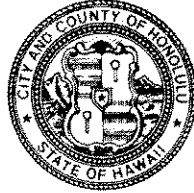


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4414 • FAX: (808) 527-6743  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

JEREMY HARRIS  
MAYOR



ERIC G. CRISPIN, AIA  
DIRECTOR

BARBARA KIM STANTON  
DEPUTY DIRECTOR

2004/ED-26(ST)

November 22, 2004

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813-2437

RECEIVED  
NOV 24 08:32  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Dear Ms. Salmonson:

FINAL ENVIRONMENTAL ASSESSMENT  
CHAPTER 343, HAWAII REVISED STATUTES (HRS)  
Environmental Assessment (EA)/Determination  
Finding of No Significant Impact (FONSI)

Recorded Owner/  
Applicant : Keith M. Ishibashi  
Agent : R.M. Towill Corporation  
Location : 46-001 Nana Place - Kaneohe  
Tax Map Key : 4-6-22: 23  
Request : Shoreline Setback Variance (SV)  
Proposal : To construct a low concrete rubble masonry  
(CRM) wall with backfill, pool deck, walkway,  
trellis and gate within the 40-foot shoreline  
setback.

Attached and incorporated by reference is the Final EA prepared by the applicant for the above project pursuant to Chapter 343, HRS. We have determined that the preparation of an Environmental Impact Statement (EIS) is not required. Enclosed is a 3-1/2" Floppy Disk with a "Summary" of the subject project, Publication Form, and four copies of the Final Environmental Assessment. We request publication of a notice of this document in The Environmental Notice.

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

Sincerely yours,

*Barbara Kim Stanton*  
ERIC G. CRISPIN, AIA  
Director of Planning and Permitting

EGC:cs

Attachments

G:\Landuse\posseworkingdirectory\SteveT\ishioeqc.fin

2004-12-08 FONSI  
NANA PLACE (46-001) SHORELINE SETBACK

2004/ED-26

DEC - 8 2004

FINAL  
ENVIRONMENTAL ASSESSMENT  
FOR THE  
ISHIBASHI RESIDENTIAL LANDSCAPING

TMK: 1-4-6-022:023

KANEOHE, OAHU, HAWAII

Prepared for:  
Mr. & Mrs. Keith Ishibashi  
46-001 Nana Place  
Kaneohe, Hawaii  
96744

November 2, 2004

Prepared By:  
R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941  
20105-0P

DEC. OF ENVIRONMENT/  
QUALITY CONTROL

04 NOV 24 08:33

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**FINAL**  
**ENVIRONMENTAL ASSESSMENT  
FOR THE  
ISHIBASHI RESIDENTIAL LANDSCAPING**

**TMK: 1-4-6-022:023  
KANEHOHE, OAHU, HAWAII**

**Prepared for:**

**Mr. & Mrs. Keith Ishibashi  
46-001 Nana Place  
Kaneohe, Hawaii  
96744**

**November 2, 2004**

**Prepared By:**

**R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941  
20105-0P**

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## PROJECT SUMMARY

<b>Project:</b>	<b>Ishibashi Residential Landscaping</b>
<b>Landowner/Applicant</b>	<b>Mr. &amp; Mrs. Keith Ishibashi</b>
<b>Accepting Agency</b>	<b>C&amp;CH, Department of Planning and Permitting</b>
<b>Agent</b>	<b>R.M. Towill Corporation</b>
<b>Location</b>	<b>46-001 Nana Place Kaneohe, Oahu, Hawaii 96744</b>
<b>Tax Map Key</b>	<b>(1) 4-6-022:023</b>
<b>Proposed Action</b>	<b>Residential Landscaping</b>
<b>Land Area</b>	<b>11,447 square feet</b>
<b>Present Use</b>	<b>Residential</b>
<b>State Land Use District</b>	<b>Urban</b>
<b>Sustainable Communities Plan Land Use Designation</b>	<b>Koolaupoko Development District - Urban Areas</b>
<b>Present Zoning</b>	<b>R-7.5, Residential</b>
<b>Special Management Area</b>	<b>Yes, Exempt</b>
<b>Permits Required</b>	<b>Shoreline Setback Variance</b>
<b>Anticipated Determination</b>	<b>Finding of No Significant Impact (FONSI)</b>

## SECTION 1 INTRODUCTION

### 1.1 INTRODUCTION

Mr. and Mrs. Keith Ishibashi propose to perform landscaping renovations on their single-family residence located at 46-001 Nana Place in Kaneohe on the island of Oahu (see Figure 1). The landscaping renovations will involve the construction of a concrete walkway around the northern and eastern perimeter of the dwelling, including the swimming pool, a flagstone walk and moss rock wall along the (east) *makai* side of the property, construction of planters and trellises abutting the house, installation of an irrigation system and landscaping. Five air conditioning units will also be installed; two of the units will be within the 40-ft shoreline setback. Finally, gates will be installed at the *makai*-end of each of the two concrete boundary walls that separate the subject lot from adjoining parcels.

The site improvements will occur within the Special Management Area (SMA), however the project is exempt from the permitting requirements, by the definition of "development" in the law. It states, "development" does not include "[S]tructural and nonstructural improvements to existing single-family residences including an additional dwelling unit, where otherwise permissible;" Revised Ordinance of Honolulu, Chapter 25, Sec. 25-1.3, (2), (N). The project site and the surrounding area are zoned for residential use (R - 7.5). The owners propose to commence renovations in late 2004 and finish in spring 2005. The entire project will be privately funded.

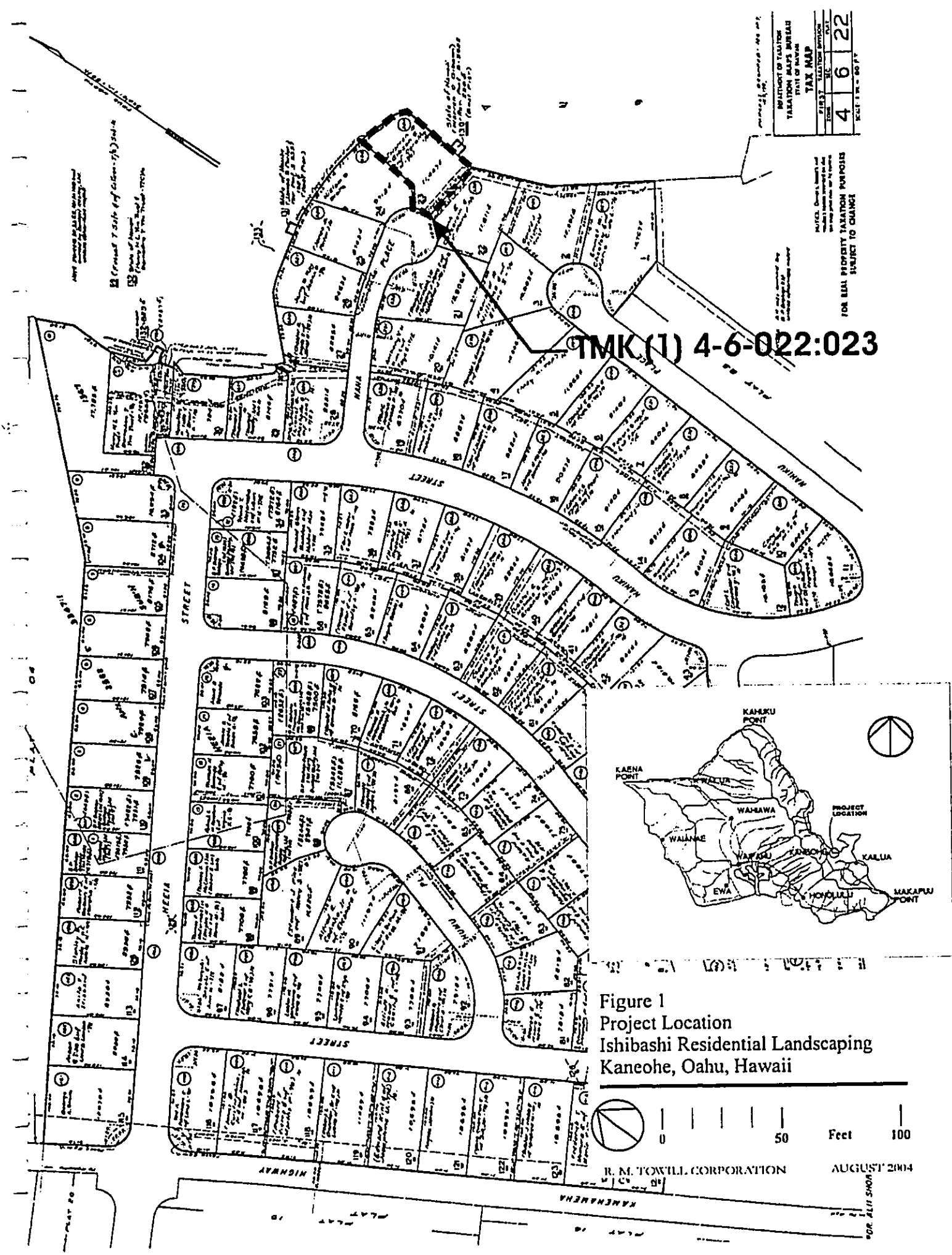


## 1.2 PROJECT LOCATION

The proposed activity is located in the Koolaupoko District of Oahu. The site is composed of a single 11,447-square foot residential lot, identified by Tax Map Key (1) 4-6-022:023. To the north and east is Kaneohe Bay. Immediately to the south and west is the town of Kaneohe. Approximately 1-mile northeast is Marine Corps Base Hawaii, Kaneohe Bay. Access to the project site is via Nana Place, which adjoins Nahiku Street (see **Figure 1**), which connects to Kamehameha Highway.

The north and east sides of the property, which abut the water, are bounded by a seawall. The seawall stands approximately 4.5 feet above sea level. At the eastern section of the property, the distance between the outside edge of the seawall and the residence is 12 feet and 9 inches. The south and west edges of the parcel are delineated by concrete walls, which separate the lot from adjoining properties (see **Figure 2**).

RECEIVED AS FOLLOWS



DEPARTMENT OF TAXATION TAXATION MAPS BUREAU STATE OF HAWAII	
TAX MAP	
21037	22
4	6
SCALE 1" = 60 FT	

FOR REAL PROPERTY TAXATION PURPOSES  
SUBJECT TO CHANGE

TMK(1) 4-6-022:023

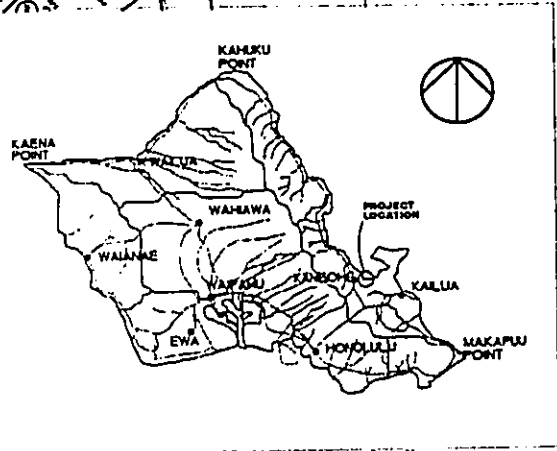
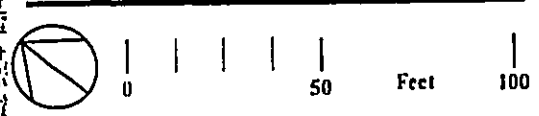


Figure 1  
Project Location  
Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii

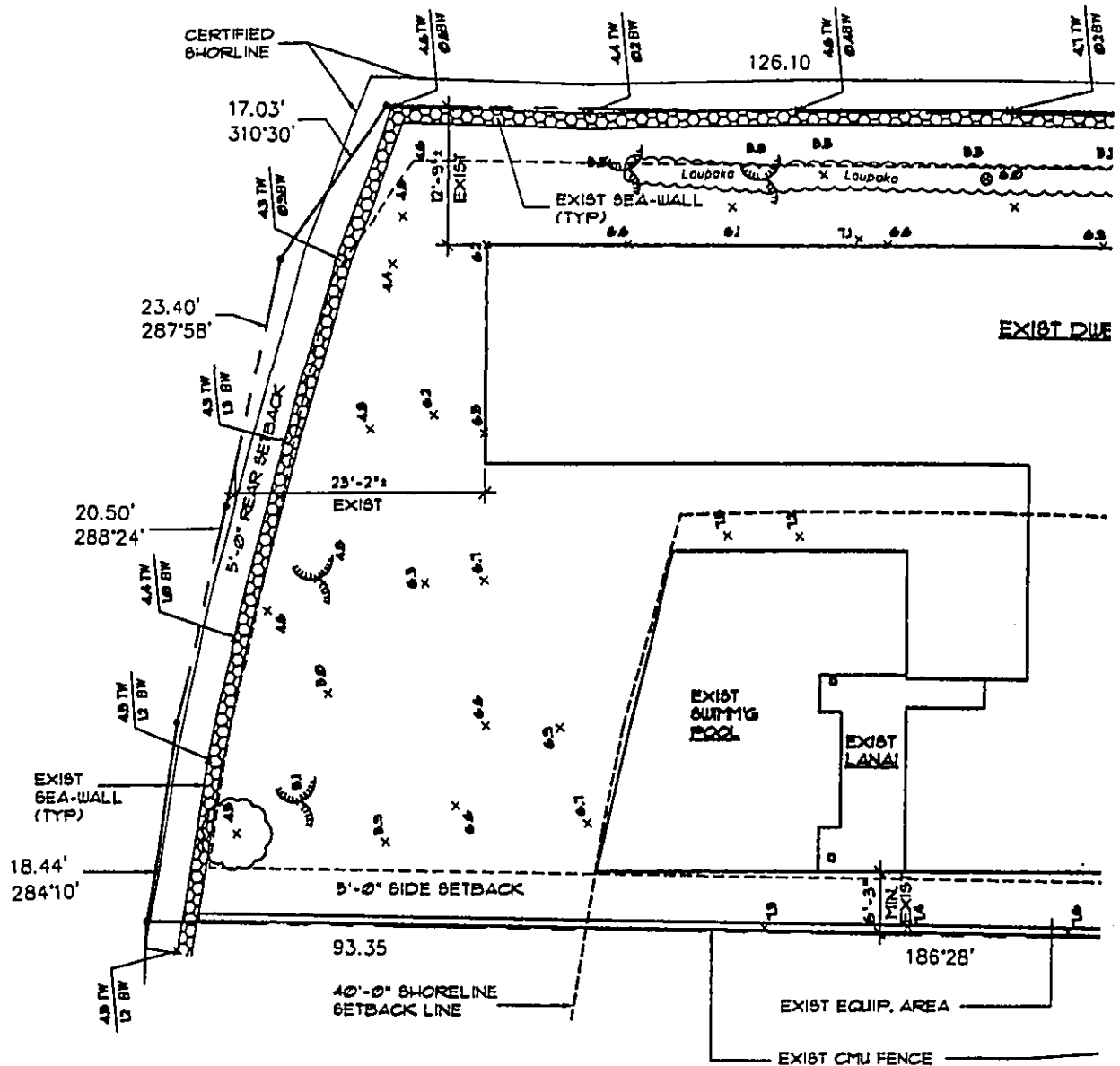


R. M. FOXWILL CORPORATION      AUGUST 2004

FOR 2111 SHOPS

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KANEHOHE BAY



**SITE PLAN**

SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

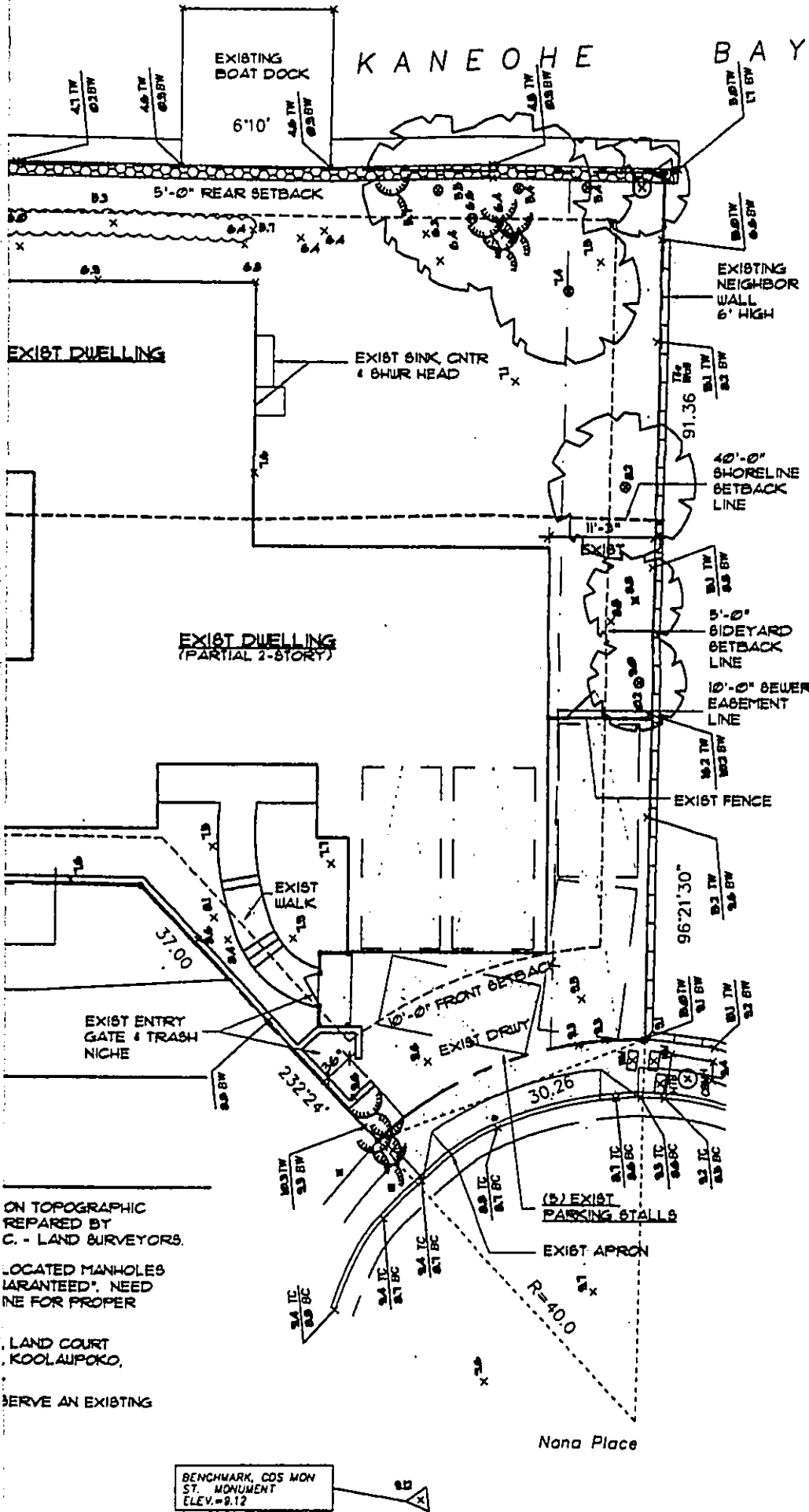
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE, PLUMBING CODE AND ELECTRICAL CODE OF THE CITY AND COUNTY OF HONOLULU AND THE MINIMUM STANDARDS OF THE 1997 UNIFORM BUILDING CODE.
- THE CONTRACTOR SHALL EMPLOY A HAWAII REGISTERED PROFESSIONAL SURVEYOR TO PERFORM ALL STAKEOUTS, THE COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR AND PAY FOR ALL TEMPORARY UTILITIES REQUIRED FOR HIS WORK.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS, LAYOUT AND CONDITIONS AT THE JOB SITE AND INFORM THE ARCHITECT AS TO ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- ALL NEW PLUMBING FIXTURES TO BE LOW-FLOW.

**SITE NOTES:**

1. EXISTING SITE INFORMATION BASED ON TOPOGRAPHIC SURVEY, DATED MARCH 17, 2000. PREPARED BY TOWILL, SHIGEOKA & ASSOCIATES, INC. - LAND 8
2. UTILITY LINES PLOTTED BASED ON LOCATED M, AND "AS-BUILT" DRAWINGS. "NOT GUARANTEED" TO BE REVIEWED BY EACH DISCIPLINE FOR PFK CONNECTIONS.
3. TOPOGRAPHIC SURVEY OF LOT 334, LAND COURT APPLICATION 1100 (MAP 30). HEEIA, KOOLAUPA OAHU, HAWAII. T.M.K. : 4 - 6 - 22 : 23.
4. EXISTING WATER METER DOES NOT SERVE AN IRRIGATION SYSTEM. (NO AFS.)

E:  
N:

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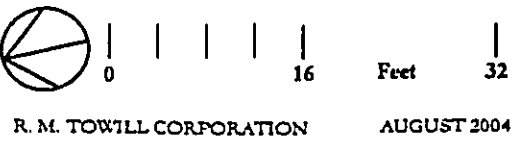
**CODE DATA**

TAX MAP KEY:	4 - 6 - 22 - 23
ZONING (LUOA):	R-1B
FLOOD ZONE:	NO
LOT AREA:	1,441 SF.
FLOOR AREA CALCULATIONS:	
EXIST LOWER FLOOR (INCLUDES LANAI'S)	3392 SF.
EXIST GARAGE	419 SF.
EXIST UPPER FLOOR	1524 SF.
TOTAL EXIST FLOOR AREA (LESS GARAGE)	4916 SF.
(5) EXISTING PARKING STALLS	
EXIST GRAND TOTAL (INCLUDING GARAGE)	5335 SF.

**SITE LEGEND**

L/C	Asphalt Concrete	LCP	Loadable Pavers
BC	Bottom Curve	SP	Site Pavers
BU	Bottom Wall	SPW	Water Pavers
Conc.	Concrete	SPH	Water Pavers
CDPM	Color Drain Pavers	SNV	Water Head Valve
CLP	Chain Link Fence	SL	8" Sider Line
CS	Concrete Slab	△	Triangular Station
CSU	Concrete Sub-base	○	Existing Pole / Support Pole
D	Diameter	⊙	Existing Tree
DS	Down Spout	⊞	Existing Manhole
FS	Finish	⊞	Top of Conc. Side Near Elevation
HT	Height		
HTB	Weather Telephone Box		
LP	Light Pole		
MC	Mail		
MB	Mail Box		
MCD	Pool Clean Out		
PR	Pool Pump		
R	Radius		
RF	Refractory		
SC	Sewer Clean Out		
SCPM	Stone Drain Pavers		
ST	Stair		
TC	Top Cap		
TL	Top Level		

Figure 2  
Site Plan  
Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii



ON TOPOGRAPHIC  
PREPARED BY  
C. - LAND SURVEYORS.  
LOCATED MANHOLES  
"WARRANTED". NEED  
LINE FOR PROPER  
LAND COURT  
KOO LAUPOKO,  
SERVE AN EXISTING

BENCHMARK, CDS MON  
ST. MONUMENT  
ELEV.=9.12

### **1.3 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT**

This Environmental Assessment has been prepared pursuant to Hawaii Revised Statutes, Section 343-5-12, which states an environmental assessment shall be required for actions which "propose any use within the shoreline area as defined in section 205A-41." A shoreline area is defined in section 205A-41 as areas including "all of the land area between the shoreline and the shoreline setback line and may include the area between mean sea level and the shoreline; provided that if the highest annual wash of the waves is fixed or significantly affected by a structure that has not received all permits and approvals required by law or if any part of any structure in violation of this part extends seaward of the shoreline, then the term "shoreline area" shall include the entire structure." The location of the proposed action is within the 40-foot shoreline setback area (see Figure 3).

### **1.4 PURPOSE AND NEED FOR THE PROJECT**

The proposed project will provide a safe access around the perimeter of the building. Landscaping of the property will provide a visually pleasant addition to the existing residence and have the added benefit of promoting the control of soil erosion to waters of Kaneohe Bay.



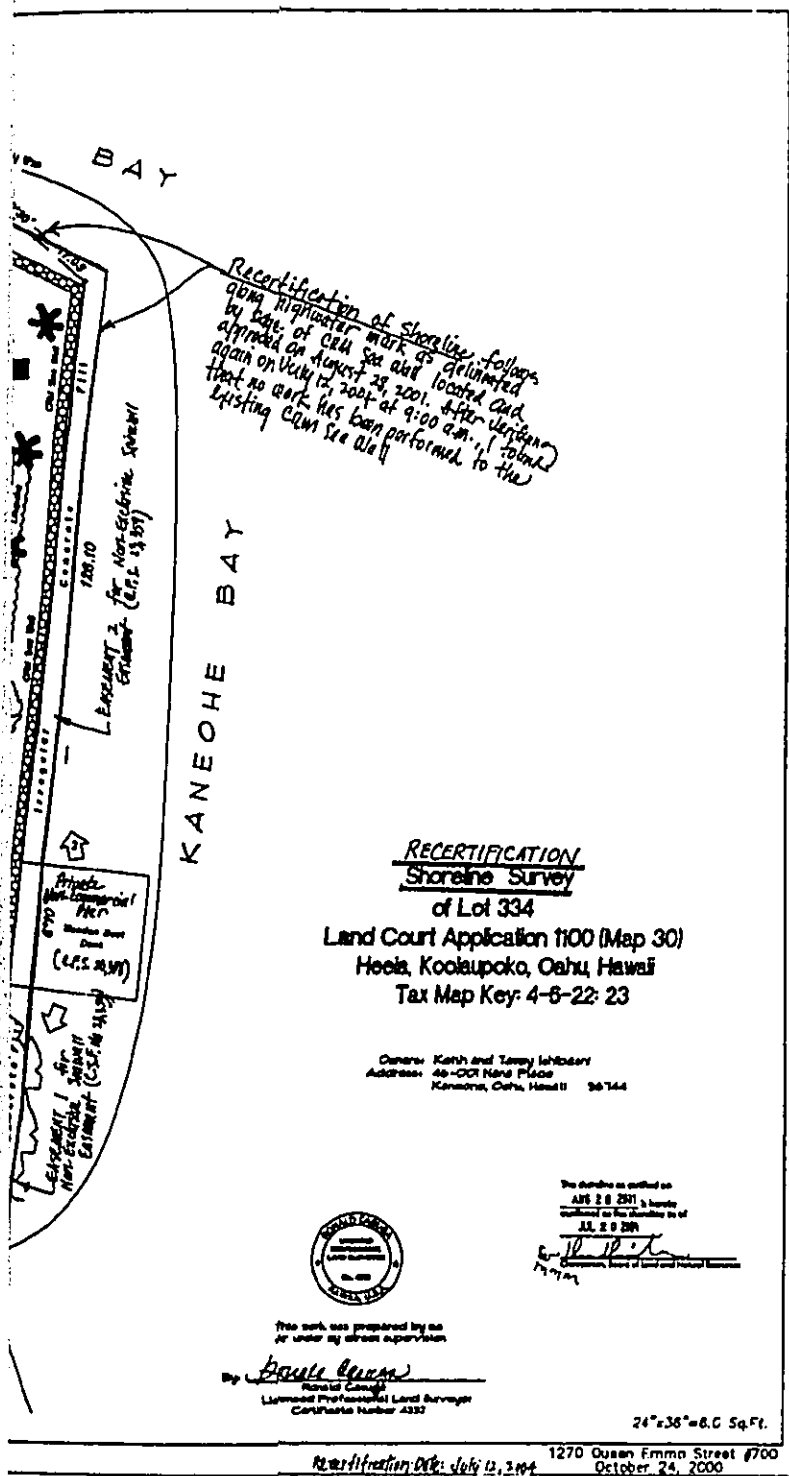
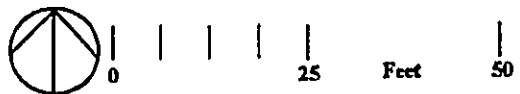


Figure 3  
Shoreline Certification Map  
Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii



R. M. TOWILL CORPORATION

AUGUST 2004

## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROPOSED ACTIVITIES

Site work will involve the construction of a concrete and flagstone walkway around the perimeter of the dwelling and a moss rock wall along the east side of the property. Construction of planters and trellises abutting the house will also be done.

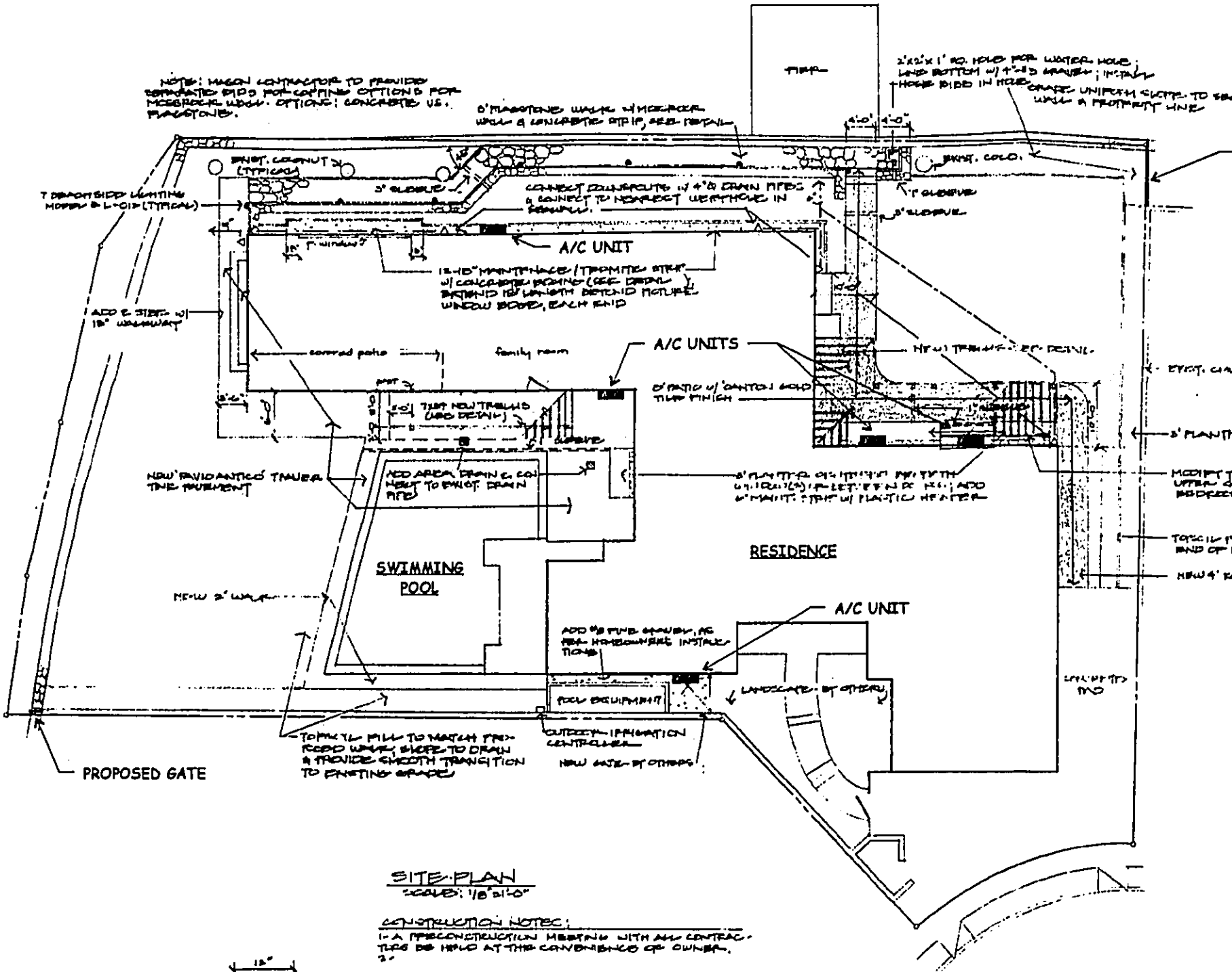
Five air conditioning units will be installed around the house, as well as two gates at the *makai*-end of the concrete walls that separate the lot from the adjoining properties (see Figure 4. A larger scale drawing is included in the appendix.). An irrigation system will be laid around the property (see Figure 5). Landscaping will involve the planting of several small trees to complement the existing coconut and *Hala* trees on the property, as well as groundcover, shrubs and grass to cover open areas (see Figure 6).

At present, the eastern portion of the property consists of exposed soil with sparse grass cover. There is an existing boat dock that extends seaward from the seawall. The northern end of the property consists of a lawn area. There are existing trees planted throughout the property. (see Figures 7 & 8).

The proposed improvements will occur within the 40-foot shoreline setback area but as previously mentioned, improvements to existing single-family homes are exempt from the SMA permitting requirements.

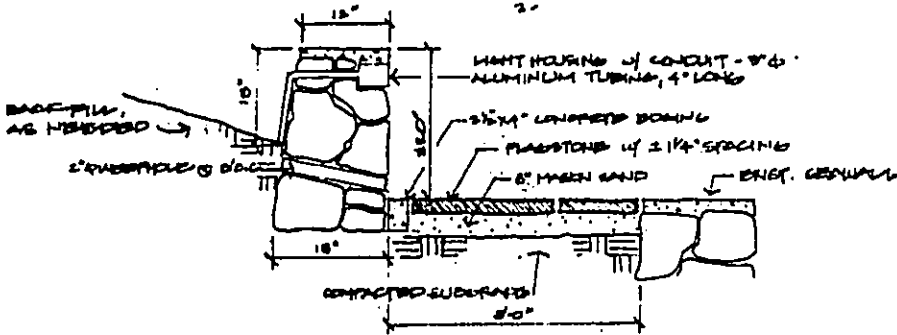


NOTE: MASON CONTRACTOR TO PROVIDE  
 ESTIMATED BID'S FOR CAPPING OPTION'S FOR  
 MOSSROCK WALK. OPTION'S: CONCRETE VS.  
 FLAGSTONE.

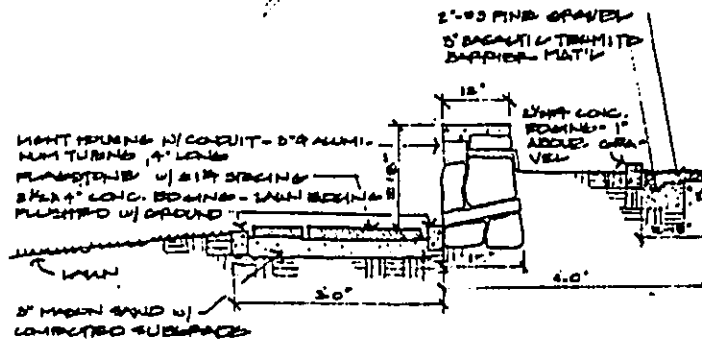


**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

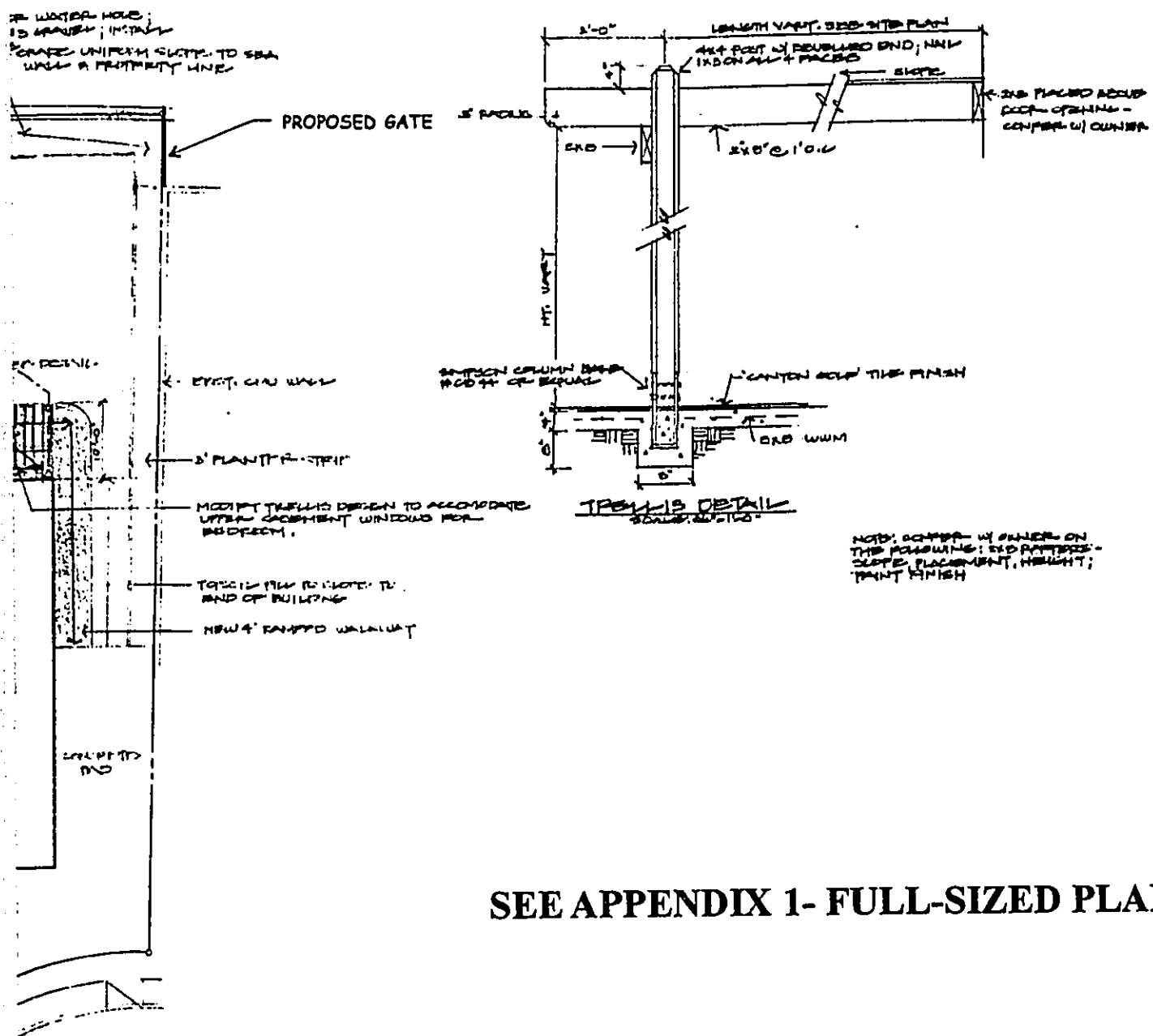
CONSTRUCTION NOTES:  
 1- A PRECONSTRUCTION MEETING WITH ALL CONTRACTORS TO BE HELD AT THE CONVENIENCE OF OWNER.  
 2-



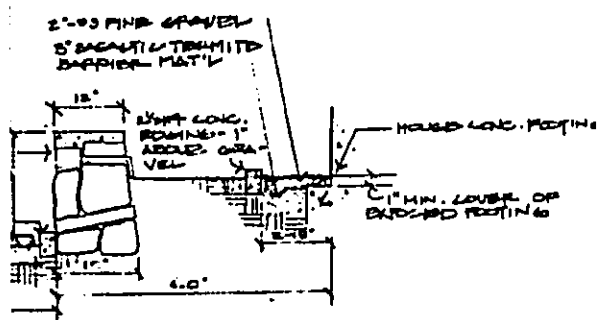
**MOSSROCK WALL & FLAGSTONE WALK ADJACENT TO SEAWALL**  
 SCALE: 1/4" = 1'-0"



**MOSSROCK WALL & FLAGSTONE WALK AREA**  
 SCALE: 3/4" = 1'-0"



**SEE APPENDIX 1- FULL-SIZED PLAN**



**AGSTONE WALK ADJACENT TO HOME**  
 GRD: 3/4" x 1/2"

**Figure 4**  
**Proposed Landscape Improvements**  
**Ishibashi Residential Landscaping**  
**Kaneohe, Oahu, Hawaii**



Not To Scale

R. M. TOWILL CORPORATION

AUGUST 2004

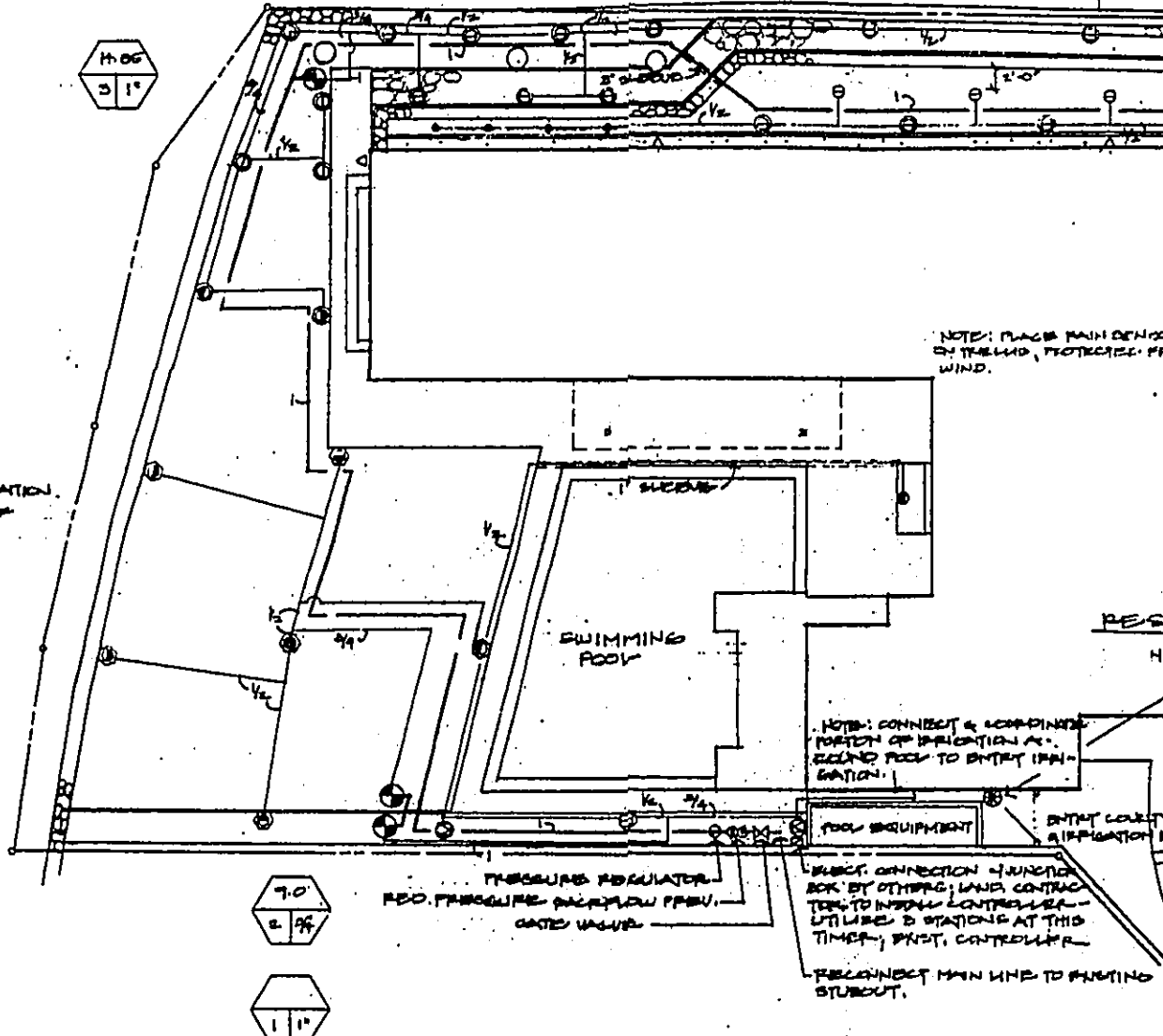
NOTE: INDOOR SPRINKLER LINES & POP-UP HEADS IN PHASE ONE WORK PRIOR TO ITS CONSTRUCTION.

NOTE: ABANDON EXIST. IRRIGATION, BUT UTILIZE POP-UP HEADS IF POSSIBLE.

NOTE: PLACE MAIN DEPTH OF TRENCH, PROTECTED BY WIND.

NOTE: CONNECT & COORDINATE PORTION OF IRRIGATION AS SECOND POOL TO EXIST. IRRIGATION.

NOTE: MAKE CONNECTION & JUNCTION BOX BY OTHERS. LAND CONTRACTOR TO INSTALL CONTROLLER - UTILIZE 2 STATIONS AT THIS TIME. EXIST. CONTROLLER - RECONNECT MAIN LINE TO EXISTING SUBOUT.



IRRIGATION LEGEND

SYMBOL	MANUFACTURER, DESCRIPTION	GPM	SCALE	PSI	COMMENTS
●	MUNTZ PAN - 04	1.5	22'	40	} 6" PIPING: ● ● ●
●	RAINERD 1004 - 8AM - 10 (M) (L)	(P-3.7)(H-1.00)(R-.73)	10'	30	
●	RAINERD 1004 - 8AM - 8 (M) (R)	(H-.82)(R-.26)	8'	30	
●	RAINERD 1004 - 8AM - 15 (EST) (EST)	(EST-1.21)(EST-.14)	4x10, 4x10	30	
●	RAINERD 1004 - 8AM - 9 (SST)	(SST-1.75)	4x10	30	
●	RAINERD-1004 - 8AM - 5 (EST-D)	(EST-D-.80)	6'	30	
○	SUPERIOR MODEL 900 (BRASS) REMOTE CONTROL VALVE				
⊗	GATE VALVE - MECO T-110				
○	PRESSURE REGULATOR - WILSONS 600 SERIES				
⊗	RED. PRESSURE BACKFLOW PREVENTER - FREDCO 2000				
⊗	RAIN SENSER - MUNTZ MINI-CHK				
⊗	CONTROLLER - RAINERD EST-4				
---	IRRIGATION LATERAL, CL. 300				
---	IRRIGATION MAIN, SCH. 40				
---	SLEEVE, SCH. 40				
⊗	TOTAL BALLONAGE VALVE SLEEVE STATION NO.				

IRRIGATION PLAN  
SCALE: 1/8" = 1'-0"

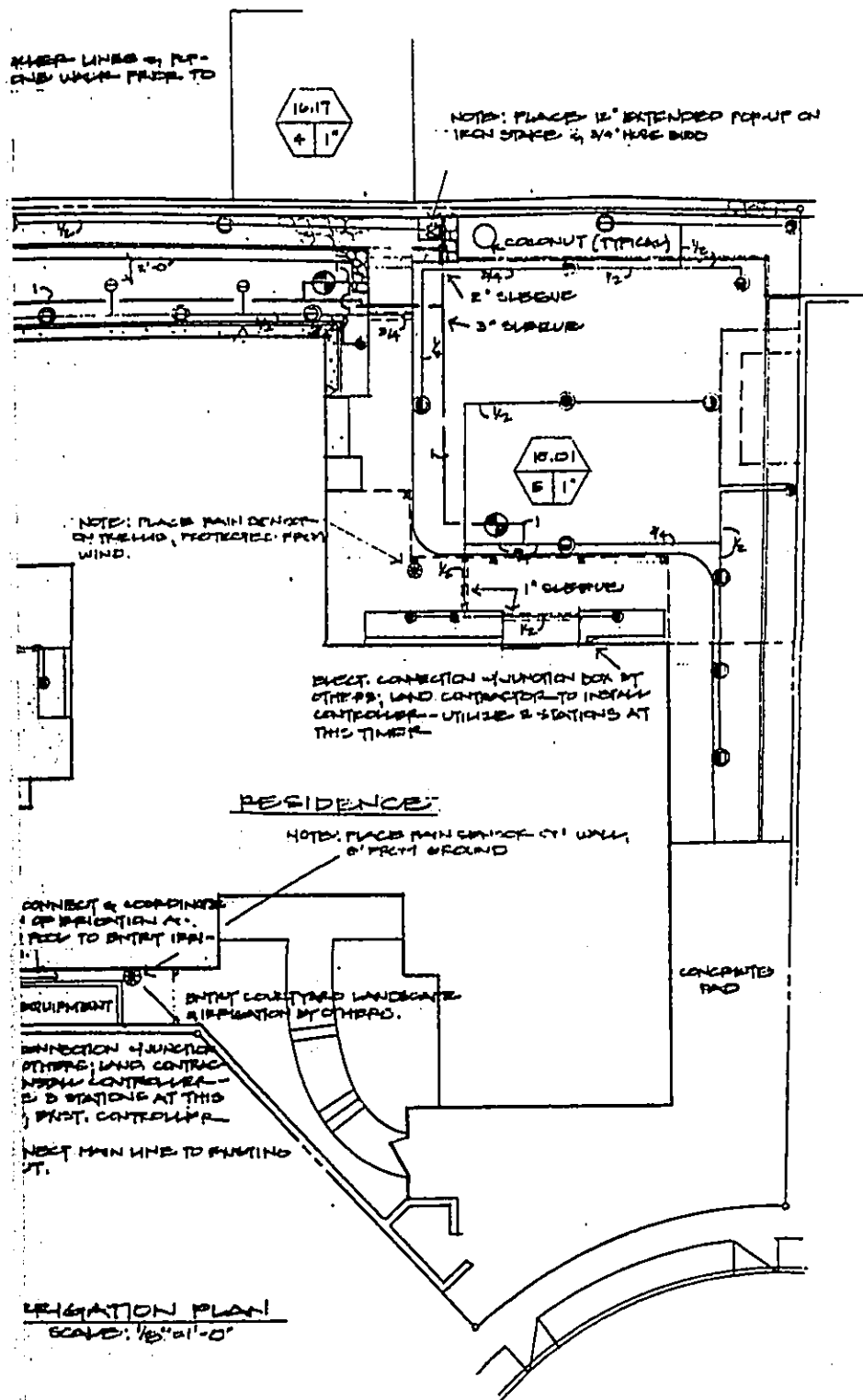


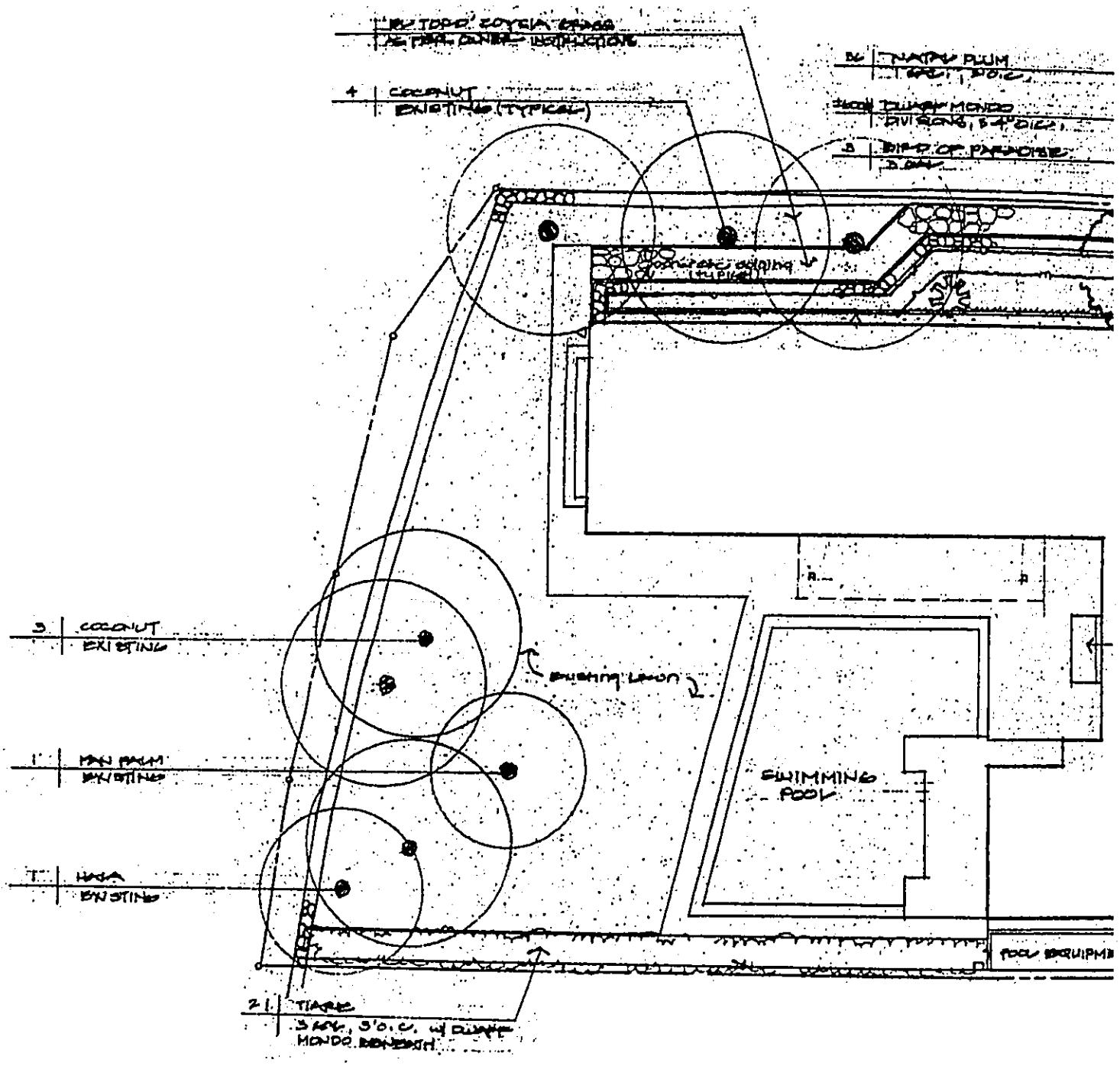
Figure 5  
Irrigation Plan  
Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii



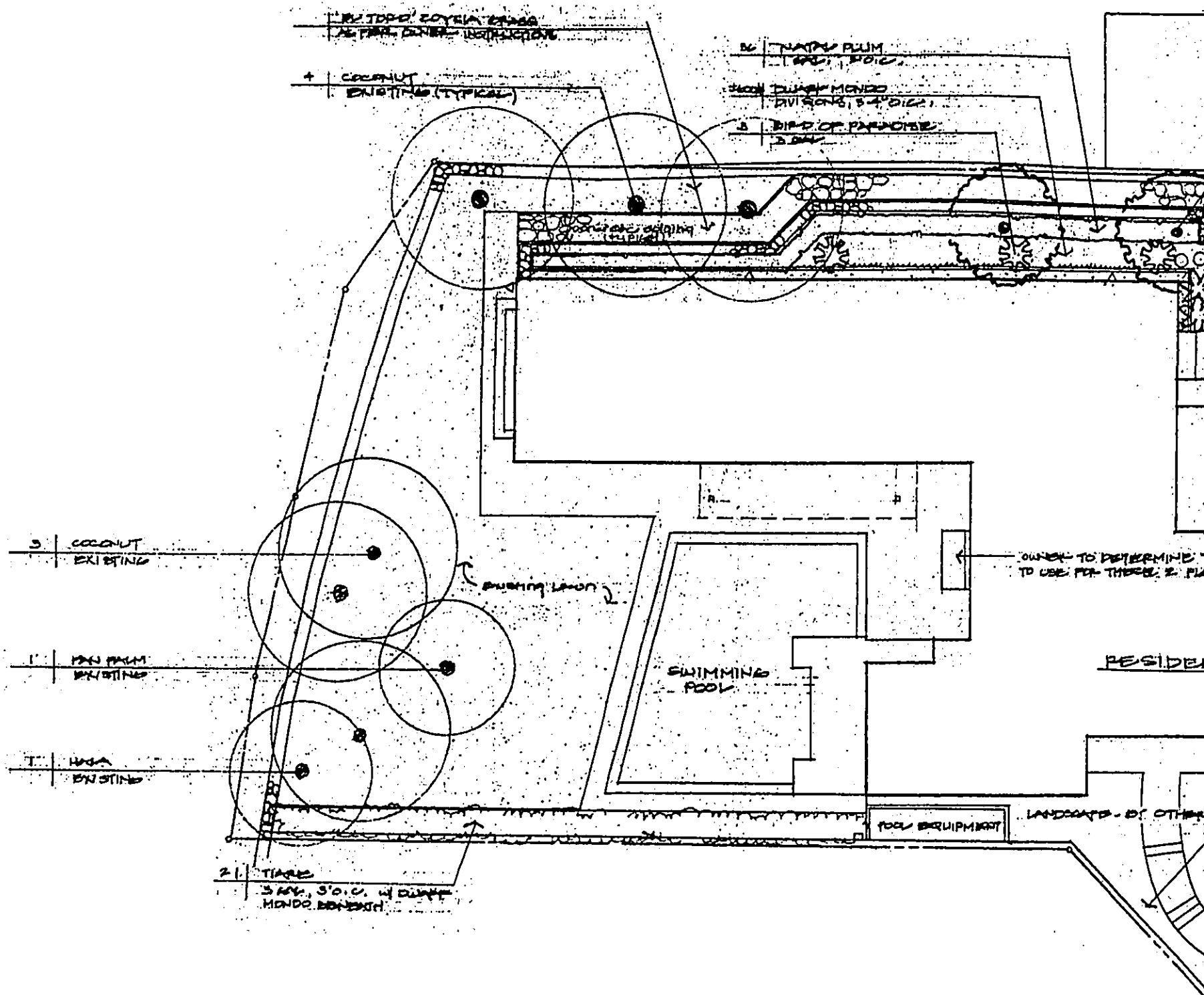
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R. M. TOWILL CORPORATION

AUGUST 2004



LANDSCAPE PLAN  
 SCALE: 1/8" = 1'-0"



**LANDSCAPE PLAN**  
 02/10/2010

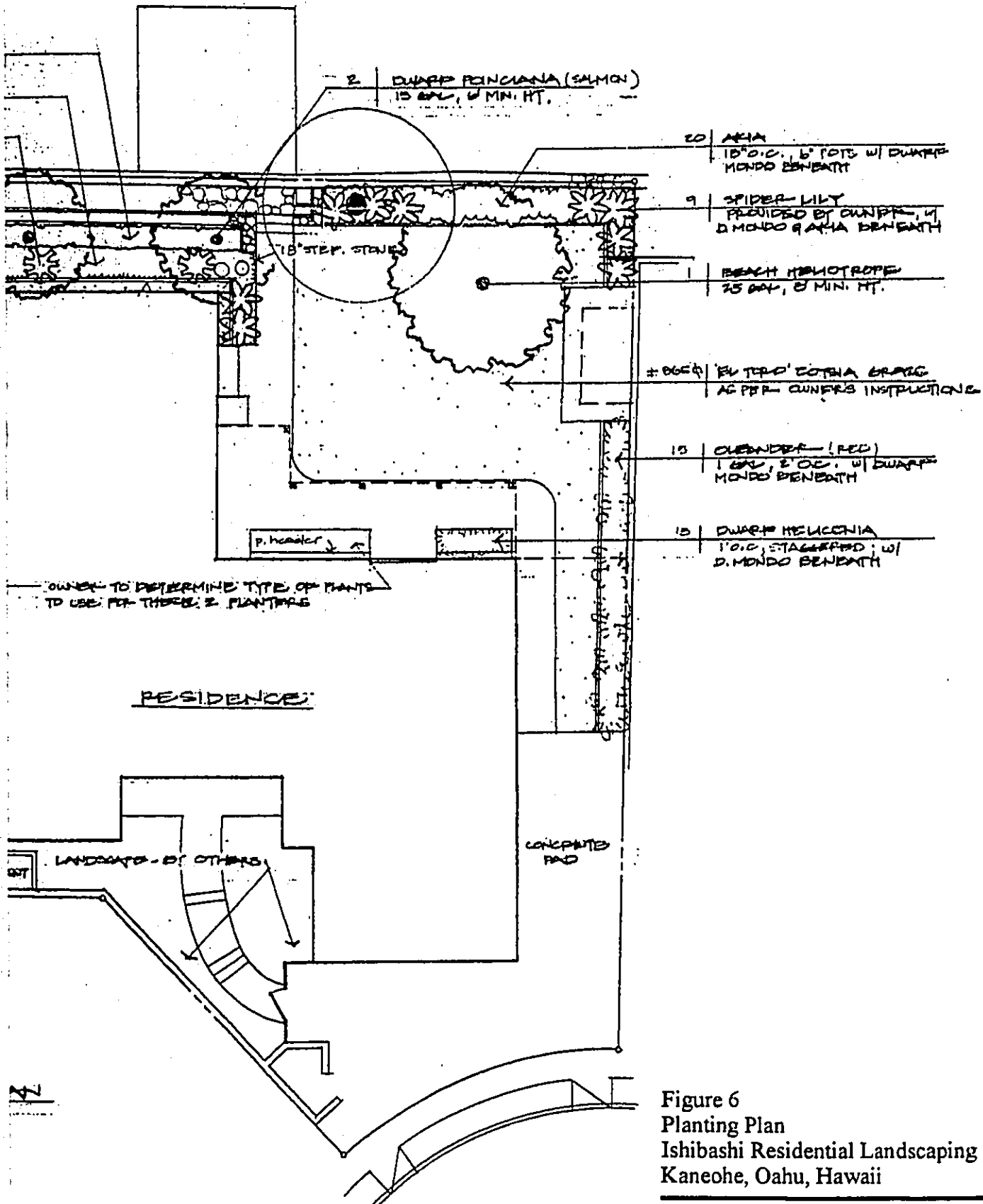


Figure 6  
Planting Plan  
Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii



Not To Scale

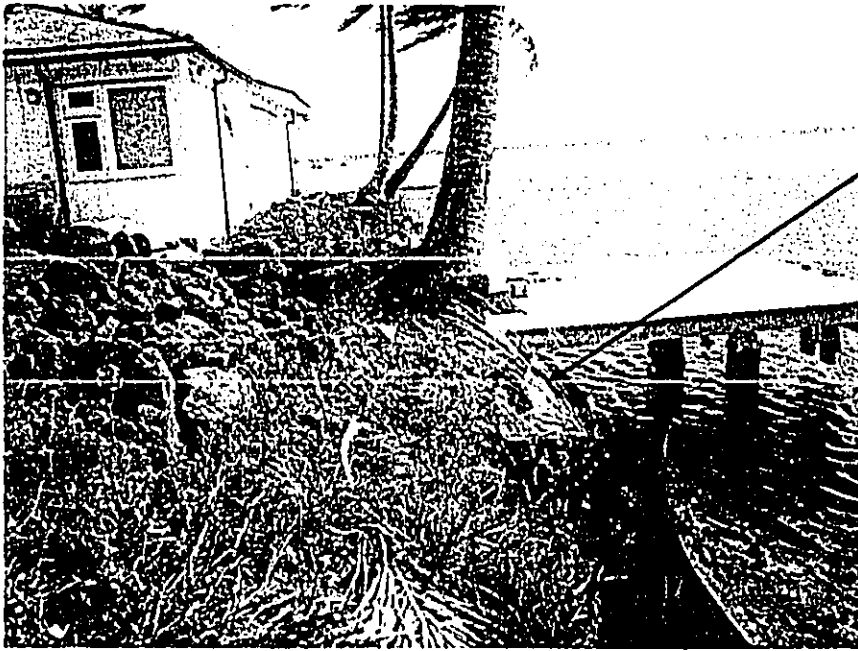


Photo 1:  
View of east sideyard (facing north).

Existing seawall

Photo 2:  
View of east sideyard (facing south).

Proposed mossrock wall location

Proposed 3' flagstone walk

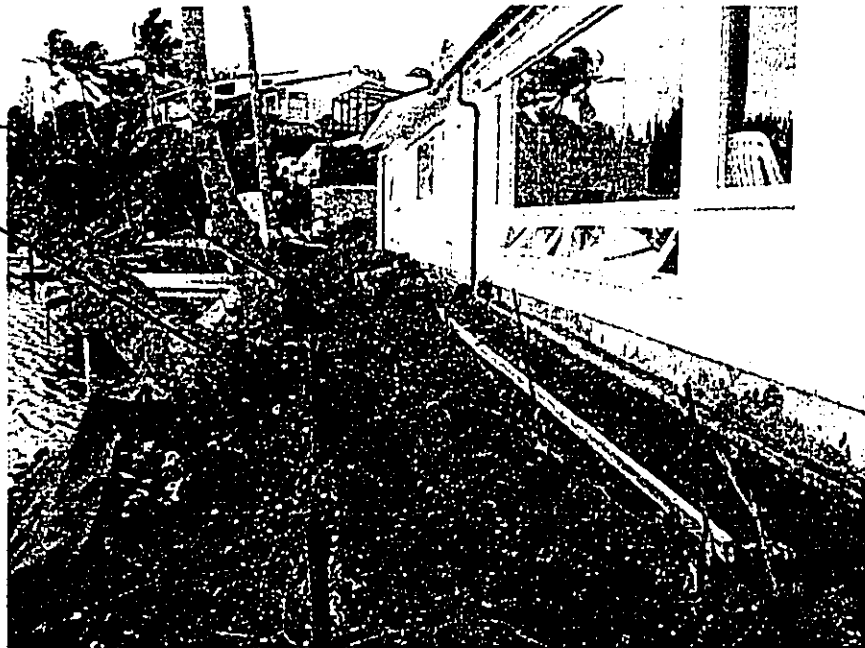


Figure 7  
Photographs 1 & 2  
Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii





Photo 3:  
View of east backyard (facing west).

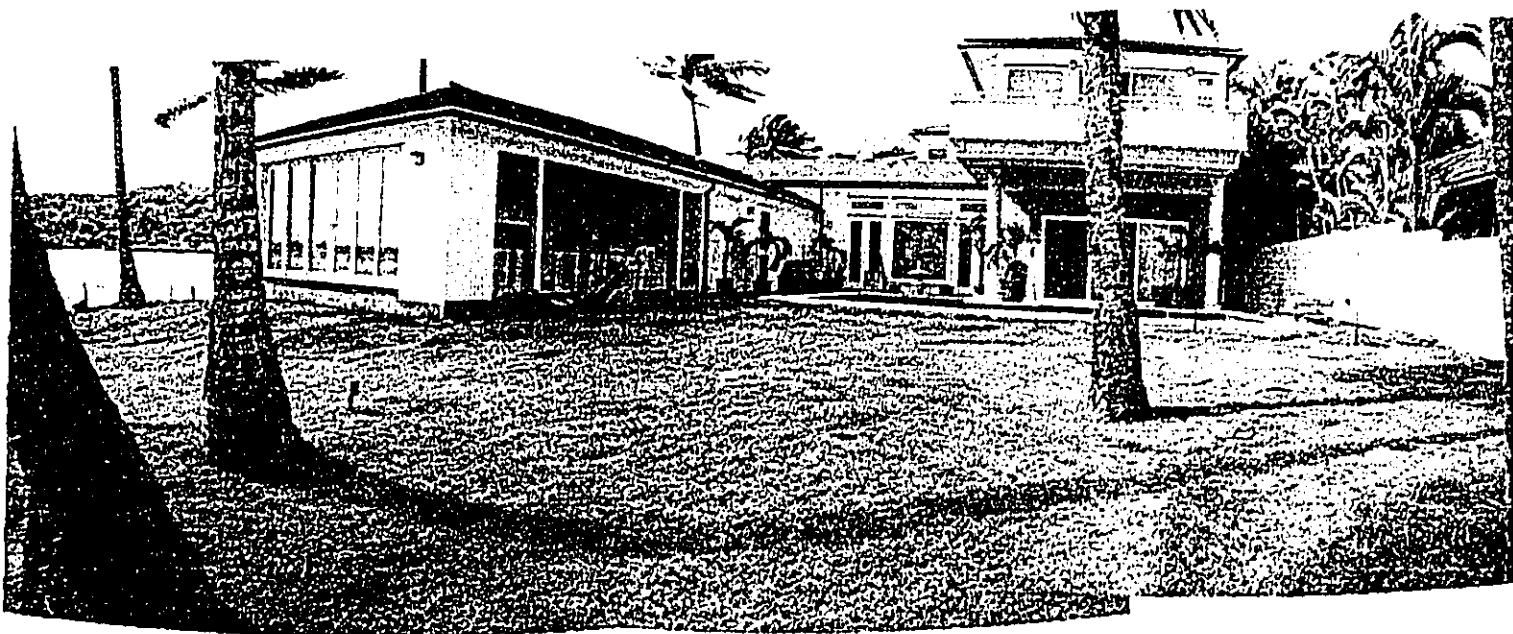


Photo 4:  
View of east backyard (facing  
southwest).

Figure 8  
Photographs 3 & 4  
Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii

## **SECTION 3 ALTERNATIVES**

### **3.1 ALTERNATIVES TO THE PROPOSED ACTION**

Other than the No Action Alternative, there are no alternatives to the proposed action being considered. Changes to the design or construction method of the walkway or landscaping would, at best, result in impacts similar to those of the proposed action.

### **3.2 NO ACTION ALTERNATIVE**

Under the No Action Alternative, the existing side and backyard areas would remain undeveloped and the potential for environmental impacts disclosed in this Assessment would be precluded. Taking no action does not accomplish the stated purpose of the proposed action which is to provide a safe access around the perimeter of the property. The no action alternative would allow for the continued exposure of unvegetated areas to rainfall and storms which may result in erosion and transport of sediments into Kaneohe Bay.

**SECTION 4**  
**DESCRIPTION OF THE AFFECTED ENVIRONMENT, IMPACTS**  
**AND MITIGATION**

**4.1 PHYSICAL ENVIRONMENT**

**4.1.1 CLIMATE**

Windward Oahu has a mild semitropical climate which is frequented by northeast tradewinds occurring approximately 80 percent of the time. The tradewinds are sometimes interrupted by cyclonic disturbances, usually during the winter months, commonly referred to as Kona Storms.

Mean monthly temperatures range from mid-80° F in the summer months, to low to mid-60° F during the winter. Rainfall averages 40-50 inches annually.

**4.1.2 TOPOGRAPHY AND SOILS**

The project location is at the end of Nana Place, located along the north facing shoreline of Kaneohe Bay. Grade at the project site involves a sloped grade which rises from mean sea level approximately 4-6 feet above mean sea level (MSL). The sides of the property that abut the water are defined by an existing seawall.

Information on soil type is obtained from the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai., State of Hawaii as prepared by the U.S. Department of Agriculture, 1972. According to the Soil Conservation Service, the soil association at the project location is Lolekaa. This series consists of well-drained soils on fans and terraces on the windward side of Oahu. This includes gently sloping to very steep slopes. The substratum is strongly weathered gravel

with the surface layer considered strongly acid. Permeability of the soil is moderately rapid, runoff is slow and erosion hazard is slight.

The proposed landscaping renovations are expected to have no significant impact on the topography and soil conditions on the project site. The proposed project will however improve the current condition of the site thereby reducing the risk of erosion and storm water transport of sediments into Kaneohe Bay. No further mitigation measures are anticipated.

#### **4.1.3 SURFACE WATER**

The project site is within a residential neighborhood adjacent to the shoreline of Kaneohe Bay. There are no surface water resources nearby. No mitigation in regards to surface water is required.

#### **4.1.4 TERRESTRIAL FLORA/FAUNA**

The project site is within an urbanized residential community. The area has been used for urban residential purposes for many decades and no threatened or endangered flora or fauna are known to inhabit the site.

Several introduced fauna including the Common Indian Mynah (*Acridotheres tristis*), House Sparrow (*Passer domesticus*), Spotted or Lace-necked Dove (*Streptopelia chinensis*), Zebra Dove (*Geopelia striata*), and Cardinal (*Cardinalis cardinalis*) have been observed at the project location. The owners have two dogs.

Plants on the project site include coconut trees (*Cocos nucifera*), Hala (*Pandanus tectorius*), *Nanpaka* (*Scaevola sericea*), and several species of shrubs and grasses.

Site improvements will include planting of several ornamental trees, shrubs and grasses. The proposed plant list includes:

- *Akia, Wikstroemia uva-ursi*
- Beach Heliotrope, *Heliotropium anomalum* (Pohinahina)
- Bird of Paradise, *Strelitzia reginae*
- Dwarf Heliconia, *Heliconia standleyi*
- Dwarf Mondo, *Ophiopogon japonicus*
- Dwarf Poinciana, *Caesalpinia pulcherrima*
- “El Toro” Zoysia Grass, *Zoysia japonica*
- Natal Plum, *Carissa macrocarpa*
- Oleander, *Nerium oleander*
- Spider Lily, *Hymenocallis littoralis*
- Tiare, *Gardenia taitensis*

#### 4.1.5 SCENIC AND VISUAL RESOURCES

The subject property is visible across the Kaneohe Bay from the western tip of Mokapu. The property can also be seen from Lilipuna Road towards Moku O Lo‘e (Coconut Island). The site improvements on the subject property will have minimal visual impacts due to the nature of the activities. The second floor of the residence, which is located on the *makai* section of the building structure, will visually obstruct all the proposed improvements from Nana Place. All the construction activities will be limited to low-lying structures such as the walkways and the 20-inch tall moss rock wall. The trees being proposed for landscaping are typically small to medium height trees and will most likely not reach heights that would impair the view plane of neighboring areas.

The proposed improvements will result in a more aesthetically pleasing view of the property. Exposed soils will be eliminated while more trees, shrubs and grasses will be visible. Since the outcome of the project is a more visually pleasing property, no mitigation is required.

#### **4.1.6 HISTORIC/ARCHAEOLOGICAL RESOURCES**

The proposed activity is within a residential neighborhood which has already been heavily disturbed during development of the existing subdivision. If any potential remains existed it is most likely that they would already have been discovered and recovered. However, should any unidentified deposits be uncovered during construction, work will cease in the immediate area and the State Historic Preservation Office will be contacted.

#### **4.1.7 BEACH EROSION AND SAND TRANSPORT**

The *makai* (east) side of the property is bounded by a seawall. The intertidal area adjacent to the property is composed of rocks and mudflats. The proposed improvements are all within the property boundary. The project is not expected to impact any beach area or influence sand transport. Therefore no mitigation is required.

#### **4.1.8 NOISE**

Although the project will involve some generation of noise, the work will be short in duration and limited in scope. Upon construction completion, no further noise impacts will occur. Construction equipment is expected to include, but not be limited to, a compactor, concrete mixer, concrete delivery truck and powered hand tools. All equipment will be muffled in accordance with standard engine operating practices. No further mitigation beyond limiting the hours of work to weekday, daylight hours is proposed.

#### **4.1.9 AIR QUALITY**

No information was collected on air quality. It is assumed the subject project will have little or no impact since the project will not require use of industrial facilities,

will be of limited duration and where engine exhausts may be a source of potential air pollution, all internal combustion equipment will be governed in accordance with applicable state and county regulations.

During construction, fugitive dust could be generated. Fugitive dust will be controlled with regular wetting of the soil by the contractor, as required.

No further mitigation measures with regards to air quality are anticipated.

#### **4.1.10 WATER QUALITY**

Potential impacts to water quality will be limited to erosion and storm water runoff from the project site washing into Kaneohe Bay. Construction activity will temporarily expose soils on the property. To minimize soil erosion, exposed soils will be covered with PVC sheet plastic or similar material to prevent inadvertent contact and mixing with storm water. Silt fences will be erected to prevent soil and other construction debris from washing into Kaneohe Bay. Additionally, construction will be done in such a manner as to minimize the exposure time of uncovered soils.

With the stated mitigation measures above, the proposed project will have minimal or no impact to water quality, therefore no further mitigation is anticipated.

#### **4.1.11 FLOOD HAZARD**

The subject property is located along the north facing shore of Kaneohe Bay. According to the Federal Emergency Management Agency Flood Insurance Rate Map, the area is designated Zone X, and is determined to be outside the 500-year flood plain.

Because the subject property is outside the 500-year flood plain, no significant impacts are anticipated and therefore, no mitigation measures are proposed.

## **4.2 PUBLIC FACILITIES**

### **4.2.1 ACCESS**

There is no public access from Nana Place to the shoreline through the subject property. Construction activities will all take place in the subject private residence lot. Lateral access along the shoreline during low tide will not be affected by the project. Because of the private landowner nature of the subject property, no impacts are anticipated and no mitigation measures are therefore proposed.

### **4.2.2 TRAFFIC AND ROADWAYS**

The proposed action is not expected to significantly alter the total volume of traffic on Nana Place. On a short-term basis, construction-related work on the proposed project may impact traffic flow on Nana place. The subject property is located at the end of a cul-de-sac. Temporarily-parked construction trucks are expected to have minimal impact therefore, no further mitigation measures to address potential impacts are proposed.



**SECTION 5**  
**RELATIONSHIP TO STATE AND COUNTY LAND USE**  
**PLANS AND POLICIES**

**5.1 EXISTING LAND USE**

The project site is located at the end of a residential cul-de-sac and is used for residential purposes. Lots within the immediate area are developed single family dwellings.

**5.2 STATE LAND USE DISTRICT**

The project site is in the State Urban District.

**5.3 KOOLAUPOKO SUSTAINABLE COMMUNITIES PLAN**

The project site is in the Koolauoko Development District and is designated for low density residential use (Ordinance 00-47). The proposed project will maintain this existing land use through an improvement of the land within the subject property boundary.

**5.4 CITY AND COUNTY OF HONOLULU - ZONING**

The project site is designated R-7.5, which include residential zoned, 7,500 square foot parcels. Standards for this zoning district include a minimum side and back yard width of 5 feet and 10 feet for the front yard (Revised Ordinances of Honolulu, Chapter 21, Section 21-3.70-1, Table 21-3.2).

The proposed activity is consistent with the designated land use provided that a Shoreline Setback Variance is obtained. The purpose of the variance will be to allow construction of landscape improvements within 40-feet *mauka* of the certified shoreline.

**SECTION 6**  
**NECESSARY PERMITS AND APPROVALS**

**6.1 CITY AND COUNTY OF HONOLULU**

A Shoreline Setback Variance will need to be obtained from the City and County of Honolulu, Department of Planning and Permitting, in order to construct the landscape improvements within the 40-foot shoreline setback.

The Revised Ordinances of Honolulu, Chapter 23, Section 23-1.8 Criteria for granting a variance, states:

“(a) The director, as provided in Section 23-1.10, may grant a variance upon finding that, based upon the record presented, the proposed structure or activity is necessary for or ancillary to:

- (1) Cultivation of crops;
- (2) Aquaculture;
- (3) Landscaping; provided that the proposed structure or activity will not adversely affect beach processes and will not artificially fix the shoreline;
- (4) Moving of sand from one location seaward of the shoreline to another location seaward of the shoreline; provided that the director also finds that the moving of sand will not adversely affect beach processes, will not diminish the size of a public beach and will be necessary to stabilize an eroding shoreline.

(b) The director may also grant a variance upon finding that, based upon the record presented, the proposed structure or activity meets one of the following standards of this section.

(1) Shoreline-dependent Facility Standard. A variance may be granted for an activity or structure that is necessary for or ancillary to a shoreline-dependent facility or improvement, including drainage facilities and boating, maritime or ocean sports recreational facilities; provided that the proposal is the practicable alternative which best conforms to the purpose of the shoreline setback rules.

(2) Public Interest Standard. A variance may be granted for an activity or structure which is undertaken by a public agency or by a public utility regulated under HRS Chapter 269 or a private facility or improvement which is undertaken by a private entity and is clearly in the public interest; provided that the proposal is the practicable alternative which best conforms to the purpose of this chapter and the shoreline setback rules.

Public interest shall mean principally of benefit to the general public, as determined by the director.

(3) Hardship Standard.

(A) A structure or activity may be granted a variance upon grounds of hardship if:

- (i) The applicant would be deprived of reasonable use of the land if required to comply fully with the shoreline setback ordinance and the shoreline setback rules;
- (ii) The applicant's proposal is due to unique circumstances and does not draw into question the reasonableness of this chapter and the shoreline setback rules; and
- (iii) The proposal is the practicable alternative which best conforms to the purpose of

this chapter and the shoreline setback rules.

(B) Before granting a hardship variance, the director must determine that the applicant's proposal is a reasonable use of the land. Because of the dynamic nature of the shoreline environment, inappropriate development may easily pose a risk to individuals or to the public health and safety. For this reason, the determination of the reasonableness of the use of land should properly consider factors such as shoreline conditions, erosion, surf and flood conditions and the geography of the lot.

(C) If the activity or structure may artificially fix the shoreline, a variance may be granted only if hardship is likely to be caused by shoreline erosion; provided that conditions are imposed prohibiting any such structure seaward of the existing shoreline unless it is clearly in the public interest.

(D) Hardship shall not be determined as a result of a zone change, plan review use approval, subdivision approval, cluster housing approval, planned development housing approval, conditional use permit, or any other discretionary land use permit granted after June 16, 1989. (Added by Ord. 92-34)".

The shoreline along the subject property is bounded by a seawall with the intertidal substrate immediately adjacent to this seawall composed of boulders and rocks.

There are no beaches in close proximity to the project site. All the planned landscaping activities will take place within the subject property. There will be no actions seaward of the seawall therefore, the project falls under criteria (a) (3), which says that the director may grant a variance upon finding that, based upon the documentation presented, the proposed structure or activity is necessary for or ancillary to landscaping, provided that the proposed structure or activity will not adversely affect beach processes and will not artificially fix the shoreline

The proposed project may also meet the criteria (b) (3) (B), which says that the director may also grant a variance upon determining that the applicant's proposal is a reasonable use of the land. According to the criteria, "Because of the dynamic nature of the shoreline environment, inappropriate development may easily pose a risk to individuals or to the public health and safety. For this reason, the determination of the reasonableness of the use of land should properly consider factors such as shoreline conditions, erosion, surf and flood conditions and the geography of the lot." The planned landscape improvements are in accordance

with the land use designation of the parcel. Additionally, the proposed activity will stabilize the unvegetated soils on the property, thereby reducing the risk of erosion and sediment transport into Kaneohe Bay. Finally, given the seaward section of the property is bounded by a seawall with all proposed activities taking place within the seawall, the topography of the site is relatively flat and the subject property and the surrounding area are outside the 500-year flood plain, the project is expected to have minimal impact on existing shoreline conditions, erosion, surf and flood conditions and the geography of the lot.

Before the Director can make a determination, the applicant must demonstrate hardship as determined by:

- (i) *The applicant would be deprived of reasonable use of the land if required to comply fully with the shoreline setback ordinance and the shoreline setback rules;*

The subject development is higher than the ocean by approximately 6 feet. The proposed work would allow full access to the property, especially on the east side where the land is sloped towards the top of the seawall from the base of the house. By being able to construct a walkway around the house, full access to all parts of the property will be achieved. On one or more occasions, the applicant's pets have been known to slip off of the wall and into the ocean. The owner's two young children are not allowed in this area for fear of falling off of the wall.

- (ii) *The applicant's proposal is due to unique circumstances and does not draw into question the reasonableness of this chapter and the shoreline setback rules;*

The proposed landscape and walkway improvements represent a unique circumstance in that the proposed improvements will not detract from the appearance of the surrounding neighborhood. The proposed improvements will further not be visible from the adjoining street, only from the ocean.

The east and south side of the property is currently not being maintained properly because of limited access. Granting the permit will allow the owners to properly landscape the remaining portions of the property. The applicant believes their circumstance to be

*(iii) The proposal is the practicable alternative which best conforms to the purpose of this chapter and the shoreline setback rules.*

The improvements proposed by the applicant is a reasonable and practicable alternative to not having the yard landscaped. The walkways proposed will provide safe access around the exterior of the house. The proposed planting and use of rock walls will add beauty to an otherwise unplanted shoreline. Further, the provision of Chapter 23, ROH, generally allows landscaping with the shoreline setback.

## **6.2 STATE OF HAWAII**

Because construction work will not be undertaken in the waters of Kaneohe Bay no State permits are anticipated.

## SECTION 7 CULTURAL IMPACT ASSESSMENT

### 7.1 IMPACTS TO TRADITIONAL/CULTURAL RESOURCES

A Cultural Impact Assessment is not necessary due to the nature of the proposed activity and the overall project scope. The following statements form a basis for such a conclusion:

- The project site is within a residential neighborhood which has already been heavily disturbed during development of the existing subdivision. Any potential cultural sites or remains that may have existed most likely would already have been discovered and recovered or destroyed. There are no known existing cultural sites on the property.
- There is no easement for public access to the shoreline from Nana Place through the subject property. Lateral access along the shoreline during low tide will not be affected by the project.
- There are no plants on the property that are of significant importance for traditional or cultural use. Native plants in the project area include coconuts, *Hala* and *Naupaka*.

**SECTION 8**  
**AGENCIES AND ORGANIZATIONS CONSULTED**

Agencies, organizations, and individuals responding to a notice of availability for review of the Draft Environmental Assessment, published in the Environmental Notice, September 23, 2004, are listed below. Comments received are attached in the Appendix.

- City & County of Honolulu – Department of Planning and Permitting
- Office of Hawaiian Affairs
- Department of Health, Clean Water and Solid and Hazardous Waste Branches
- Office of Environmental Quality Control
- Historic Preservation Division, Department of Land and Natural Resources
- Land Use Commission

**Additional Notification:**

- Owners of property on Nana Place in Kāneʻohe were notified of the proposed improvement.

## SECTION 9 SUMMARY OF IMPACTS AND SIGNIFICANCE DETERMINATION

### 9.1 SHORT TERM IMPACTS

Short term impacts are expected to be minimal. The construction contractor will need to access the project site via use of Nana Place, which is a cul-de-sac. Noise will be generated from construction, and related mobilization of equipment.

Construction equipment is expected to include, but not be limited to, a compactor, concrete mixer, concrete delivery truck and powered hand tools. All equipment will be muffled in accordance with standard engine operating practices. The work will be limited to weekday daylight hours and engine exhausts will be governed in accordance with applicable state and county regulations. Upon construction completion, no further noise impacts will occur.

Dust and associated nuisance problems are expected to be slight to insignificant due to the limited scope and scale of the project. Any fugitive dust will be controlled with regular wetting of the soil by the contractor, as required.

Construction activity will temporarily expose soils on the property. To minimize soil erosion, construction will be done in such a manner as to minimize the exposure time of uncovered soils. Additionally, exposed soils will be covered with PVC sheet plastic or similar material to prevent inadvertent contact and mixing with storm water as well as erection of silt fences to prevent soil and other construction debris from washing into Kaneohe Bay.

### 9.2 LONG TERM IMPACTS

No long term adverse impacts are anticipated. All work will be undertaken on land *mauka* of the high water mark or certified shoreline. Upon completion, all



equipment used on-site will be demobilized and all debris and waste materials disposed of at an approved County refuse facility.

### **9.3 SIGNIFICANCE CRITERIA**

Based on significance criteria set forth in Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, "Environmental Impact Statement Rules," the proposed project is not expected to have a significant impact on the environment. As such, the recommended preliminary determination for the proposed project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are discussed below.

#### **1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource**

The proposed project will not result in a loss of natural or cultural resources. The proposed action will create minimum disturbance to the present vegetation on the lot. The trees on the property will not be removed. In addition, new trees, shrubs, and groundcover will be planted. There are no threatened or endangered species of plants or wildlife that inhabit the project site.

There are no known archaeological sites on the subject property. Furthermore, given the location and previous development of the subject property, historic sites are not expected to be present.

#### **2. Curtails the range of beneficial uses of the environment**

Presently, the subject property is occupied by a single-family residence. The proposed action does not curtail beneficial uses of the environment.

**3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 343, 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 expressed in Chapter 343, HRS. Potential sources of adverse impacts have been identified and appropriate measures have been developed to either mitigate or minimize potential impacts to negligible levels.

**4. Substantially affects the economic and social welfare of the community or state**

The proposed project is minor in scope and will not impact the economy or social welfare of the community or state.

**5. Substantially affects public health**

Factors affecting public health, including air quality, water quality, and noise levels, are expected to be only minimally affected, or unaffected by the proposed construction activity. Potential impacts will be mitigated in accordance with Department of Health regulations.

**6. Involves substantial secondary impact, such as population changes or effects on public facilities**

Due to the nature of the proposed activity and use, there are no substantial secondary or indirect impacts such as population changes or effects on public facilities.

**7. Involves a substantial degradation of environmental quality**

Impacts to air and water quality, noise levels, natural resources, and land use associated with the renovation of the Ishibashi residence are anticipated to be minimal. Mitigation measures will be employed as practicable to further minimize potentially detrimental effects to the environment resulting from project activities. The proposed project does not involve substantial degradation of environmental quality.

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

The proposed improvements are relatively minor in scope and adverse cumulative impacts on the environment are not anticipated, nor does the proposed project involve a commitment for larger actions on the subject property.

**9. Substantially affects a rare, threatened or endangered species**

There are no threatened or endangered plants or animal species on the subject property.

**10. Detrimentally affects air or water quality or ambient noise levels**

On a short-term basis, ambient air and noise conditions will be affected by construction activities related to the proposed landscape improvements, but these are short-term impacts and can be controlled by mitigation measures as described in this Environmental Assessment. Once the project is completed, air and noise in the project vicinity will be allowed to return to the preconstruction conditions. Landscaping work will improve and stabilize the ground conditions of the project site. Therefore the potential for soil erosion will be mitigated.

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

All work will be undertaken on an existing project site on land *mauka* of the high water mark or certified shoreline. The project area is located within an area determined by the Federal Emergency Management Agency to be outside of the 500 year flood zone.

**12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies**

The Koolaupoko Sustainable Communities Plan (Ordinance No. 00-47) identifies important views to be protected. From a regional perspective, the proposed project will not obstruct any significant scenic features and viewplanes due to its elevation and scale. The site improvements will not interfere with any existing views of Kaneohe Bay from the surrounding areas.

**13. Requires substantial energy consumption**

Construction and daily activities associated with the proposed site improvements are small-scale and will not require substantial amounts of electrical energy.

## SECTION 10 FINDINGS

In accordance with the provisions set forth in Chapter 343, Hawaii Revised Statutes, and the significance criteria in Section 11-200-12 of Title 11, Chapter 200, it is anticipated that the project will have no significant adverse impact to water quality, air quality, existing utilities, noise levels, social welfare, archaeological sites, or wildlife habitat. All anticipated impacts will be temporary and will not adversely impact the environmental quality of the area. It is expected that an Environmental Impact Statement (EIS) will not be required, and that a Finding of No Significant Impact (FONSI) will be issued for this project.

## REFERENCES

Department of Geography, University of Hawaii, 1983. Atlas of Hawaii, University of Hawaii Press, Honolulu.

Department of Planning and Permitting, 2000. Koolaupoko Sustainable Communities Plan (Ordinance No. 00-47). City and County of Honolulu. State of Hawaii.

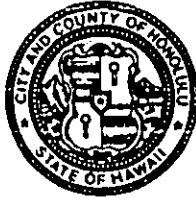
Federal Emergency Management Agency (FEMA), 2000. Federal Insurance Rate Map (FIRM), City and County of Honolulu. Map No. 15003C0270 E.

U.S. Department of Agriculture, 1972. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. U.S. Department of Agriculture, Soil Conservation Service and University of Hawaii Agriculture Experiment Station, Washington, D.C.

**APPENDIX**

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4414 • FAX: (808) 527-6743  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

JEREMY HARRIS  
MAYOR



ERIC G. CRISPIN, AIA  
DIRECTOR

BARBARA KIM STANTON  
DEPUTY DIRECTOR

2004/ED-26 (ST)

October 28, 2004

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Subject: Draft Environmental Assessment (DEA)  
Shoreline Setback Variance (SV) for  
Low concrete rubble masonry (CRM) wall with backfill,  
pool deck, walkway, trellis and gate - Kaneohe  
Tax Map Key 4-6-22: 23

We have reviewed the Draft Environmental Assessment (DEA) for the above-referenced project, and have no substantive comments to offer. However, Section 6.1 of the Final EA should include a discussion of the applicable decision-making criteria for evaluating the proposal (Section 6.1), which is the "Hardship Standard," Section 23-1.8(b)(3)(A-D) Revised Ordinances of Honolulu (ROH).

In addition, we strongly suggest that the Final EA include a discussion of all three tests of the Hardship Standard, contained in ROH Sections 23-1.8(b)(3)(A)(i), (ii) and (iii).


We are forwarding copies of the comment letters received so far for the proposed project. In accordance with the procedural provisions of EIS regulations, all comment letters received during the 30-day comment period, which began with the initial publication of a notice of availability of the DEA in The Environmental Notice on September 23, 2004, require a written response addressed directly to the commenter. The final EA must include all comment letters and responses to the letters, as well as appropriately revised text.



Mr. Chester Koga  
Page 2  
October 28, 2004

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

Sincerely yours,

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

EGC:pl  
Encls.

cc: OEQC

420 Waiakamilo Road  
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**R. M. TOWILL CORPORATION**  
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Planning  
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Environmental Services  
Photogrammetry  
Surveying  
Construction Management

November 1, 2004

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

Dear Mr. Crispin:

**Draft Environmental Assessment (EA)  
Ishibashi Residence (Nana Place) Shoreline Setback Variance  
Tax Map Key (1) 4-6-22: 23**

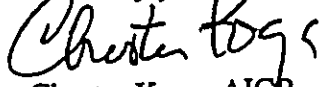
The following is in response to your letter of October 28, 2004:

We will include additional discussion in Section 6.1 of the Final EA that describe the decision making criteria for evaluating a proposed for a Shoreline Setback Variance, in accordance with Section 23-1.8(b) (3) (A-D).

In addition, we will include a discussion on the three test of hardship.

We acknowledge receipt of six letters from agencies commenting on the Draft EA. Thank you for your comments. Please contact the undersigned if you have questions.

Sincerely yours,

  
Chester Koga, AICP  
Project Coordinator

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Photogrammetry  
Surveying  
Construction Management

November 1, 2004

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

Dear Ms. Salmonson:

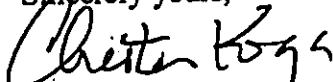
**Draft Environmental Assessment (EA)  
Ishibashi Residence (Nana Place) Shoreline Setback Variance**

The following is in response to your letter of October 8, 2004:

1. Two-sided pages. We will print the Final EA on two sides of the page.
2. Consultation and correspondence. We will include consultation correspondence in the Final EA.
3. Most rock wall. The purpose of the moss rock wall is to serve as a soil retaining structure on the north and east sides of the property. On the east-side, the wall will support a walkway that is adjacent to the house. On the north-side, the wall will also serve as a soil retaining structure.
4. Figure 4. We will replace Figure 4 with a full size plan.

Thank you for your comments. Please contact the undersigned if you have questions.

Sincerely yours,

  
Chester Koga, AICP  
Project Coordinator

LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
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HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
E-mail: oeqc@health.state.hi.us

October 8, 2004

Eric Crispin  
Department of Planning and Permitting  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Attn: Steve Tagawa

Dear Mr. Crispin:

Subject: Draft Environmental Assessment (EA)  
Ishibashi Residence (Nana Place) Shoreline Setback Variance

We have the following comments to offer:

Two-sided pages: In order to reduce bulk and save on paper, please print on both sides of the pages in the final document.

Consultation and correspondence: In the final EA list state and county agencies contacted during both the pre-consultation and draft EA comment periods. Also notify the nearest neighbors or neighboring landowners of the proposed project. Document all contacts in the final EA and include copies of any correspondence.

Moss rock wall: In the final EA include a discussion of the purpose of the rock wall.

Figure 4: The text is difficult to read. In the final EA enclose a clear copy of this figure.

If you have any questions call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".

GENEVIEVE SALMONSON  
Director

c: Chester Koga

PHONE (808) 594-1888

FAX (808) 594-1885



2004 OCT 18 PM 4 15

CITY OF HONOLULU

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

HRD04/1560

October 18, 2004

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

**RE: Request for Comments on a Draft Environmental Assessment for a Shoreline Setback Variance by Keith M. Ishibashi of 46-001 Nana Place, Kaneohe, O'ahu, TMK: 4-6-022:023**

Dear Eric G. Crispin,

The Office of Hawaiian Affairs is in receipt of your September 10, 2004, request for comments on the above project, which would allow for construction of a low concrete rubble masonry wall with backfill, pool deck, walkway, trellis and gate within the 40-foot shoreline setback. OHA offers the following comments.

While we generally do not support any construction in the shoreline setback, especially not anything that would harden the shoreline, the photographs of the existing shoreline and the applicants' description of the prevention of soil erosion and further sedimentation of Kaneohe Bay provide compelling arguments.

We will rely on the applicants' assurances that that should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions, please contact Heidi Guth at 594-1962 or e-mail her at [heidig@oha.org](mailto:heidig@oha.org).

Sincerely,



Clyde W. Nāmu'o  
Administrator

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

November 1, 2004

Mr. Clyde W. Namu'o, Administrator  
Office of Hawaiian Affairs  
711 Kapi'olani Boulevard, Suite 500  
Honolulu, Hawai'i 96813

Dear Mr. L Nāmu'o:

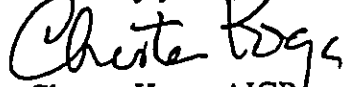
**Draft Environmental Assessment (EA)  
Ishibashi Residence (Nana Place) Shoreline Setback Variance**

The following is in response to your letter of October 18, 2004.

1. **Best Management Practices.** The owners and their contractors will implement best management practices to ensure that runoff is contained on the subject property.
2. We acknowledge that the site has been extensively altered and that there is no surface indication of cultural remains. The owners and their contractors shall be responsible for contacting the State Historic Preservation Office in the event that historic or cultural remains are uncovered during the construction period.

Thank you for your comments. Please contact the undersigned if you have questions.

Sincerely yours,

  
Chester Koga, AICP  
Project Coordinator

LINDA LINGLE  
GOVERNOR

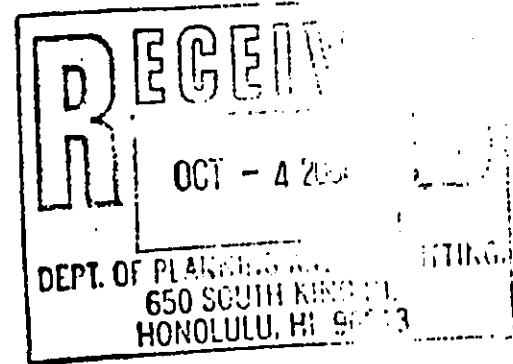


ANTHONY J.H. CHING  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

September 28, 2004

Mr. Eric G. Crispin, 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 (DEA) for the Ishibashi Residential Landscaping  
Kaneohe, Oahu, Hawaii  
Tax Map Key: 4-6-22: 23

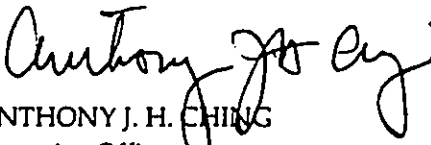
We are in receipt of the DEA for the subject project transmitted by your letter dated September 10, 2004. We understand that the subject project involves landscaping renovations consisting of the construction and installation of the following improvements: a concrete walkway around the northern and eastern perimeter of the dwelling, including the swimming pool; a flagstone walk and moss rock wall along the makai side of the parcel; planters and trellises and an irrigation system; five air conditioning units; landscaping; and two gates.

With the exception of the two proposed gates, portions of which appear to be located on the existing seawall, the improvements generally appear to be located mauka of the seawall based on the representation of the project on Figure 4, and therefore situated entirely within the State Land Use Urban District. Clarification should be provided as to the date of the seawall's construction as this may affect the location of the State Land Use Urban/Conservation District boundary relative to the subject parcel, and necessarily the land use designation of the two gates.

Clarification should also be provided as to the reason for the difference in the representation of the existing dwelling's footprint between the shoreline certification map (Figure 3) and the other figures in the DEA.

Thank you for the opportunity to comment on the subject DEA. Please feel free to contact Bert Saruwatari of my office at 587-3822, should you require clarification or any further assistance.

Sincerely,

  
ANTHONY J. H. CHING  
Executive Officer

c: Office of Environmental Quality Control



420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



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Surveying  
Construction Management

November 1, 2004

Mr. Anthony Ching, Executive Officer  
Land Use Commission  
P.O. Box 2359  
Honolulu, Hawai'i 96804

Dear Mr. Ching:

**Draft Environmental Assessment (EA)  
Ishibashi Residence (Nana Place) Shoreline Setback Variance**

The following is in response to your letter of September 28, 2004:

1. The gates in question are located within the State Urban District as defined by the seawall. The outside face of the seawall further defines the Certified Shoreline.
2. The seawall was constructed in 1962 as part of the original subdivision.

Thank you for your comments. Please contact the undersigned if you have questions.

Sincerely yours,

Chester Koga, AICP  
Project Coordinator

LINDA LINGOLE  
GOVERNOR OF HAWAII

RECEIVED  
OCT - 4 2004



DEPARTMENT OF PLANNING AND PERMITTING  
650 SOUTH KING ST.  
HONOLULU, HI 96813

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU  
DEPUTY DIRECTOR - WATER

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

September 27, 2004

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

LOG NO: 2004.2858  
DOC NO: 0409EJ19

Dear Mr. Crispin:

**SUBJECT: Chapter 6E-42 Historic Preservation Review – Shoreline Setback Variance Application Draft Environmental Assessment For the Ishibashi Residential Landscaping 46-001 Nana Place Kaneohe, O'ahu (2004/ED-26(ST) Kane'ohe, Ko'olaupoko, O'ahu TMK: (1) 4-6-022:023**

Thank you for the opportunity to comment on the proposed improvements at 46-001 Nana Place in Kane'ohe. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project area.

The applicant proposes to perform landscaping renovations on their single-family residence. Renovations will involve the construction of a concrete walkway around the northern and eastern perimeter of the dwelling, including the swimming pool, a flagstone walk and moss rock wall along the east (*makai*) side of the property, construction of planters and trellises abutting the house, and installation of an irrigation system and landscaping. Two of five air conditioning units will also be installed within the 40-ft. shoreline setback. Gates will also be installed at the *makai*-end of each of the two concrete boundary walls. Site improvements will occur within the SMA

The project site has been developed with the existing housing and swimming pool. The area is comprised of alluvial soils and a rocky shoreline and there are no known historic sites at this location. Thus we believe that "no historic properties will be affected" by this action.

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 (692-8026) or Elaine Jourdane (692-8027).

Aloha,

*P. Holly McEldowney*

P. Holly McEldowney, Administrator  
State Historic Preservation Division

C: A. Van Horn Diamond, Chair, O'ahu Island Burial Council  
Nathan Napoka, Branch Chief, History and Culture Branch

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



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Photogrammetry  
Surveying  
Construction Management

November 1, 2004

Ms. Melanie Chinen, Administrator  
State Historic Preservation Division  
601 Kamokila Boulevard, Suite 555  
Honolulu, Hawai'i 96707

Dear Ms. Chinen:

**Draft Environmental Assessment (EA)  
Ishibashi Residence (Nana Place) Shoreline Setback Variance**

The following is in response to your Division's letter of September 27, 2004 (Doc. No. 0409EJ19):

We acknowledge that the site has been extensively altered and that there is no surface indication of cultural remains. The owners and their contractors shall be responsible for contacting your office in the event that historic or cultural remains are uncovered during the construction period.

Thank you for your comments. Please contact the undersigned if you have questions.

Sincerely yours,

Chester Koga, AICP  
Project Coordinator

LINDA LINGLE  
GOVERNOR OF HAWAII



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

SEP 24 2004 11:58 AM

CITY OF HONOLULU

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

In reply, please refer to:  
EAD / CWB

09071CEC.04

September 24, 2004

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

Dear Mr. Crispin:

**Subject: Comments on the Draft Environmental Assessment (DEA) for Shoreline Setback Variance Application for Construction of a Low Concrete Rubble Masonary Wall with Back Fill, Pool Deck, Walk Way, Trellis, and Gate at Mr. Keith M. Ishibashi's Residence 46-001 Nana Place, Kaneohe, Island of Oahu File No. 2004/ED-26 (ST)/TMK: 4-6-026:023**


Thank you for the opportunity to review and comment on the DEA prepared for the subject project. The following are our general comments based on the information provided in the DEA:

1. Pursuant to Hawaii Administrative Rules, Chapter 11-54 (titled Water Quality Standards), a Site-Specific Construction Best Management Practices Plan shall be developed, implemented, and properly maintained during the proposed construction period to prevent/minimize the potential soil particles from entering the adjacent State waters in a form of fugitive dust (airborne), or being pushed by the construction equipment, or being carried by the storm water runoff. Silt fence, as seen in photographs 1 and 2, shall be properly designed, installed, and maintained
2. Exposed soil shall be temporarily stabilized prior to and during the construction period. Permanent soil stabilization shall be properly established after the completion of the proposed construction activities.
3. Irrigation system shall be so designed, constructed, and operated in a manner that there will be no excess irrigation runoff enters the Kaneohe Bay.

Mr. Eric G. Crispin, AIA  
September 24, 2004  
Page 2

If you have any questions, please contact Mr. Edward Chen of the Engineering Section, Clean Water Branch, at 586-4309.

Sincerely,

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

EC:np

c: Mr. Keith M. Ishibashi

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



**R. M. TOWILL CORPORATION**  
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Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

November 1, 2004

Mr. Dennis Lau, Chief  
Clean Water Branch  
Department of Health  
P.O. Box 3378  
Honolulu, Hawai'i 96801

Dear Mr. Lau:

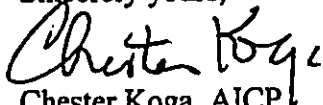
**Draft Environmental Assessment (EA)  
Ishibashi Residence (Nana Place) Shoreline Setback Variance**

The following is in response to your letter of September 24, 2004.

1. **Best Management Practices.** The owners and their contractors will implement best management practices to ensure that runoff is contained on the subject property.
2. The owners and their contractors will take measure to stabilize the soils and during construction to minimize runoff.
3. The owners and their contractors will take measure to minimize irrigation runoff from entering Kāne'ōhe Bay.

Thank you for your comments. Please contact the undersigned if you have questions.

Sincerely yours,

  
Chester Koga, AICP  
Project Coordinator

LINDA LINGLE  
GOVERNOR OF HAWAII



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

NOV 18 2004 7 56

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

In reply, please refer to:  
EMD/SHWB

CITY AND COUNTY OF HONOLULU

October 18, 2004

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


Dear Mr. Crispin:

**SUBJECT:** Shoreline Setback Variance  
Ishibashi Residential Landscaping  
46-001 Nana Place, Kaneohe

Thank you for the opportunity to offer comments on the above document. Your request has been reviewed by the Solid Waste, Underground Storage Tank, and Hazardous Waste programs within the Solid and Hazardous Waste Branch.

We have no comments to offer at this time.

Sincerely,

  
STEVEN Y.K. CHANG, P.E., CHIEF  
Solid and Hazardous Waste Branch

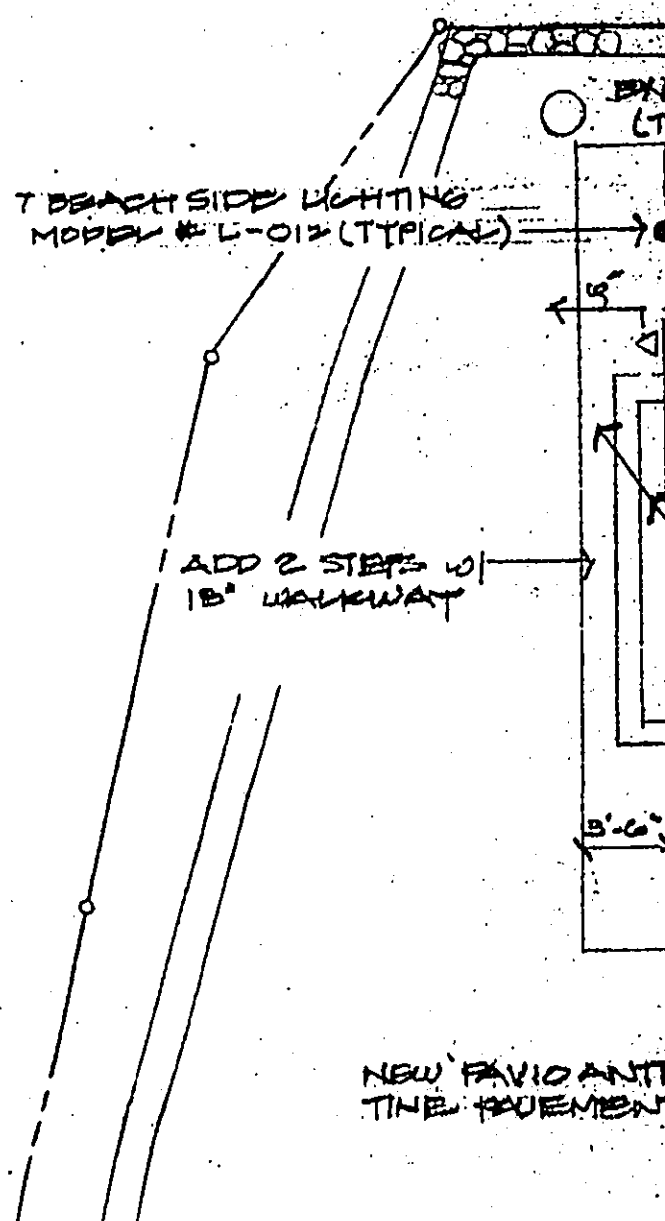
RECEIVED AS FOLLOWS

NOTE: MASON  
SEPARATE DIP  
MOSS ROCK W/ W  
FLATSTONE.

7 BEACH SIDE LIGHTING  
MODEL # L-012 (TYPICAL)

ADD 2 STEPS W/  
18" WALKWAY

NEW PAVIAMENT  
TILE PAVEMENT

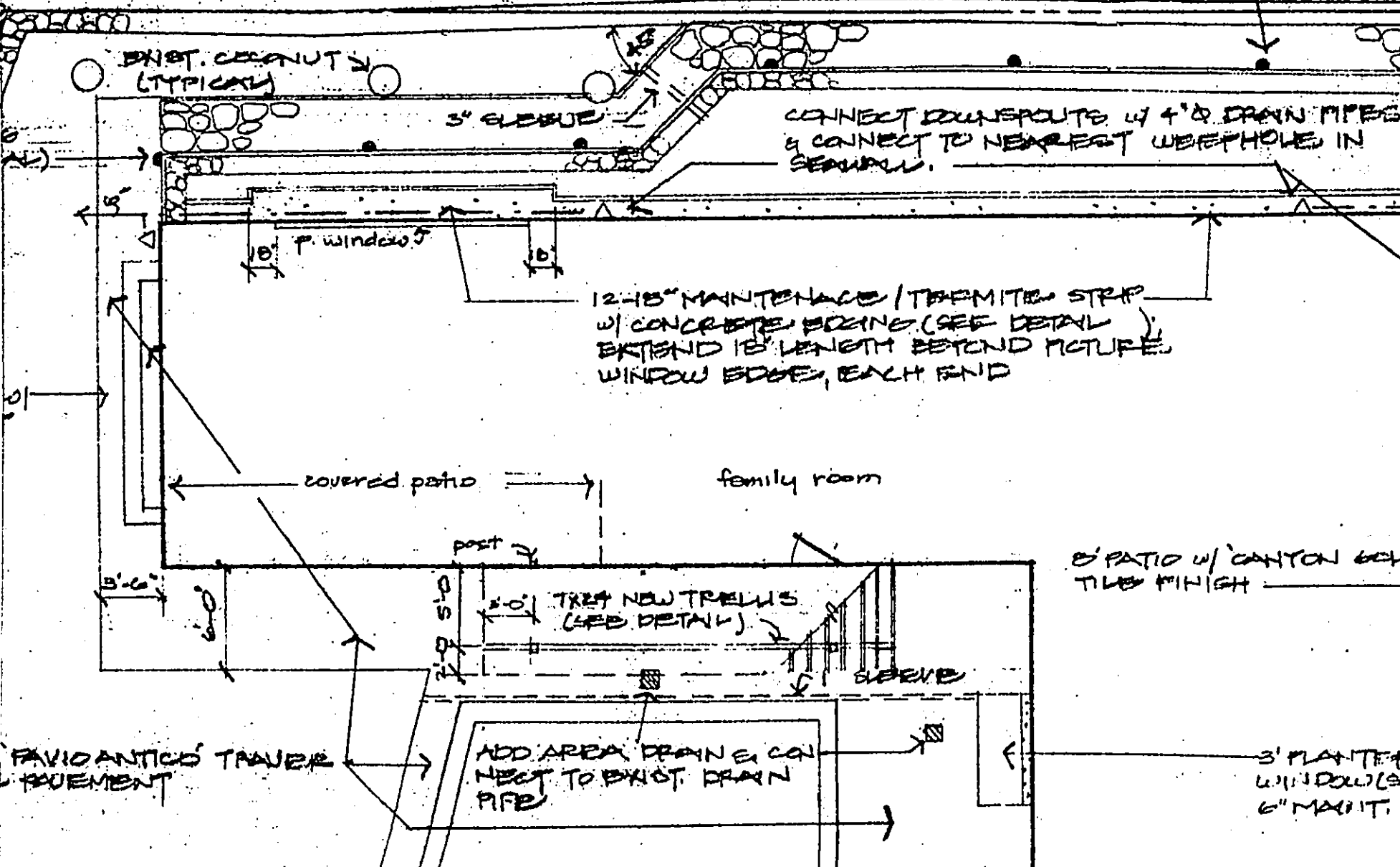




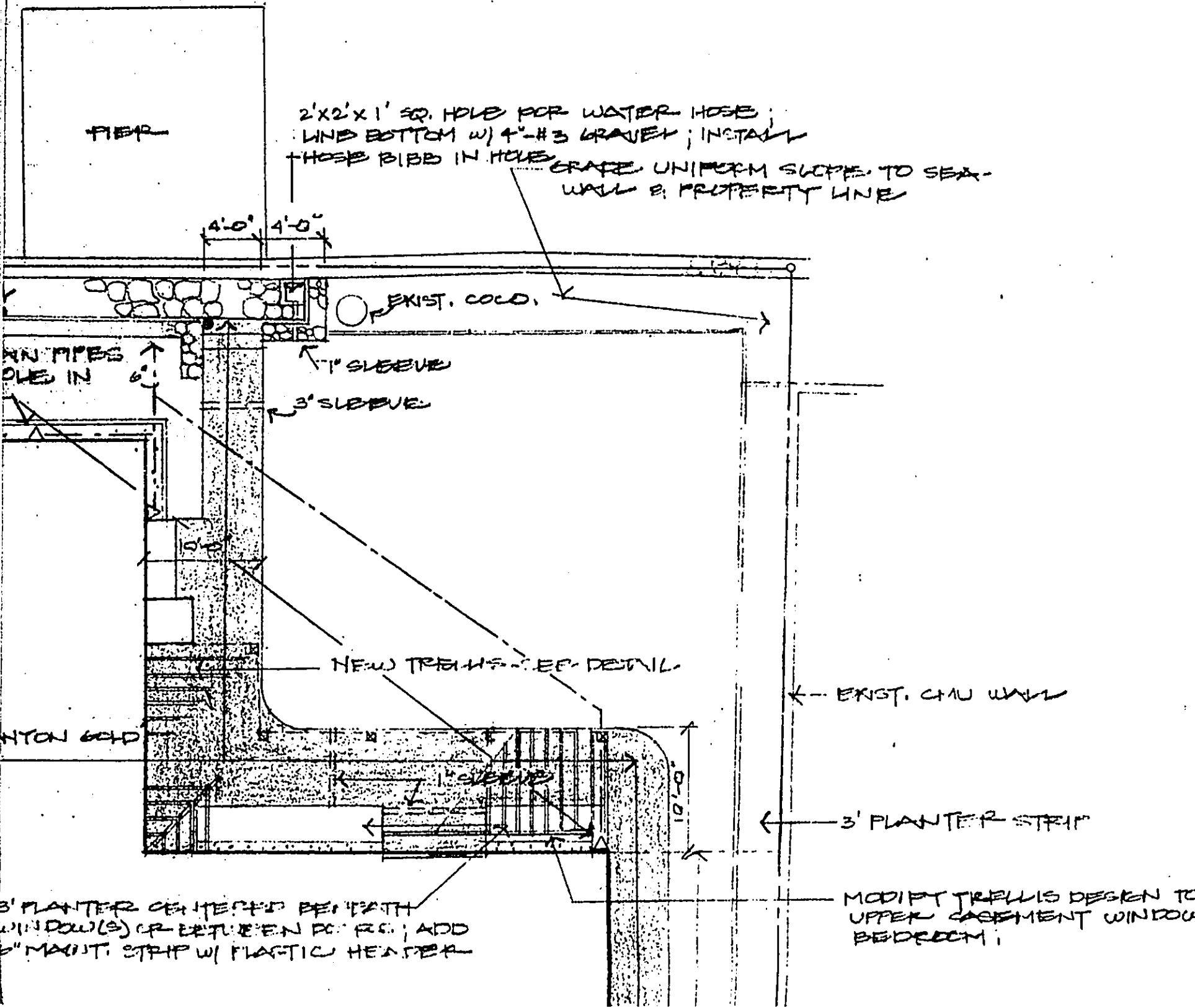
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NOTE: MASON CONTRACTOR TO PROVIDE  
RATE BIDS FOR COPPING. OPTIONS FOR  
SPRINKLER WALL. OPTIONS: CONCRETE VS.  
STONE.

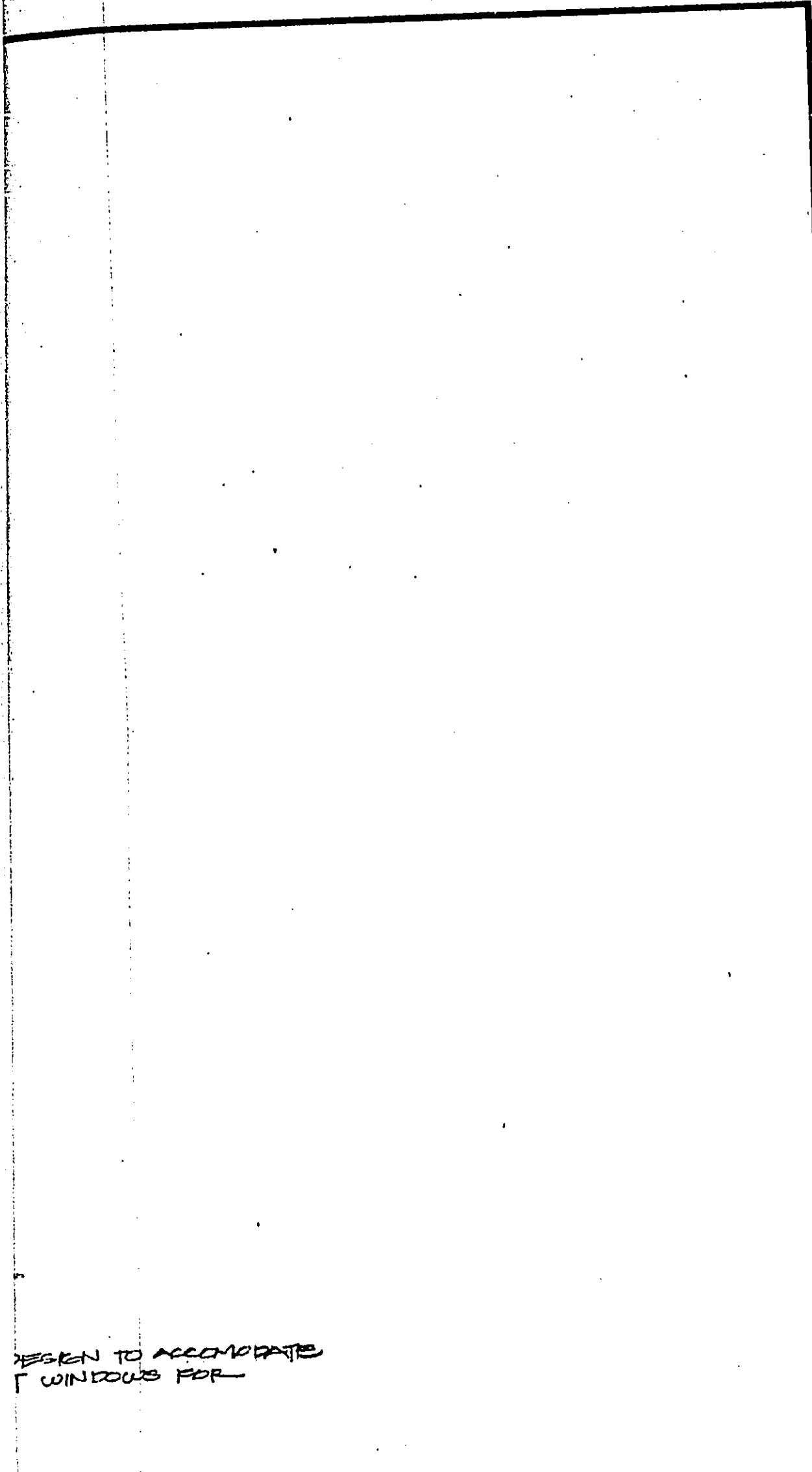
3' FLASSTONE WALK W/ MOSAIC  
WALL & CONCRETE STRIP, SEE DETAIL



RECEIVED AS FOLLOWS



RECEIVED AS FOLLOWS



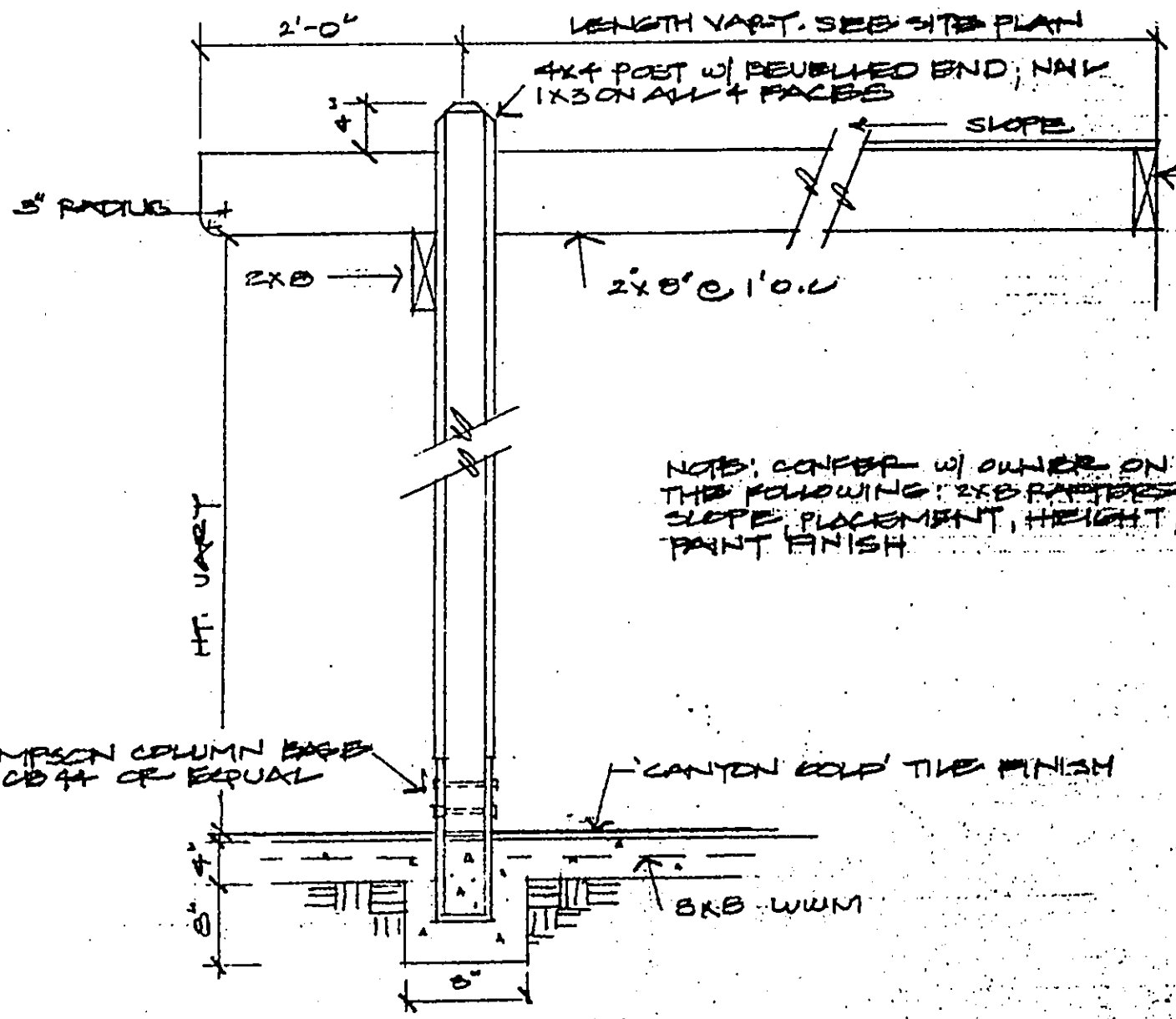
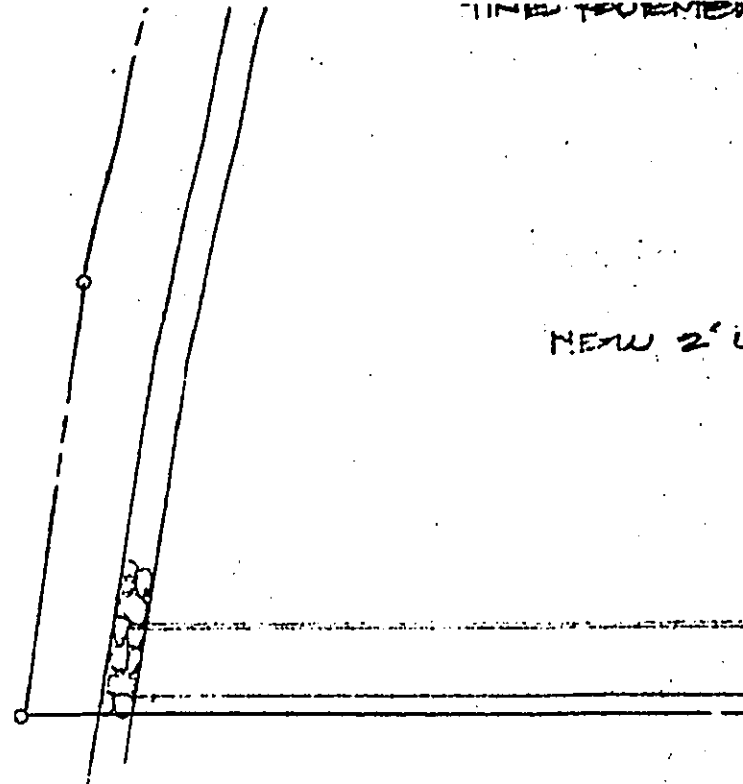
REVISIONS	BY
<p>MR. &amp; MRS. KEITH ISHIDA 3H1 46-001 NANA PLACE KANEOHE, HAWAII</p> <p>PREPARED BY: STEVE SAKUKI LANDSCAPES</p>	

DESIGN TO ACCOMMODATE  
WINDOWS FOR

RECEIVED AS FOLLOWS

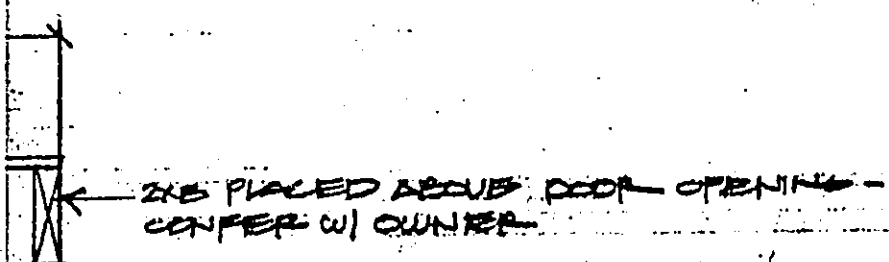
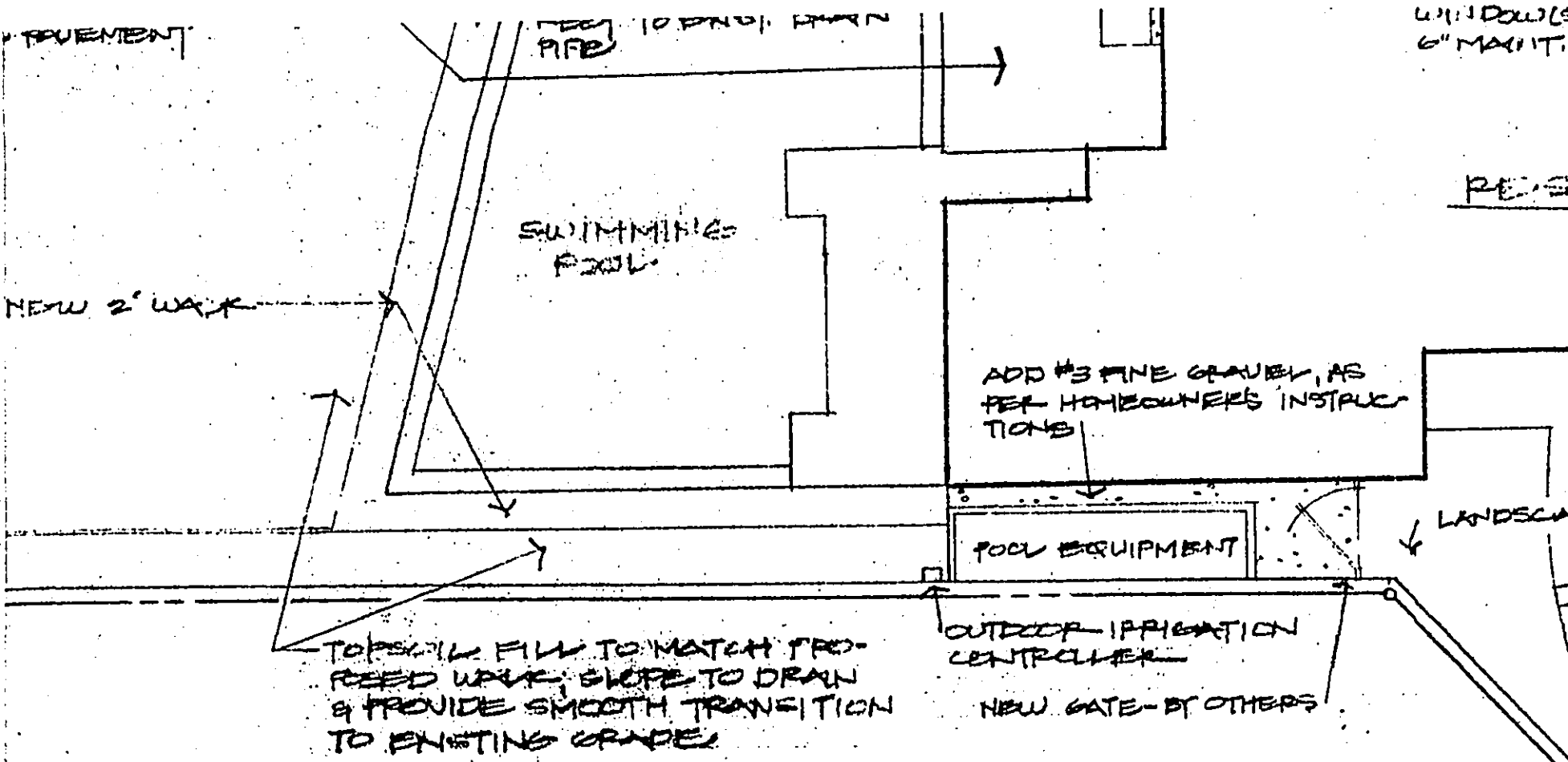
THE FORMER

NEW 2' U

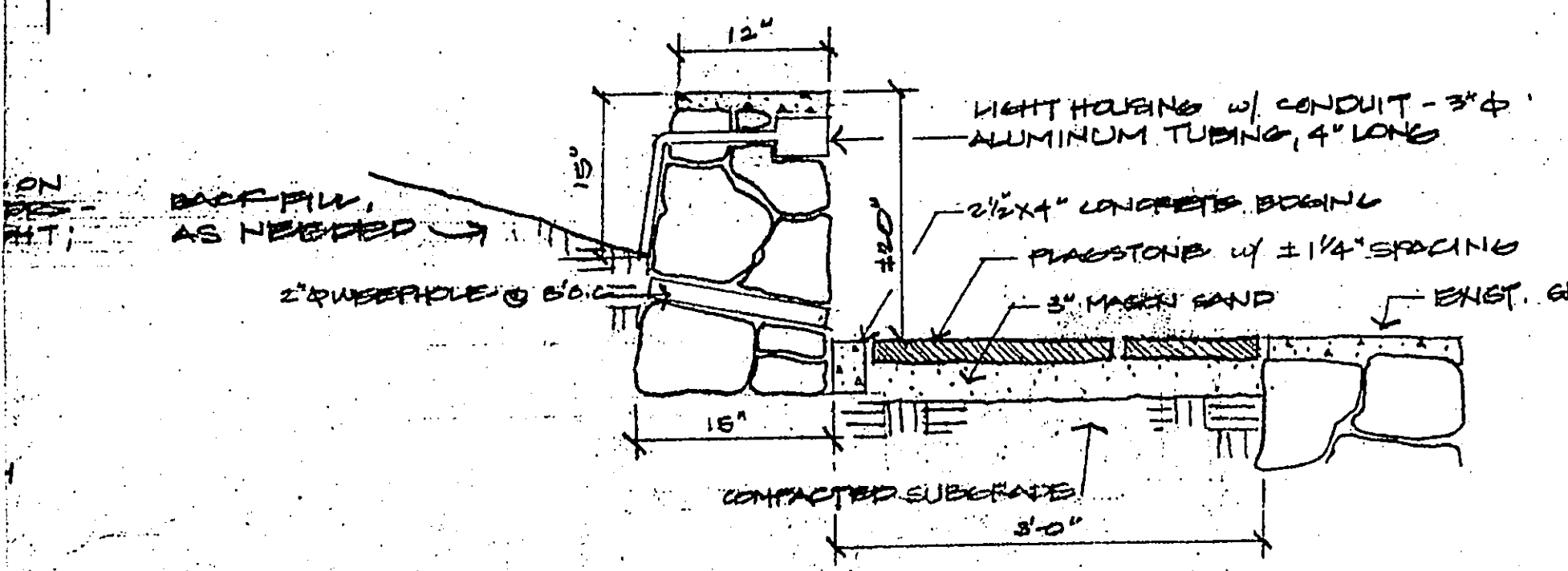


TRELLIS DETAIL  
SCALE: 3/4" = 1'-0"

RECEIVED AS FOLLOWS



SITE PLAN  
SCALE: 1/8" = 1'-0"



MOSSROCK WALK & FLAGSTONE WALK ADJACENT TO SEAWALL  
SCALE: 1" = 1'-0"

RECEIVED AS FOLLOWS

WINDOW(S) OF ENTIRE EN PORTS; ADD  
6" MAINT. STRIP W/ PLASTIC HEATER

RESIDENCES

LANDSCAPE - BY OTHERS

CONCRETE PND

UTTER CEMENT WIND  
BEDROOM

TOPSOIL FILL TO SLOPE TO  
END OF BUILDING

NEW 4' RAMPED WALKWAY

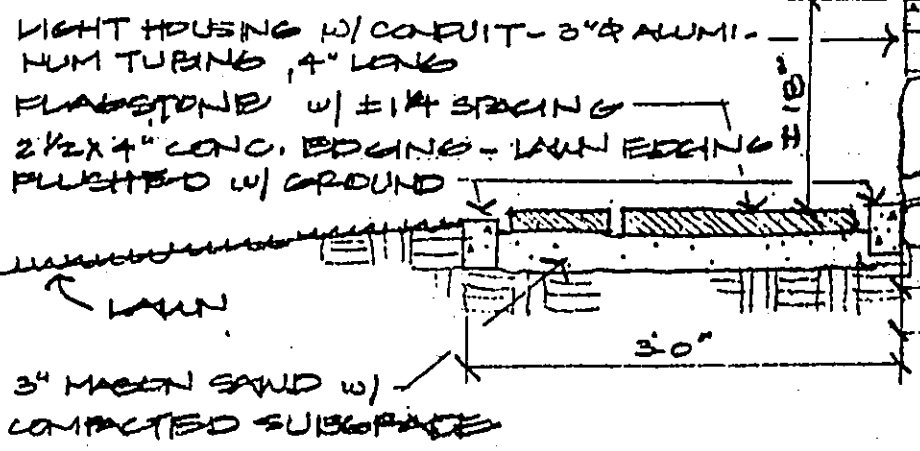
CONSTRUCTION

1- A PRECONSTRUCT  
TORS BE HELD A  
2.

N  
11'0"

3" φ

EXIST. GEOWALL



MOSSROCK WALL & PLANTER

SCALE

RECEIVED AS FOLLOWS

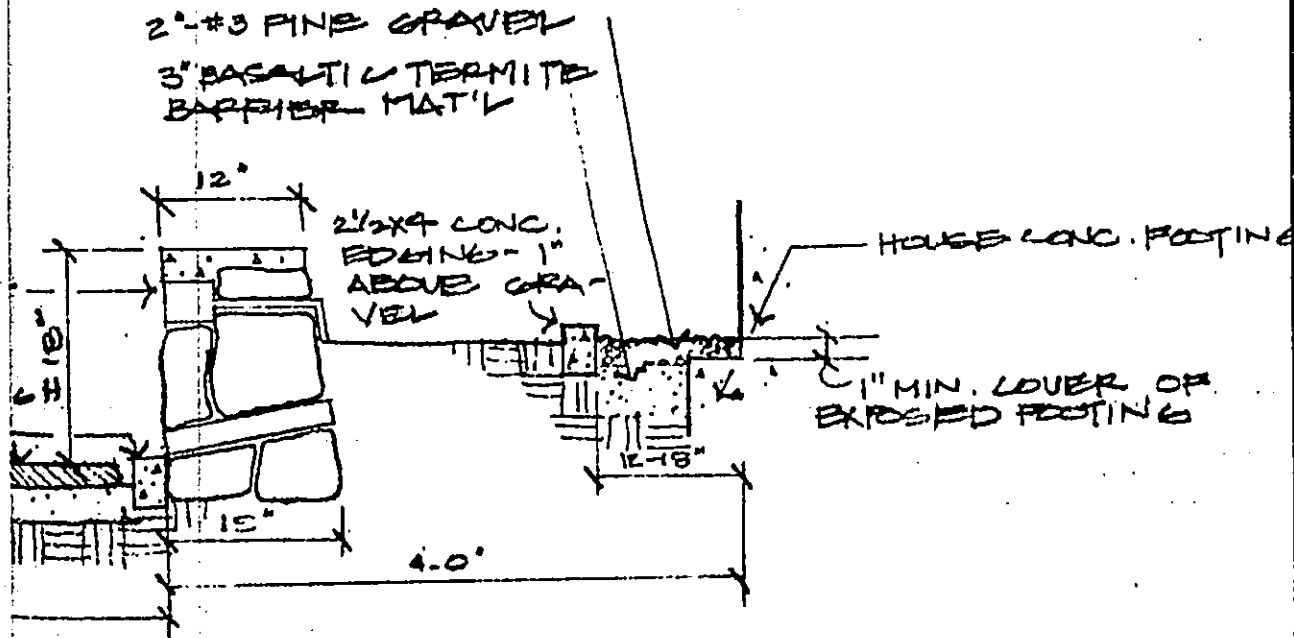
WINDOWS FOR

PTER TO

WALKWAY

CONSTRUCTION NOTES:

CONSTRUCTION MEETING WITH ALL CONTRACTORS HELD AT THE CONVENIENCE OF OWNER.



FLAGSTONE WALK ADJACENT TO HOME  
SCALE: 3/4" = 1'-0"

APPENDIX 1  
FULL-SIZED PLAN (SEE FIGURE 4)

Date 9/04/04

Scale AS SHOWN

Drawn SEG

Job

Sheet

Of Sheets

00161

**END**

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF  
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2005

DATE

*John R. Lindquist*

SIGNATURE OF OPERATOR