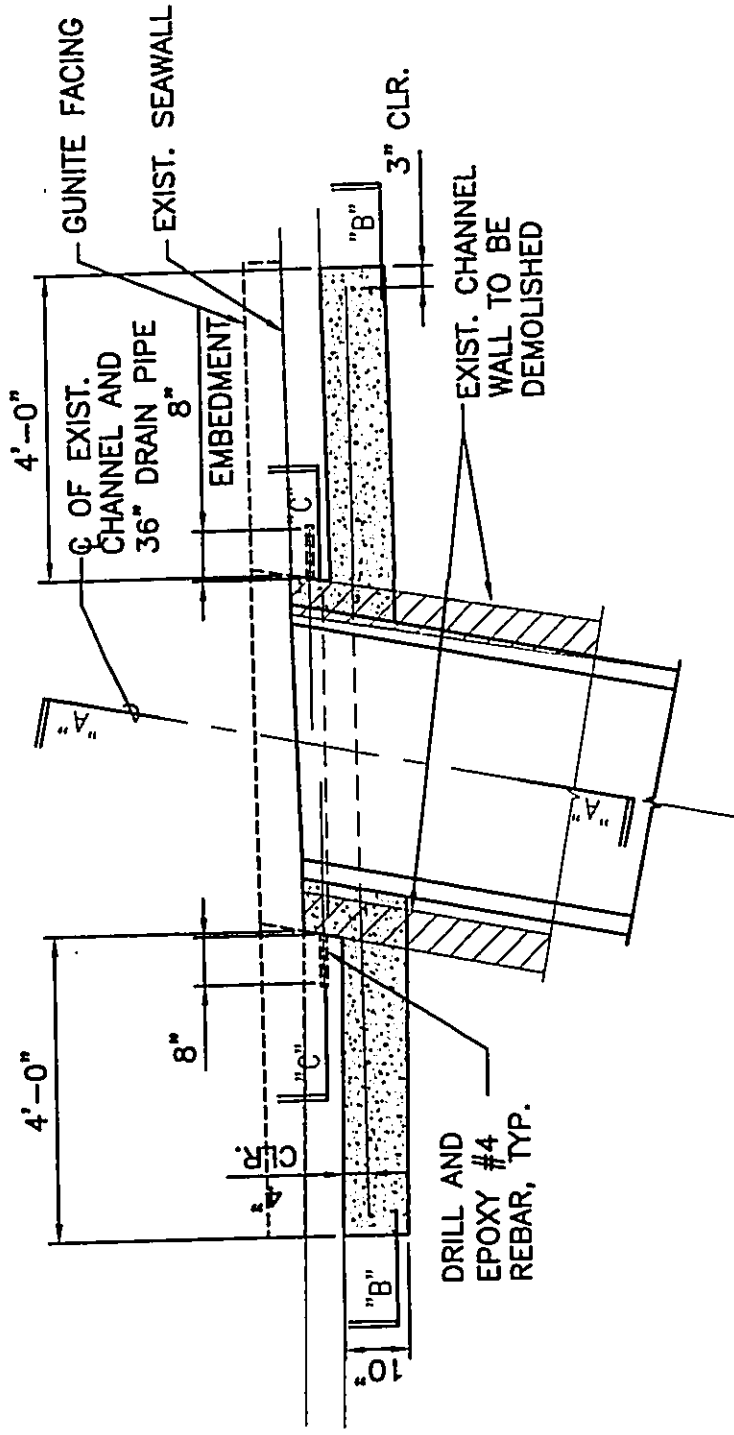


503 Portlock Residence  
Portlock, Oahu, Hawaii

Figure 6  
GRADING PLAN


  
 WILSON OKAMOTO CORPORATION  
 ENGINEERS - PLANNERS

Figure 7 typ.drain.det.dwg 04-24-03 7:50 M:\WOC\7004-01\Figures\



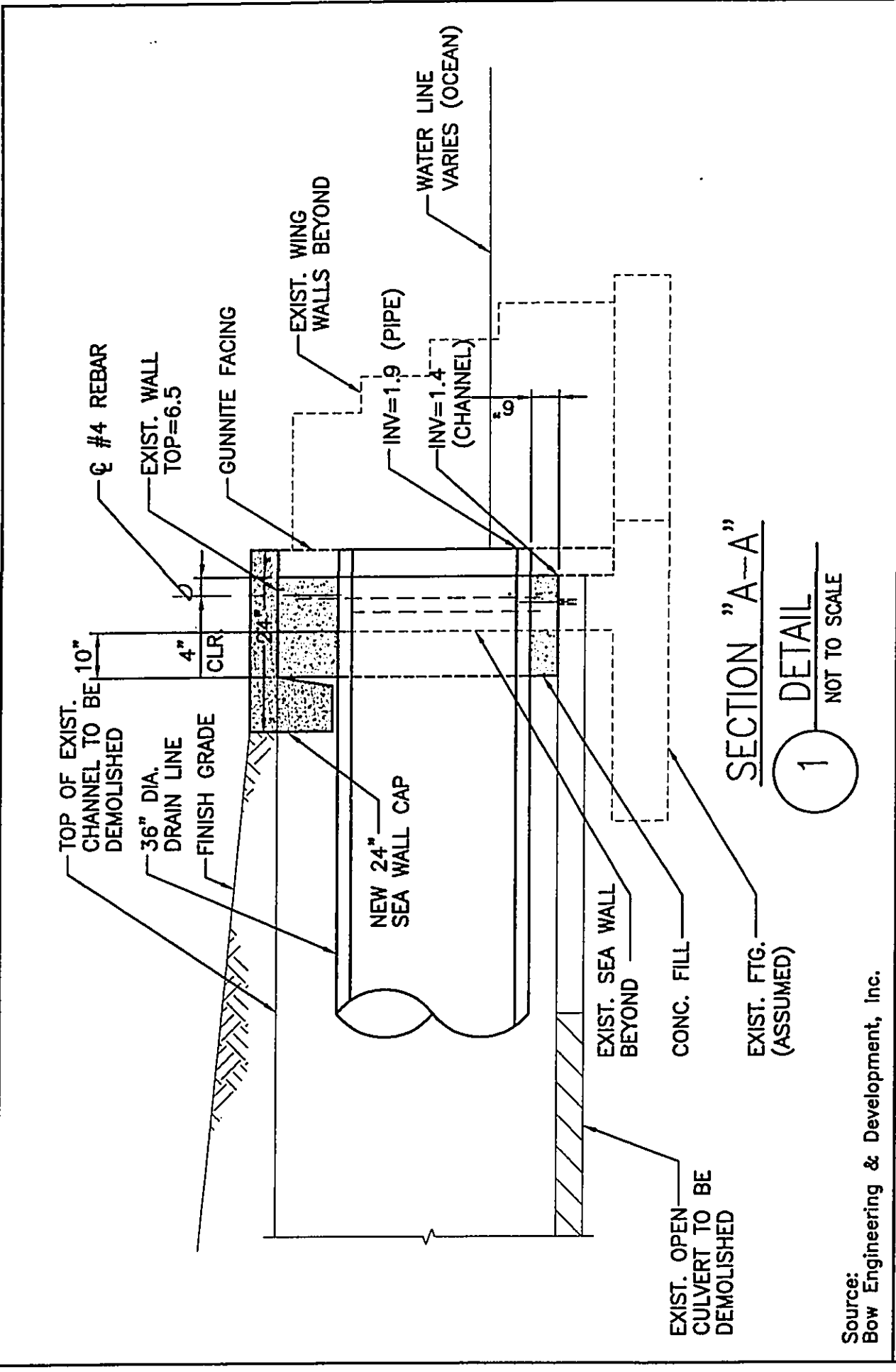
1 TYPICAL DRAINLINE TRENCH DETAIL  
NOT TO SCALE

Source:  
Bow Engineering & Development, Inc.



Figure 7  
TYPICAL DRAINLINE TRENCH DETAIL  
PLAN VIEW

503 Portlock Residence  
Portlock, Oahu, Hawaii

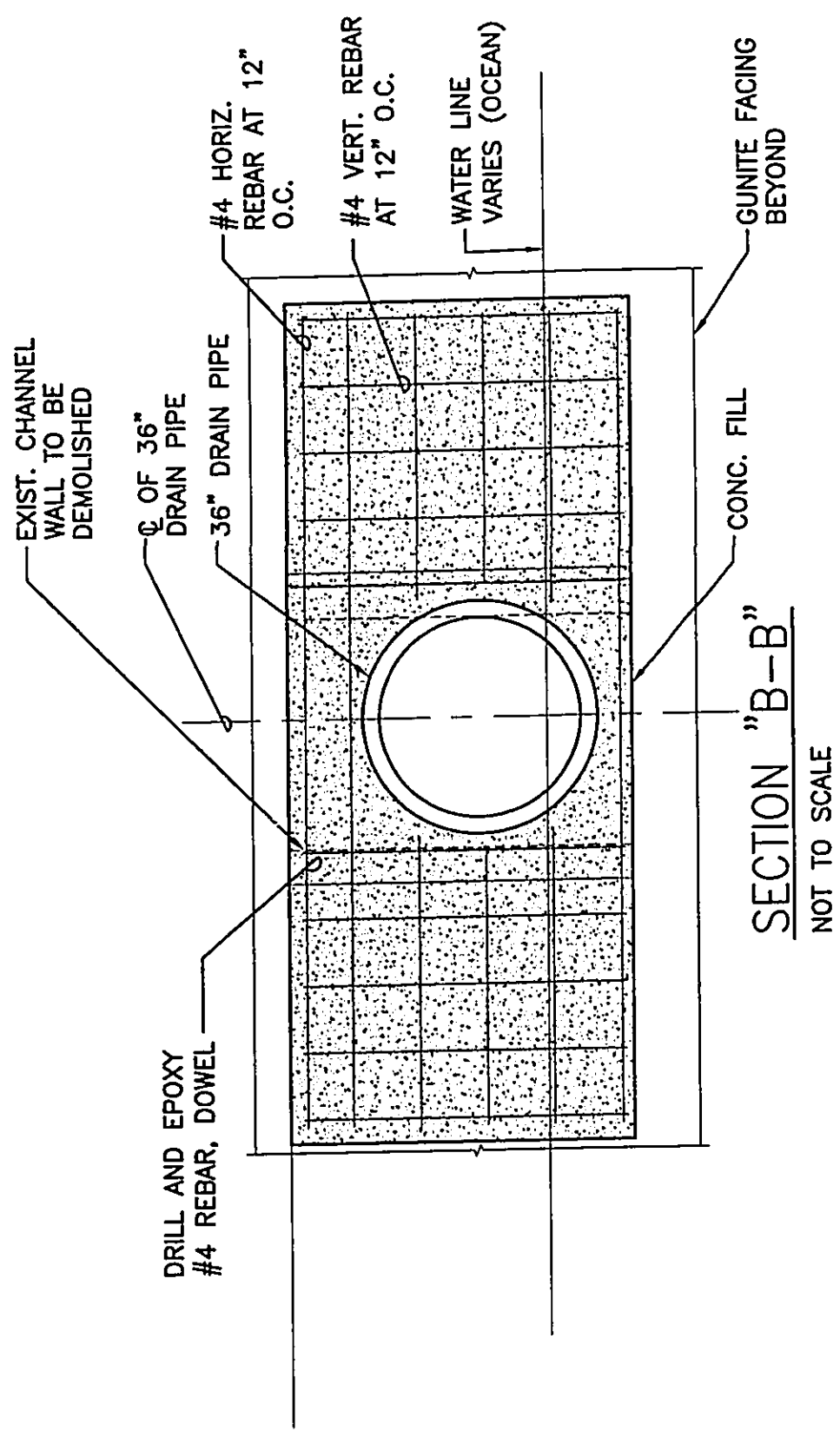


Source:  
Bow Engineering & Development, Inc.



**Figure 8**  
**SECTION "A-A" DETAIL**

**503 Portlock Residence**  
**Portlock, Oahu, Hawaii**



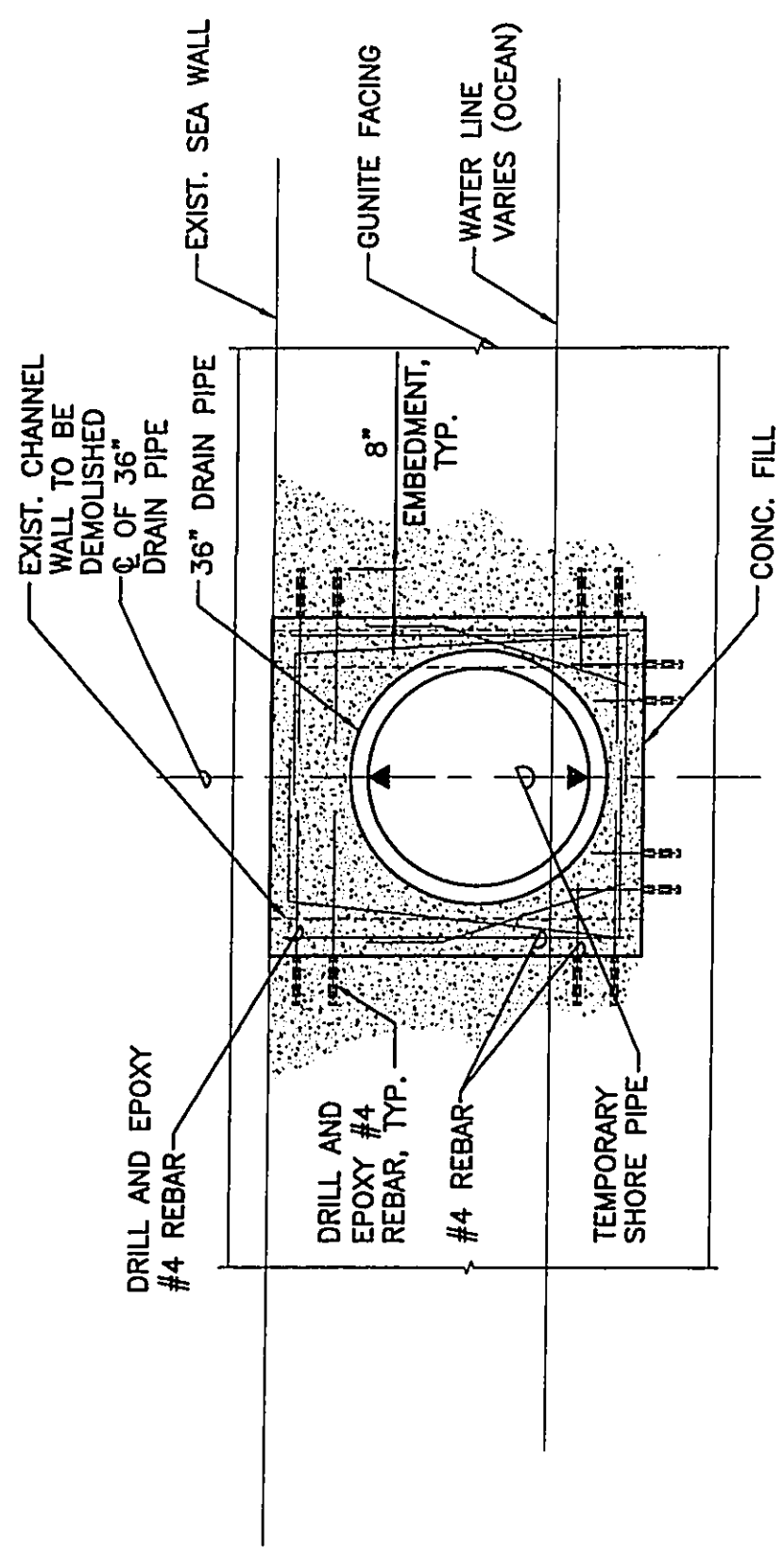
Source:  
Bow Engineering & Development, Inc.



Figure 9  
SECTION "B-B" DETAIL

503 Portlock Residence  
Portlock, Oahu, Hawaii

Figure 10\_CCDet.dwg 04-24-03 7:50 M:\WOC\7004-01\Figures\



SECTION "C-C"  
NOT TO SCALE

Source:  
Bow Engineering & Development, Inc.



**Figure 10**  
**SECTION "C-C" DETAIL**

**503 Portlock Residence**  
**Portlock, Oahu, Hawaii**



hillside behind the seawall. Welded-wire mesh will be placed within the gunite to provide reinforcement.

Landscaping: Mass grading will be performed to establish finish contours. Excavated soils will be used to fill the existing drainage ditch and used for fill at other on-site areas. Landscape plantings and irrigation conduits will be installed after grading has been completed. Existing on-site boulders will be piled to form a 3 to 4 foot high berm about 35 to 40 feet inland from the certified shoreline. The boulders will be free-standing and not cemented or grouted in place. Boulders will also be placed to form a seating area and imu pit at the southwest corner of the property. Chainlink fencing at the along the north and south property boundary and stepping stones will be placed after mass grading has been completed.

### 3. AFFECTED ENVIRONMENT

#### 3.1 Project Site and Surrounding Area

The project site is located within the Portlock neighborhood of the island of Oahu at 503 Portlock Road. The 1.864-acre project site is bound by single-family residential properties to the north and south, Portlock Road to the east, and Maunalua Bay to the west.

#### 3.2 Flood and Tsunami Hazard

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the area from the seaward edge of the project site to about 80-feet inland is within Flood Hazard Area Zone A and the remainder of the site is within Flood Hazard Zone D. Areas designated Zone A may be inundated by a 100-year flood, however, no base flood elevations have been determined, and areas designated Zone D includes areas in which flood hazards are undetermined.

#### 3.3 Coastal Views

The Coastal View Study prepared by the City and County of Honolulu identifies views of Koko Head from Kalaniana'ole Highway as being significant. The study also identifies stationary views from Maunalua Bay Beach Park as being significant.

Elevations at the project site range from sea level to about 45 feet above sea level. Within the shoreline setback area, elevations range from approximately 6 feet to 14 feet above sea level. The views offered from the project site stretch from Portlock, down the shoreline to the Wailupe area.

#### 3.4 Shoreline and Marine Resources

A sand flat with a sandy to gravelly bottom is located off-shore of the project site. The sand flat adjacent to the seawall is usually exposed during tidal periods of about +0.5 foot or less. An Aquatic Resource Survey conducted by AECOS, Inc. in September 2002 found that the biological community in the vicinity of the project site is typical of sand flat habitats. Common species of marine vertebrates and invertebrates and marine flora were observed. No endangered, threatened, or candidate aquatic species were observed or are known to inhabit waters in the immediate vicinity of the project site.

Maunalua Bay is a popular recreational area for boating, kayaking, swimming, diving, and fishing. A public shoreline access easement is located off of Hanapepe Loop approximately 900 feet south of the project site.

#### 3.5 Coastal Water Quality

Coastal waters off-shore of the project site are designated Class A Marine Waters by the State Department of Health. The objective of the Class A classification is to protect water quality for recreational purposes, including swimming, bathing, and other water-contact sports and aesthetic enjoyment.

Water quality in the vicinity of the project site was sampled by AECOS Inc. in September 2002. The sampling determined that water quality is generally good. Salinity and temperature values were within the expected range and the waters were saturated or nearly saturated with dissolved oxygen. Waters were also found to have a low concentration of nitrate+nitrite and ammonium. Turbidity and TSS values were slightly elevated, which was probably due to a southerly wind on the date the samples were collected that created chop and stirred bottom sediments in the vicinity of the boat harbor.

### 3.6 Flora and Fauna

Existing landscape plantings at the project site include Coconut trees, Palm trees, Monkey pod trees, and other common species such as Beach Naupaka, Finger Grass, Koa-haole, and Indian Fleabane. Landscape plantings proposed in the shoreline setback area include Coconut trees, Monkey pod trees, Beach Naupaka, Bougainvillea, ferns and other ornamental species.

Mammal species that may be present at the project site include mice, rats, mongoose and feral cats. Avifauna that may frequent the site include common exotic species such as myna, doves, sparrows, finches, cardinals and egrets. No threatened or endangered species are known to inhabit the project site or surrounding area.

### 3.7 Drainage System

The drainpipe located in the applicant's property is owned by the City and County of Honolulu and discharges runoff collected from catch basins along Lumahai Place. The City, however, does not presently have an easement for the drainpipe and is working with the applicant to establish a flowage easement to allow continued use of the applicant's property.

A drainage study for the proposed project determined that construction of the home will result in no net increase in stormwater runoff. The study determined that with the proposed improvements, stormwater runoff will increase from 4.1 cubic feet per second (cfs) to 4.7 cfs. However, the larger grassed area between the new house and the shoreline, as opposed to the former home, will increase percolation and help to filter runoff. The new on-site drainage system will collect runoff from the driveway and entryway of the house and direct it to a new drywell to be located at the northeast corner of the property. Runoff will percolate into the ground, or if the capacity of the drywell is exceeded, overflow through an opening at the top of the drywell. Excess runoff will be directed to landscaped areas that will help to filter and percolate the runoff.

### 3.8 Archaeological and Cultural Resources

No significant archaeological or historic resources are known to exist at the project site. During the pre-assessment consultation period, the State Department of Land and Natural Resources commented that since the project site was previously developed and historic sites are not likely to exist, the proposed improvements are likely to have "no effect" on significant historic sites.

Cultural practices that may occur in the vicinity of the project site include fishing, marine gathering, and ocean recreation at coastal waters offshore of the project site. No gathering of cultural resources is known to occur at the project site. Public access to the shoreline is available at a public access way about 400 feet north of the project site and at Kokee Beach Park about 900 feet south of the project site.

#### 4. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

##### 4.1 State Land Use Law

The State of Hawaii Land Use Law, Chapter 205, Hawaii Revised Statutes, classifies all lands in the State into four land use districts: Urban, Rural, Agricultural and Conservation. While the project site is within the state land use "Urban" District, the gunite facing on the seawall will extend into coastal waters, which are within the "Conservation" District. A Conservation District Use Permit and easement may be required from the State Department of Land and Natural Resources for the seawall improvements.

##### 4.2 City and County of Honolulu General Plan

The City and County of Honolulu General Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The plan contains the following objectives and policies that relate to the proposed project:

##### *III. Natural Environment*

*Objective A: To protect and preserve the natural environment.*

*Policy 1: Protect Oahu's natural environment, especially the shoreline, valleys, and ridges from incompatible development.*

Comment: Construction of the proposed improvements within the shoreline setback will have no long-term impacts adverse impact on the natural environment. Short-term construction related water quality impacts can be avoided by implementing best management practices such as installing silt fences, establishing vegetation as soon as practicable, and taking appropriate measures to avoid release of construction material into the ocean during repair of the seawall.

*Policy 5: Require sufficient setbacks of improvements in unstable shoreline areas to avoid the future need for protective structures.*

Comment: The project site and adjacent properties have already been hardened with shore protection structures. The proposed residence will be set back about 80-feet from the certified shoreline.

*Policy 9: Protect mature trees on public and private lands and encourage their integration into new developments.*

Comment: Existing coconut trees in the shoreline setback will remain in place and have been integrated into the landscape plan.

#### 4.3 East Honolulu Development Plan

The City and County of Honolulu's Development Plan/Sustainable Communities Plan program provides a framework for implementing objectives and policies of the General Plan on an areawide basis. The project site is located in the East Honolulu Sustainable Communities Plan area.

The East Honolulu Sustainable Communities Plan Land Use Map, which depicts the conceptual desired land use pattern in the East Honolulu region, designates the project site for residential use. The Plan notes that chronic erosion or accretion appears to be occurring in the Portlock area and recommends additional minimum setbacks for structures near the shoreline.

The proposed residence will be located about 80-feet inland from the certified shoreline, well beyond the required setback. The proposed improvements in the shoreline setback area are not anticipated to affect ongoing shoreline erosion/accretion patterns as the project site and adjacent properties have hardened shorelines.

#### 4.4 City & County of Honolulu Land Use Ordinance

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the General Plan and Development/Sustainable Communities Plan. The project site is within the R-10 Residential zoning district. The proposed residence and ancillary improvements are consistent with this designation and will conform to applicable requirements specified in the LUO.

#### 4.5 Special Management Area

The project site is within the City and County of Honolulu's Special Management Area (SMA). Although development within the SMA generally require an SMA permit, the construction of a single-family residence that is not part of a larger development does not require a SMA permit. A SMA permit, therefore, is not required for the proposed improvements.

#### 4.6 Shoreline Setbacks Ordinance, Chapter 23 Revised Ordinances of Honolulu

The City and County of Honolulu's Shoreline Setbacks ordinance, codified as Chapter 23, Revised Ordinances of Honolulu (ROH), establishes required minimum shoreline setbacks, permitted uses in the shoreline setback area, and criteria for granting variances. The purpose of the ordinance is to "protect and preserve the natural shoreline, especially sandy beaches; to protect and preserve pedestrian access laterally along the shoreline and to the sea; and to protect and preserve open space along the shoreline."

##### Section 23-1.5, ROH, Prohibitions in the shoreline area.

Section 23-1.5, ROH, provides, in part, that structures and activities are prohibited within the shoreline area, with the following exceptions:

*(1) Minor structures and activities permitted under rules of the department which do not affect beach processes or artificially fix the shoreline and do not interfere with public access, public views or open space along the shoreline...*

While the proposed landscape plantings and installation of irrigation lines qualify as minor structures and activities, a shoreline setback variance is required for the drainpipe extension and fill, seawall repair, and landscape improvements.

## 5. ALTERNATIVES CONSIDERED

### No Action Alternative

Under the no-action alternative only limited landscape improvements would be undertaken in the 40-foot shoreline setback area. This alternative is undesirable because it does not address the instability of the existing seawall, division of the property by the existing drainageway and does not make the best use of the applicant's property. Under the no-action alternative the existing seawall would eventually collapse and water quality in the vicinity of the project site would be impaired by increased turbidity and siltation.

### Seawall Replacement

Replacement of the existing seawall with a similar structure was considered but determined to be too costly to undertake at this time. Although the existing seawall is showing signs of structural distress, replacement of the wall is not yet warranted and the gunite repair was determined to be the most practical alternative to prolong its useful life.

### Landscape Alternatives

The proposed boulder berm was designed to make a productive use of existing boulders on-site and to follow the existing contours of the property. While disposal of the existing boulders or moving the boulder berm outside of the shoreline setback area is possible, both of these options are considered undesirable to the proposed action. Disposal of the boulders would be difficult and costly given that there are over 100 boulders on-site and each boulder weighs several hundred pounds. Locating the berm further inland would necessitate that construction of a retaining wall to achieve the desired finished contours. In addition to being more costly, the retaining wall, which would probably be at least 6-feet in height, would also be unsightly especially as seen from Maunalua Bay.

Alternative landscape plantings and design themes within the shoreline setback area are possible, however, the proposed improvements were designed to enhance the natural environment at the project site while conforming to the purpose of the shoreline setback regulations. The proposed landscape improvements will have no impact on beach processes nor will they artificially fix the shoreline or otherwise affect coastal resources.



## 6. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

Construction related impacts from construction of the single family dwelling and improvements in the shoreline setback area may include the release of fugitive dust, construction noise impacts, and water quality impacts. The release of fugitive dust will be prevented by frequent watering of exposed soils and establishing groundcover as soon as practicable. Construction noise impacts will be mitigated by using properly muffled construction equipment and performing construction work during daytime hours. Water quality impacts will be mitigated by installing silt fences along the face of the seawall and along the drainage ditch to minimize the release of sediments. Potential water quality impacts from the seawall repair will be avoided by applying gunite only during the low-tide period. Felt will be laid *makai* of the seawall and visqueen will be placed mauka of the seawall to catch any gunite that may overspray or rebound during application.

Relative to water quality impacts, the Department of Health has approved construction of the single family dwelling for coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater construction activities. The NPDES permit specifies Best Management Practices to be implemented to avoid water quality impacts. An amendment to the NPDES permit to cover the improvements proposed in the shoreline setback area will be requested upon approval of the shoreline setback variance.

No long-term impacts are anticipated to result from the proposed project. No threatened or endangered species are known to inhabit the project site or surrounding area. Coastal views will not be affected by the proposed improvements, and, in fact, will be enhanced by the proposed landscaping. The proposed seawall repair and landscape improvements are anticipated to have no impact on shoreline processes as the shoreline at the project site and adjacent properties have already been hardened with shore protection structures. The drainpipe realignment and filling of the drainage ditch will also have no long-term impact as existing drainage patterns and stormwater discharges will remain similar to existing conditions. As discussed in Section 3.7, although stormwater runoff is anticipated to increase by about 0.6 cfs, no adverse impact to coastal water quality is anticipated since the larger grassed area between the new house and the shoreline, as opposed to the former home, will increase percolation and help to filter runoff. Construction of the single family dwelling is anticipated to have indirect or cumulative impacts as the project site has been used for residential purposes since at least 1958.

**7. REQUIRED PERMITS AND APPROVALS**

The following is a list of permits and approvals, which may be required prior to construction of the proposed project:

City and County of Honolulu

- Shoreline Setback Variance
- Grading Permit

State of Hawaii

- Conservation District Use Permit
- Coastal Zone Management Consistency Certification
- Section 401 Water Quality Certification

Federal

- Department of the Army, Corps of Engineers Nationwide Permit

## 8. CONSULTED PARTIES

### 8.1 Pre-Assessment Consultation

Pre-assessment consultation comments were solicited from the following government agencies. The comments are attached at the end of this Environmental Assessment.

#### Federal

Army Corps of Engineers  
National Marine Fisheries Service  
U.S. Fish and Wildlife Service

#### State

Dept. of Health, Clean Water Branch  
Dept. of Land & Natural Resources  
Dept. of Land & Natural Resources, Land Division  
Dept. of Land & Natural Resources, State Historic Preservation Division  
Office of Planning

#### City

Department of Planning & Permitting  
Hawaii Kai Neighborhood Board

### **8.2 Draft Environmental Assessment Consultation**

Copies of the Draft EA were distributed by the City Department of Planning and Permitting to reviewing agencies and organizations. Comment letters were received from the Office of Environmental Quality Control and University of Hawaii Environmental Center. Copies of the comment and response letters are attached at the end of this Environmental Assessment.

## 9. DETERMINATION OF FONSI

The proposed project is not anticipated to have a significant impact based on the criteria set forth in the State Department of Health Rules, Chapter 200, Title 11, Section 12. The proposed project's relationship to the criteria is discussed below.

- (1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

Development of the proposed project would involve an irrevocable commitment of labor, capital and materials. No loss or destruction of significant natural resources is anticipated.

- (2) *Curtails the range of beneficial uses of the environment;*

The proposed improvements would enhance use of the project site by eliminating the drainage ditch that divides the property and by creating an aesthetically pleasing environment. The improvements would have no impact on the public's enjoyment of coastal resources and would prevent adverse impact to coastal water quality that would result from failure of the existing seawall.

- (3) *Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The proposed project is consistent with the environmental policies, goals and guidelines set forth in Chapter 344, HRS.

- (4) *Substantially affects the economic or social welfare of the community or state;*

The proposed project is anticipated to have short-term beneficial economic impacts resulting from the hiring of construction workers and purchasing of materials.

- (5) *Substantially affects public health;*

The proposed project will not have a long-term impact on public health.

- (6) *Involves substantial secondary impacts, such as population changes or effects on public facilities;*

The proposed improvements will not induce secondary impacts or affect public facilities. The project site is in an established residential neighborhood and has been used for residential purposes since at least 1958.

- (7) *Involves a substantial degradation of environmental quality;*

The proposed project is not anticipated to involve a substantial degradation of environmental quality. Construction related environmental impacts can be mitigated by complying with the City and County of Honolulu's Grading Ordinance and the project's National Pollutant Discharge Elimination System (NPDES) permit conditions.

- (8) *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

The proposed project will have no foreseeable cumulative impacts and does not involve a commitment for larger actions.

- (9) *Substantially affects a rare, threatened, or endangered species, or its habitat;*

There are no known proposed, candidate, or listed threatened or endangered species present at the project site.

- (10) *Detrimentially affects air or water quality or ambient noise levels;*

Short-term impacts to air and water quality and ambient noise levels may occur during construction. Environmental impacts can be mitigated through proper construction techniques and complying with applicable Department of Health rules and regulations.

- (11) *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*

The project site is not situated within an environmentally sensitive area and is not anticipated to affect such areas.

- (12) *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,*

Construction of the dwelling and improvements in the shoreline setback area are not anticipated to substantially affect scenic views as the dwelling will be well below the maximum building height plan and the project site is in an existing residential neighborhood that has been previously developed.

- (13) *Requires substantial energy consumption.*

The improvements will not induce substantial energy consumption.

**PRE-CONSULTATION COMMENT LETTERS**

---

LINDA LINGLE  
GOVERNOR



RECEIVED  
MAR 21 2003

WILSON OKAMOTO CORPORATION

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

ERNEST LAU  
DEPUTY DIRECTOR

DEAN A. NAKANO  
ACTING DEPUTY DIRECTOR FOR  
THE COMMISSION ON WATER  
RESOURCE MANAGEMENT

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
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ENGINEERING  
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HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE  
COMMISSION  
LAND  
STATE PARKS

LD-NAV

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

March 20, 2003

SLV139265WILSON.RCM  
L-027/1098/12051255

Wilson Okamoto Corporation  
Rodney Funakoshi, Project Manager  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Funakoshi:

SUBJECT: Environmental Assessment Pre-Consultation  
Property: 503 Portlock, Island of Oahu, Hawaii  
Project: Repair Seawall and Other Improvements  
Consultant: Wilson Okamoto Corporation

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed a copy of your letter (project summary) dated February 19, 2003 and site map to the following DLNR Divisions for their review and comment:

- Division of Aquatic Resources
- Engineering Division
- Land-Planning and Technical Services
- Land-Oahu District Land Office

Attached herewith is a copy of the Division of Aquatic Resources, Land Division Planning and Technical Services and Oahu District Land Office comment.

Based on the attached responses, the Department of Land and Natural Resources has no other comment to offer on the subject matter at this time.

Please provide the DLNR Land Division with two (2) copies of the Environmental Assessment when they become available.

Should you have any questions, please contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0384.

Very truly yours,

DIERDRE S. MAMIYA  
Administrator

C: ODLO

Ryf

LINDA LINGLE  
GOVERNOR

DIVISION OF AQUATIC RESOURCES	
DIRECTOR	
COM	
AD	
DEV	Comp Act & File
STATISTICS	Return to:
AFRC	
EDUCATION	



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. Box 621  
HONOLULU, HAWAII 96809  
March 3, 2003

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

ERNEST LAU  
DEPUTY DIRECTOR

DEAN A. NAKANO  
ACTING DEPUTY DIRECTOR FOR  
THE COMMISSION ON WATER  
RESOURCE MANAGEMENT

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE  
COMMISSION  
LAND  
STATE PARKS

pe X 03-1123

LD/NAV  
Ref.: SLV139265WILSON.CMT

Suspense Date: 3/11/03

L-927

MEMORANDUM:

TO:  XXX Division of Aquatic Resources  
 Division of Forestry & Wildlife  
 XXX Engineering Division  
 Division of State Parks  
 Division of Boating and Ocean Recreation  
 Commission on Water Resource Management  
 Land Division:  
 XXX Planning and Technical Services  
 XXX Oahu District Land Office



FROM: Charlene E. Unoki, Acting Assistant Administrator  
Land Division *Charlene*

SUBJECT: Environmental Assessment Pre-Assessment Consultation  
Property: 503 Portlock, Oahu, Hawaii  
Project: Repair Seawall and other Improvements  
Consultant: Wilson Okamoto Corporation

2003 MAR 11 3:07

Please review the attached letter and map covering the subject matter and submit your comments (if any) on Division letterhead (signed and dated) by the suspense date.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

(X) We have no comments, *at this time* ( ) Comments attached.

Date: 3/10/03

Signed: *William S. Devick*

Name: William S. Devick  
Administrator

*We will review the EA when available*



LINDA LINGLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. Box 621  
HONOLULU, HAWAII 96809  
March 3, 2003

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

ERNEST LAU  
DEPUTY DIRECTOR

DEAN A. NAKANO  
ACTING DEPUTY DIRECTOR FOR  
THE COMMISSION ON WATER  
RESOURCE MANAGEMENT

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
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FORESTRY AND WILDLIFE  
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KAHOOLAWE ISLAND RESERVE  
COMMISSION  
LAND  
STATE PARKS

L-927

LD/NAV  
Ref.: SLV139265WILSON.CMT

Suspense Date: 3/11/03

MEMORANDUM:

TO: XXX Division of Aquatic Resources  
Division of Forestry & Wildlife  
XXX Engineering Division  
Division of State Parks  
Division of Boating and Ocean Recreation  
Commission on Water Resource Management  
Land Division:  
XXX Planning and Technical Services  
✓ XXX Oahu District Land Office

FROM: Charlene E. Unoka, Acting Assistant Administrator  
Land Division *Charlene*

SUBJECT: Environmental Assessment Pre-Assessment Consultation  
Property: 503 Portlock, Oahu, Hawaii  
Project: Repair Seawall and other Improvements  
Consultant: Wilson Okamoto Corporation

Please review the attached letter and map covering the subject matter and submit your comments (if any) on Division letterhead (signed and dated) by the suspense date.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

( ) We have no comments.

(X) Comments attached.

Date: \_\_\_\_\_

Signed: *A. I. Joslar*

Name: *A. I. Joslar*

*BU*

LINDA LINGLE  
GOVERNOR



2003 MAR 13 10 3 16

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. Box 621  
HONOLULU, HAWAII 96809  
March 3, 2003

CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

ERNEST LAU  
DEPUTY DIRECTOR

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KAHOOLAWE ISLAND RESERVE  
COMMISSION  
LAND  
STATE PARKS

L-927

LD/NAV  
Ref.: SLV139265WILSON.CMT

Suspense Date: 3/11/03

MEMORANDUM:

TO: XXX Division of Aquatic Resources  
Division of Forestry & Wildlife  
✓XXX Engineering Division  
Division of State Parks  
Division of Boating and Ocean Recreation  
Commission on Water Resource Management  
Land Division:  
XXX Planning and Technical Services  
XXX Oahu District Land Office

FROM: Charlene E. Unoki, Acting Assistant Administrator  
Land Division *Charlene*

SUBJECT: Environmental Assessment Pre-Assessment Consultation  
Property: 503 Portlock, Oahu, Hawaii  
Project: Repair Seawall and other Improvements  
Consultant: Wilson Okamoto Corporation

03 MAR 04 PM 07:14 ENGINEERING

Please review the attached letter and map covering the subject matter and submit your comments (if any) on Division letterhead (signed and dated) by the suspense date.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Date: 3/13/03

Signed: *Lin T. Yuen*

Name: 3-13-03

LINDA LINGLE  
GOVERNOR

2003 MAR 11 A 9 47



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

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

ERNEST LAU  
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HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE  
COMMISSION  
LAND  
STATE PARKS

March 5, 2003

MEMORANDUM

To: Nick Vaccaro  
Land Agent

Through: Charlene Unoki,  
Acting Assistant Administrator

From: Al Jodar  
Land Agent *Al Jodar*

Subject: Environmental Assessment Pre-Assessment Consultation,  
Repair Seawall and other Improvements at 503 Portlock,  
Oahu, Ref. SLV139265WILSON.CMT

We have no objections to the proposed seawall repairs provided any portion of the seawall does not extend outside of the recorded property boundary. Should the seawall extend beyond the property boundary, an easement may be required from the State of Hawaii.

LINDA LINGLE  
GOVERNOR



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**LAND DIVISION**  
P.O. Box 621  
HONOLULU, HAWAII 96809

PETER T. YOUNG  
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HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE  
COMMISSION  
LAND  
STATE PARKS

Correspondence: OA-03-118

Ref:PB:DH

MAR 12 2003

Mr. Rodney Funakoshi  
Wilson Okamoto  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Funakoshi,

**SUBJECT:** Pre-Assessment Consultation for 1.86 Acre Subject Parcel, located at 503 Portlock Road, Portlock, Oahu, TMK: (1) 1-3-9-026:005

The Department is in receipt of your pre-assessment consultation letter, dated February 19, 2003, regarding the subject parcel, located at 503 Portlock Road, Portlock, Oahu, TMK: (1) 1-3-9-026:005.

According to your information, ATS 1998 Trust wishes to construct a single family residence and undertake certain improvements within the parcel's forty (40) foot shoreline setback area, including extending the drainpipe to the existing seawall, filling the drainage ditch, repairing the existing seawall, and landscaped improvements.

A thirty-six (36) inch concrete drainpipe presently runs down from Portlock Road and discharges into a drainage ditch, located near the central portion of the property. You propose to extend the drainpipe to the existing seawall, and fill in the drainage ditch with on site material. A concrete slab will be constructed across the existing face of the drainage channel so the seawall has a uniform face, with an outlet for the new drainpipe.

The concrete masonry unit (CMU) seawall, approximately 150 feet long and six (6) feet high, was constructed along the seaward edge of the property. It is in fair to poor condition and in need of repair. Proposed improvements to the seawall include placing a six (6) inch layer of gunite over the seaward face of the seawall, and placing a twenty-four (24) inch "cap" at the top of the seawall.

The Department notes work will ensue on the makai side of the seawall (gunite), which is in the Resource subzone of the Conservation District, therefore a Conservation District Use Application (CDUA) will be required for any extension of the wall into the Conservation District

The Department is attaching Chapter 13-5, titled "Conservation District" and a CDUA for your perusal. We look forward to receiving your completed application in the future.

Should you have any questions, please contact Dawn Hegger at the Land Division, Planning Branch at 587-0380.

Sincerely,



Dierdre S. Mamiya, Administrator  
Land Division

CC: City and County of Honolulu  
Department of Planning and Permitting  
Oahu District Land Agent

7004-01  
April 23, 2003

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**

1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HI 96826  
PH. (808)946-2277  
FAX: (808)946-2253

Ms. Dierdre S. Mamiya, Administrator  
Land Division  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Ms. Mamiya:

Subject: 503 Portlock Residence  
Environmental Assessment Pre-Assessment Consultation  
Portlock, Oahu, Hawaii

Thank you for your letter of March 20, 2003 forwarding comments on the subject project from Department of Land and Natural Resources Divisions. We acknowledge that a Conservation District Use Application will be required for the application of gunite on the seaward face of the existing seawall and that an easement from the State of Hawaii will be required if the gunite extends beyond the property boundary.

We appreciate your interest and participation in the environmental review process. Your letter, together with this response, will be reproduced in the Draft Environmental Assessment.

Sincerely,

Rodney Funakoshi, AICP  
Project Manager

LINDA LINGLE  
GOVERNOR OF HAWAII



RECEIVED  
MAR 04 2003

RHF

CHIYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

WILSON OKAMOTO CORPORATION

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

In reply, please refer to:  
EMD / CWB

02060PKP.03

February 28, 2003

Mr. Rodney Funakoshi  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Funakoshi:

**Subject: Environmental Assessment Pre-Assessment Consultation  
503 Portlock Residence  
Portlock, Oahu, Hawaii**

The Department of Health, Clean Water Branch (CWB) has reviewed the subject submittal, dated February 19, 2003. In addition to the Section 401 Water Quality Certification listed under Section 5 of the submittal, National Pollutant Discharge Elimination System (NPDES) permit coverages may also be required from our office for the activities listed below:

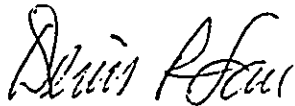
1. Construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than one (1) acres of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. NPDES permit coverage is required before the commencement of the construction activities.
2. Discharges of hydrotesting water.
3. Discharges of construction dewatering effluent.

The CWB requires that Notices of Intent (NOI) for NPDES general permits be submitted 30 days prior to the commencement of the discharges. The amendments to HAR, Chapter 11-55, may also require a copy of the NOI to be submitted to the State Department of Land and Natural Resources, State Historic Preservation Division. The NOI can be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/index.html>.

Mr. Rodney Funakoshi  
February 28, 2003  
Page 2

Should you have any questions, please contact Ms. Kris Poentis of the Engineering Section,  
CWB, at 586-4309.

Sincerely,



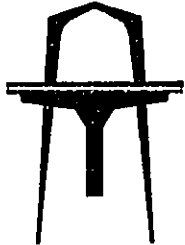
DENIS R. LAU, P.E., CHIEF  
Clean Water Branch

KP:ndp



7004-01  
April 23, 2003

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**

1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HI 96826  
PH. (808)946-2277  
FAX: (808)946-2253

Mr. Denis R. Lau, P.E., Chief  
Clean Water Branch  
Department of Health  
State of Hawaii  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

Dear Mr. Lau:

Subject: 503 Portlock Residence  
Environmental Assessment Pre-Assessment Consultation  
Portlock, Oahu, Hawaii

Thank you for your letter of February 28, 2003 (02060PKP.03) commenting on the subject project. Pursuant to your letter, we have determined that a National Pollutant Discharge Elimination System permit for construction activities will be required for the project and have submitted a Notice of Intent for general permit coverage to your office. We do not anticipate that the project will require discharges of hydrotesting water or construction dewatering effluent.

We appreciate your interest and participation in the environmental review process. Your letter, together with this response, will be reproduced in the Draft Environmental Assessment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rodney Funakoshi".

Rodney Funakoshi, AICP  
Project Manager

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUIHEWA BUILDING, ROOM 555  
601 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

PETER T. YOUNG, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT

RECEIVED  
DEPUTY  
ERNEST Y. W. LAU  
MAR 20 2003

WILSON OKAMOTO CORPORATION  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

March 18, 2003

Rodney Funakoshi, Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

LOG NO: 31831  
DOC NO: 0303EJ04

Dear Mr. Funakoshi:

**SUBJECT: Chapter 6E-42 Historic Preservation Review – Pre-Environmental Assessment  
Consultation for 503 Portlock Road Residence  
Maunaloa, Kona, O`ahu  
TMK: 3-9-026:005**

Thank you for the opportunity to provide comment during the pre assessment consultation process for the construction of a new single-family residence and ancillary improvements at Portlock.

A review of our records shows that there are no known historic sites at this location. This parcel was previously developed with a family residence, swimming pool and sea wall. According to soil surveys conducted by the U. S. Department of Agriculture Soil Conservation Service this area is underlain by well-drained soils consisting of silt loam and volcanic cinders and tuff. Soil borings taken for the proposed development verify the substrate of dense silty volcanic ash underlain by compact to dense cinders. Because this parcel was previously developed and historic sites are not likely to exist we believe that this project will have "no effect" on significant historic sites.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation division must be contacted at 692-8015.

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

Aloha,

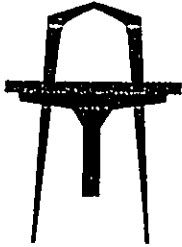
*P. Holly McEldowney*

P. Holly McEldowney, Acting Administrator  
State Historic Preservation Division

EJ:jk

7004-01  
April 23, 2003

**WILSON**  
**OKAMOTO**  
**CORPORATION**



**ENGINEERS**  
**PLANNERS**

1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HI 96826  
PH. (808)946-2277  
FAX: (808)946-2253

Ms. Holly McEldowney, Acting Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
618 Kamokila Boulevard, Room 555  
Kapolei, Hawaii 96707

Dear Ms. McEldowney:

Subject: 503 Portlock Residence  
Environmental Assessment Pre-Assessment Consultation  
Portlock, Oahu, Hawaii

Thank you for your letter of March 18, 2003 stating that there are no known historic sites at the project site and that the proposed project will likely have "no effect" on significant historic resources.

We appreciate your interest and participation in the environmental review process. Your letter, together with this response, will be reproduced in the Draft Environmental Assessment.

Sincerely,

Rodney Funakoshi, AICP  
Project Manager

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU

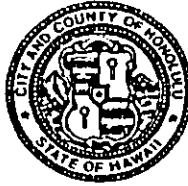
650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
Telephone: (808) 523-4414 • Fax: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

RECEIVED  
MAR 17 2003

Kyt

WILSON OKAMOTO CORPORATION

JEREMY HARRIS  
MAYOR



ERIC G. CRISPIN, AIA  
DIRECTOR

BARBARA KIM STANTON  
DEPUTY DIRECTOR

2003/ELOG-677 (ask)

March 14, 2003

Mr. Rodney Funakoshi  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Ste. 400  
Honolulu, Hawaii 96826

Dear Mr. Funakoshi:

Environmental Assessment (EA) Pre-Assessment Consultation  
Landscape and Seawall Improvements  
Tax Map Key 3-9-26:05

We have reviewed the above named document which we received on February 24, 2002 and offer the following comments:

1. The Draft EA should describe all of the structures in the shoreline setback area. We have reviewed building permit application plans which showed fences and lighting. Will soil or irrigation lines be placed in the shoreline setback?
2. The project summary states that boulders will be placed in the shoreline setback area as a way to minimize a perceived "rock fall hazard." The Draft EA should include removal of these rocks from the property as an alternative to the proposal.
3. The Draft EA should describe, perhaps in plans, the 24-inch seawall "cap". Is the 24-inch a height or width dimension? What is the purpose of this wall addition?
4. A shoreline survey should be included with the Draft EA.
5. As shorelines are often certified to be located at the front face of a seawall, the proposed 6-inch layer gunite addition would appear to be located seaward of the shoreline. This being a possibility, we suggest that you consult with the State Department of Land and Natural Resources regarding permit requirements.

Mr. Rodney Funakoshi

Page 2

March 14, 2003

If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Sincerely yours,



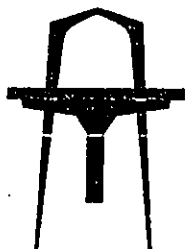
for ERIC G. CRISPIN, AIA  
Director of Planning  
and Permitting

EGC:cs

posse doc no.208850

7004-01  
April 23, 2003

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**

1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HI 96826  
PH. (808)946-2277  
FAX: (808)946-2253

Mr. Eric G. Crispin, AIA, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: 503 Portlock Residence  
Environmental Assessment Pre-Assessment Consultation  
Portlock, Oahu, Hawaii

Thank you for your letter of March 14, 2003 (2003/ELOG-677 (ask)) commenting on the subject project. We offer the following responses in the respective order of your comments.

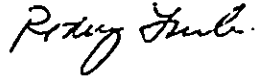
1. All structures and activities in the shoreline setback area will be described in the forthcoming Draft EA. On-site soil will be used to fill the existing drainage ditch in the shoreline setback area and on-site boulders are proposed to be placed in the shoreline setback area to form a 3- to 4-foot high berm. Imported granular fill material will be used for bedding for the proposed drainpipe. Irrigation conduits up to one-inch in diameter are also proposed to be installed in the shoreline setback area.
2. The proposed boulder berm was designed to make productive use of existing boulders at the project site. The boulders will be free-standing and used to form a berm 3- to 4-feet high. While disposal of the boulders is possible, the cost of transporting and disposing of the boulders makes this option prohibitive. The boulder berm could be moved further inland, however, this option would necessitate more earthwork and likely require the construction of a retaining wall that would be visually obtrusive.
3. Plans for the 24-inch seawall cap will be provided in the Draft EA. The 24-inch wide seawall cap would reinforce the gunite facing with the existing seawall.
4. As requested, a certified shoreline survey will be submitted with the Draft EA.
5. The Department of Land and Natural Resources was consulted during the pre-assessment consultation period and has commented that the gunite facing will require a Conservation District Use Application and possibly an easement from the State of Hawaii.

**WILSON**  
**OKAMOTO**  
**CORPORATION**

7004-01  
Letter to Mr. Eric G. Crispin  
Page 2  
April 23, 2003

We appreciate your interest and participation in the environmental review process. Your letter, together with this response, will be reproduced in the Draft Environmental Assessment.

Sincerely,



Rodney Funakoshi, AICP  
Project Manager

**DRAFT ENVIRONMENTAL ASSESSMENT  
COMMENT LETTERS**

---



LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
Telephone (808) 586-4185  
Facsimile (808) 586-4186  
Email: oeqc@health.state.hi.us

May 22, 2003

ATS 1998 Trust  
Trustees Andrew and Susan Tompkins  
725 Rancho Circle  
Las Vegas, Nevada 89107-4619

Ms. Ardis Shaw-Kim  
Department of Planning & Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawai'i 96813

Mr. Rodney Funakoshi  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawai'i 96826

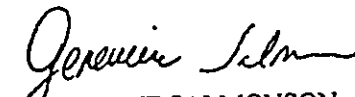
Dear Trustees Andrew and Susan Tompkins, Ms. Kim, and Mr. Funakoshi:

We have reviewed the draft environmental assessment for proposed single family residence at 503 Portlock Road, Tax Map Key No. 3-9-26:5 and submit the following comment for your consideration and response.

1. **DISCLOSURE OF FLOOR PLANS, AND VISUAL RENDERINGS OF THE PROPOSED SINGLE FAMILY RESIDENCE:** As the document is entitled "503 Portlock Residence", please disclose floor plans, structure height and visual renderings for the single family residence and discuss direct, indirect and cumulative impacts (including visual impacts) of the project.
2. **SUSTAINABLE BUILDING DESIGN:** The Office requests that you visit our website at <http://www.state.hi.us/health/oeqc/index.html> and read the guidance documents concerning sustainable building design for possible incorporation into the project.
3. **NATIVE, INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING:** We ask that you consider the use of xerophagic native, indigenous and polynesian introduced plants in your landscaping.

Thank you for the opportunity to review this document. If there are any questions, please call Mr. Leslie Segundo of my staff at (808) 586-4185.

Sincerely,

  
GENEVIEVE SALMONSON  
Director

7004-01  
June 6, 2003

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**

1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HI 96826  
PH. (808)946-2277  
FAX: (808)946-2253

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

Subject: 503 Portlock Residence  
Draft Environmental Assessment  
Portlock, Oahu, Hawaii

Dear Ms. Salmonson:

Thank you for your letter of May 22, 2003 commenting on the subject project. We offer the following responses in the respective order of your comments.

1. An additional figure showing the footprint of the proposed residence at the project site will be included in the Final Environmental Assessment (FEA). Elevation drawings of the residence will also be provided and visual impacts will be addressed. The primary impacts associated with the project, including construction of the residence, are short-term air, noise and water quality impacts due to construction. Relative to water quality impacts, we have submitted and received notice from the Department of Health approving our project's coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater construction activities. Applicable Best Management Practices will be implemented to mitigate potential water quality impacts. We do not anticipate that construction of the residence will induce any significant adverse direct, indirect, or cumulative impacts as the project site was formerly used for residential purposes and is in an established residential neighborhood.
2. As requested, we will review the guidance documents concerning sustainable building design for incorporation into the project.
3. The landscape plan prepared for the project proposes use of indigenous and polynesian introduced plants including coconuts, beach naupaka, laua'e fern, hibiscus, and ilima.

We appreciate your interest and participation in the environmental review process.

Sincerely,

Rodney Funakoshi, AICP  
Project Manager

cc: Ardis Shaw-Kim, DPP

UNIVERSITY OF HAWAII AT MĀNOA  
Environmental Center

June 5, 2003  
EA: 0299

Andrew and Susan Tompkins  
Trustees  
ATS 1998 Trust  
725 Rancho Circle  
Las Vegas, NV 89107-4619

Dear Trustees:

Draft Environmental Assessment  
Tompkins Single Family Residence  
Portlock, Oahu, Hawaii

The Applicant, ATS 1998 Trust, plans to construct a single-family residence on a 1.86 acre lot at Portlock, Oahu. In conjunction with construction of the private residence, the applicant proposes a drainpipe extension, earth moving, landscape improvements and repairs to an existing seawall, all within the 40-foot shoreline setback and State Conservation District.

Landscape improvements include planting ornamental trees and shrubs, grading, placement of existing on-site boulders to form a berm, rock-formed seating, fencing, stepping stones, irrigation and lighting.

A 36-inch concrete drainpipe that collects runoff from streets above the property presently discharges into an open drainage ditch on the property. The applicant proposes to extend the drainpipe to the existing seawall, placing it in the drainage ditch and burying it.

The 150 feet long and 6 feet high existing seawall is located at the seaward edge of the property. The seawall is in need of repair. Proposed improvements include placing a 6-inch layer of gunite over the seaward face of the seawall and placing a 24-inch wide concrete cap at the top.

This review was prepared with the assistance of Kevin Polloi of the Environmental Center.

2600 Dole Street, Krauss Annex 10, Honolulu, Hawai'i 96822-2313  
Telephone: (808) 956-7381 • Facsimile: (808) 956-3980

An Equal Opportunity/Affirmative Action Institution

Trustees Andrew and Susan Tompkins  
June 5, 2003  
Page 2 of 3

### General Comments

The Environmental Center has reviewed and has found a fatal flaw in this document. While the assessment has done an adequate job in providing details of proposed work within the 40-foot shoreline setback and addressing the probable impacts associated with such activities, it fails to mention the actual construction of the dwelling itself.

§11-200-7, Hawaii Administrative Rules, Multiple or phased applicant or agency actions states:

**A group of actions proposed by an agency or an applicant shall be treated as a single action when:**

- (1) The component actions are phases or components of a larger undertaking.

Furthermore, §11-200-12(b), Hawaii Administrative Rules, states:

**In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action. In most cases, an action shall be determined to have a significant effect on the environment if it:**

- (11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The principal purpose of the Environmental Assessment is to ascertain whether the proposed action may have a significant effect. Lacking key data on potentially significant elements of the project undermines the basic intent of the EA process.

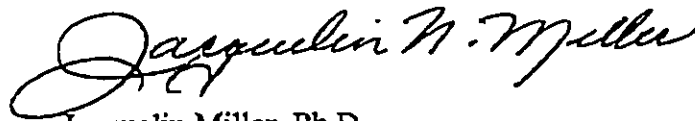
The construction of the family dwelling will likely have effects to the environment, such as changes to surface water transport and short-term increase in sediment-load. Lacking this information, we suggest that the document is fatally flawed and must be revised.

Trustees Andrew and Susan Tompkins  
June 5, 2003  
Page 3 of 3

Please include detailed plans for the single-family residence and address the cumulative impacts of the construction of the dwelling along with the proposed activities within the 40-foot setback.

Thank you for the opportunity to review this Draft Environmental Assessment.

Sincerely,

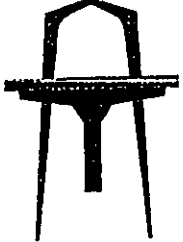


Jacquelin Miller, Ph.D.  
Associate Environmental Coordinator

Cc: OEQC  
Rodney Funakoshi, Wilson Okamoto Corporation  
Ardis Shaw-Kim, Dept. of Planning & Permitting  
James Moncur  
Kevin Polloi

7004-01  
June 6, 2003

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**

1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HI 96826  
PH. (808)946-2277  
FAX: (808)946-2253

Ms. Jacquelin Miller, Ph.D.  
Associate Environmental Coordinator  
2500 Dole Street, Krauss Annex 19  
Honolulu, Hawaii 96822

Subject: 503 Portlock Residence  
Draft Environmental Assessment  
Portlock, Oahu, Hawaii

Dear Ms. Miller:

Thank you for your letter of June 5, 2003 commenting on the subject project. As requested, the Final Environmental Assessment will be revised to include figures showing the footprint of the proposed residence and elevation drawings. Potential impacts resulting from construction of the dwelling will also be discussed. The primary impacts are short-term air, noise, and water quality impacts due to construction.

Relative to water quality impacts, we have submitted and received notice from the Department of Health approving our project's coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater construction activities. Applicable Best Management Practices will be implemented to mitigate potential water quality impacts.

We appreciate your interest and participation in the environmental review process.

Sincerely,

Rodney Funakoshi, AICP  
Project Manager

cc: Ardis Shaw-Kim, DPP

LINDA LINGLE  
GOVERNOR OF HAWAII



CHYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

2003 JUN 2 PM 3 39

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801-3378  
DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

In reply, please refer to:  
EMD / CWB

05063PKP.03

May 23, 2003

Mr. Eric G. Crispin, AIA  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Crispin:

**Subject: Draft Environmental Assessment  
Shoreline Setback Variance  
503 Portlock Residence**

The Department of Health, Clean Water Branch (CWB) has reviewed the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at 438-9258 to identify whether a Federal license or permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters...."
2. A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:
  - a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi).
  - b. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the commencement of the construction activities.**
  - c. Discharge of treated effluent from leaking underground storage tank remedial activities.

Mr. Eric G. Crispin, AIA  
May 23, 2003  
Page 2

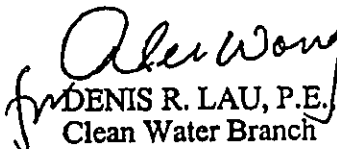
- d. Discharge of once through cooling water less than one (1) million gallons per day;
- e. Discharge of hydrotesting water.
- f. Discharge of construction dewatering effluent.
- g. Discharge of treated effluent from petroleum bulk stations and terminals.
- h. Discharge of treated effluent from well drilling activities.
- i. Discharges of treated effluent from recycled water distribution systems.
- j. Discharges of storm water from a small municipal separate storm sewer system.
- k. Discharge of circulation water from decorative ponds or tanks.

The CWB requires that a Notice of Intent (NOI) to be covered by a NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/genl-index.html>.

- 3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible (i.e. discharges into Class 1 or Class AA waters). An application for the NPDES permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/indiv-index.html>.
- 4. Hawaii Administrative Rules, Section 11-55-38, also requires the owner to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. Please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.

If you have any questions, please contact the CWB at 586-4309.

Sincerely,

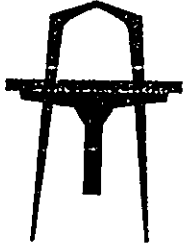
  
DENIS R. LAU, P.E. CHIEF  
Clean Water Branch

KP:rk



7004-01  
June 13, 2003

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HI 96826  
PH. (808)946-2277  
FAX: (808)946-2253

Mr. Denis R. Lau, P.E., Chief  
Clean Water Branch  
Department of Health  
State of Hawaii  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

Dear Mr. Lau:

Subject: 503 Portlock Residence  
Draft Environmental Assessment  
Portlock, Oahu, Hawaii

Thank you for your letter of May 23, 2003 (05063PKP.03) commenting on the subject project. We offer the following in response:

1. We have met with the Corps of Engineers Regulatory Branch and expect to be submitting a permit application to them shortly. Section 401 Water Quality Certification approval will be pursued as required based on the Corps' permit determination.
2. NPDES General Permit authorization was applied for and granted on May 23, 2003 (File No. HI R10B522) for storm water associated with construction activities. No other NPDES permit-triggering activities will be undertaken.
3. The State Historic Preservation Division has been consulted for this project. A copy of their letter response dated March 18, 2003 indicating no effect on historic sites is attached.

We appreciate your interest and participation in the environmental review process.

Sincerely,

Rodney Funakoshi, AICP  
Project Manager

Enclosure

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 565  
801 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

PETER T. YOUNG, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT  
DEPUTY  
ERNEST Y. W. LAU

MAR 20 2003

WILSON OKAMOTO CORPORATION  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

March 18, 2003

Rodney Funakoshi, Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

LOG NO: 31831  
DOC NO: 0303EJ04

Dear Mr. Funakoshi:

**SUBJECT: Chapter 6E-42 Historic Preservation Review – Pre-Environmental Assessment  
Consultation for 503 Portlock Road Residence  
Maunaloa, Kona, O`ahu  
TMK: 3-9-026:005**

Thank you for the opportunity to provide comment during the pre assessment consultation process for the construction of a new single-family residence and ancillary improvements at Portlock.

A review of our records shows that there are no known historic sites at this location. This parcel was previously developed with a family residence, swimming pool and sea wall. According to soil surveys conducted by the U. S. Department of Agriculture Soil Conservation Service this area is underlain by well-drained soils consisting of silt loam and volcanic cinders and tuff. Soil borings taken for the proposed development verify the substrate of dense silty volcanic ash underlain by compact to dense cinders. Because this parcel was previously developed and historic sites are not likely to exist we believe that this project will have "no effect" on significant historic sites.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation division must be contacted at 692-8015.

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

Aloha,

*P. Holly McEldowney*

P. Holly McEldowney, Acting Administrator  
State Historic Preservation Division

EJ:jk