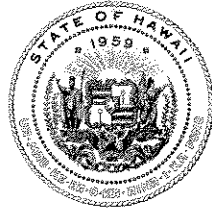
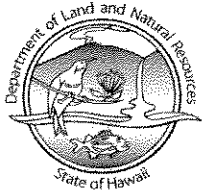


LINDA LINGLE  
GOVERNOR OF HAWAII



LAURA H. THIELEN  
INTERIM CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

KEN C. KAWAHARA  
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

SEP 23 2007

RECEIVED STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

REF:OCCL:TM

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

CDUA: OA-3425

**MEMORANDUM**

SEP 11 2007

**TO:** Laurence K. Lau, Deputy Director  
Environmental Health  
Office of Environmental Quality Control

**FROM:** Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

**SUBJECT:** Final Environmental Assessment (FEA)/ Finding of No Significant Impact (FONSI) for a Barn and Paddocks Located at Kaneohe, Island of Oahu, TMK: (1) 4-5-042:008

The Office of Conservation and Coastal Lands (OCCL) has reviewed the Final Environmental Assessment (FEA) for the proposed barn and paddocks. The Draft Environmental Assessment (DEA) for this project was published in OEQC's July 8, 2007 Environmental Notice.

The FEA is being submitted to OEQC. We have determined that this project will not have significant environmental effects, and have therefore issued a FONSI. Please publish this notice in OEQC's upcoming September 23, 2007 Environmental Notice.

We have enclosed four copies of the FEA for the project along with the OEQC Bulletin Publication Form and Project Summary. Comments on the Draft Environmental Assessment were sought from relevant agencies and the public, and were included in the FEA.

Please contact Tiger Mills of our Office of Conservation and Coastal Lands staff at 587-0382 if you have any questions on this matter.

Attachments



SEP 23 2007

FINAL ENVIRONMENTAL ASSESSMENT

**HOGG PROPERTY IMPROVEMENTS**

*Kāneʻohe and Kailua, District of Koʻolaupoko, Honolulu, Hawaiʻi*



Prepared for

**James and Lisa Hogg**  
45-630 Kionaole Road  
Kāneʻohe, Hawaiʻi

August 2007

07 SEP 11 P4:17



# FINAL ENVIRONMENTAL ASSESSMENT

---

## **HOGG PROPERTY IMPROVEMENTS**

*Kāneʻohe and Kailua, District of Koʻolaupoko, Honolulu, Hawaiʻi*

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Prepared in Partial Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and  
Title 11, Chapter 200, Hawaii Administrative Rules,  
Department of Health, State of Hawaii

Prepared for

**James and Lisa Hogg**  
45-630 Kionaole Road  
Kāneʻohe, Hawaiʻi

Prepared by

**Gerald Park Urban Planner**  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaiʻi 96814

August 2007



## PROJECT PROFILE

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Proposed Action: Hogg Property Improvements  
Kāne'ohe and Kailua, District of Ko'olaupoko,  
Honolulu, Hawai'i

Applicant: Mr. and Mrs. James Hogg  
45-630 Kionaole Road  
Kāne'ohe, Hawai'i 96744

Approving Agency: Department of Land and Natural Resources  
PO Box 621  
Honolulu, Hawai'i 96806

Need for Assessment: Propose the Use of Conservation District Land  
Hawaii Administrative Rules §11-200-6(b)(1)(B)

Tax Map Key: 4-5-042: 008  
Land Area: 9.051 acres  
Building Site: 1,700 square feet (Animal Shelter)  
110,000 square feet (Paddock)

Land Owner: James and Lisa Hogg

Existing Use: Open Space,  
Residential (Single-Family Dwelling)

State Land Use Designation: Conservation  
*Subzone:* General  
*Sustainable Communities Plan:* Preservation  
Zoning: P-1 Restricted Preservation  
Special Management Area: Outside Special Management Area

Anticipated Determination: Finding of No Significant Impact

**Note:** Substantive revisions to the text of the Draft Environmental Assessment are in ***bold*** italic type. Deleted text is [underscored with brackets].





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## FIGURES

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## PHOTOGRAPHS (APPENDIX A)

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<b>Photograph</b>	<b>Title</b>
Cover	Existing Single-Family Dwelling
1	Site of Barn (background) and "turnout" (foreground).
2	Broad swale in large paddock area.
3	Typical flatland in large paddock area.
4	View of Hogg Property from Hale Kou Interchange On-ramp (Westbound).



James and Lisa Hogg propose to [construct] **conduct an** agricultural **activity** on property located in the State Conservation District. The subject property is located at Kāneʻohe, District of Koʻolaupoko, City and County of Honolulu, State of Hawaiʻi. The property is bounded by a deep gulch and a single-family residential dwelling on the north, Kionaole Road on the east, a Hawaiian Electric Company transformer station on the south, and a continuation of the gulch (to the north) and a section of Hoʻomaluhia Botanical Garden on the west.

The property bears TMK: 4-5-042: 008 encompassing an area of 9.051 acres. A Location Map and Tax map are shown in Figures 1 and 2.

#### **A. Technical Characteristics**

Applicant proposes to stable her two horses on the property. This agricultural activity would be conducted as an approved land use in the Conservation district. In support of the proposed activity, Applicant proposes to construct a horse barn (for one horse and a companion animal or two horses) and selectively clear two areas of scrub trees and noxious weeds for use as paddocks. Sections of the cleared areas will be reseeded with pasture grass and fenced. A preliminary Site Plan is attached.

The 1,700 square foot barn will be constructed where the terrain is relatively flat and free of trees. Interior space is allocated for two stalls (158 square feet apiece), one aisle between the stalls (111 square feet), feed and equipment room (844 square feet), tack room (357 square feet), and a wash room (70 square feet). A Floor Plan is attached.

The structure will be erected on a poured in place concrete floor and framed with wood. The exterior will be finished with wood siding in natural or earth tone colors and topped with a hip roof covered with composition shingle roofing. Sections of the exterior will be finished with a moss rock veneer for architectural interest. The finished structure stands 17'3" in height measured from existing grade to the top of the roof ridge. Exterior elevations are attached.

Applicant proposes to set aside two areas for paddock and pasture use. One area of approximately 14,560 square feet is located between the proposed barn and Kionaole Road. This paddock or "turnout" will be used for training and exercising the animals (See Photograph 1). A second area of 87,120 square feet to the west of the barn and near the rear of the property will be cleared of scrub trees and noxious weeds (See Photographs 2 and 3). The cleared areas will be seeded with pasture grass (for example kikuya, Bermuda, or El toro) for grazing and erosion control. Portions of this latter area include barren ground with exposed soil.

Both paddocks will be enclosed with a 5'6" high wooden fence. The posts will be set about 12 feet apart and have 4 runs of 1" X 6" boards.

Applicant also proposes to erect a chain link fence approximately 80 feet in length along the Kionaole Road side of the property. The 5 to 6 foot high fence is to prevent trespass for the safety of the horses. The chain link fence will be set back 10 feet from the paddock fencing.



Animal waste and soiled bedding will be collected and deposited in an enclosed dumpster to be located on the premises. The dumpster will be picked up (or its contents emptied) at least once a week for off-site disposal.

The barn floor will be washed periodically and wash water directed into the existing wastewater treatment system for treatment and disposal. ***If only domestic wastewater can be discharged into the on-site disposal system, wash water can be discharged to an open area outside the barn and allowed to evaporate or percolate into the ground.*** To the extent possible, animal waste will be collected before wash water enters the wastewater disposal system ***is discharged.***

Electrical power and water service will be extended to the barn. Electrical extension from the existing electrical panel box at the dwelling and service extension from the domestic waterline will be performed per Hawaiian Electric Company and Board of Water Supply approval.

### **B. Social Characteristics**

The subject property is not located in a densely populated area. A single-family residence to the north of the subject property is the nearest inhabited dwelling. The dwelling is located about 250 feet from the proposed barn in the adjoining gulch.

The Waikaluakai Homesteads Subdivision is located to the north and northwest. The nearest houselot in the subdivision is approximately 350 to 400 lineal feet from the barn. In addition to this spatial parameter, the subdivision is separated from the Hogg property by a densely forested deep gulch and sloping terrain, thick vegetation, and high trees.

### **C. Economic Characteristics**

Applicant will pay for the proposed improvements which are estimated at \$150,000.00.

Construction will commence after all necessary permits are received. Construction should be completed within one (1) year from start-up assuming there are no unforeseen circumstances that arise. All construction will be completed within the time requirements of the Department of Land and Natural Resources.





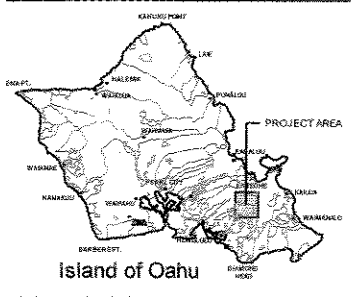
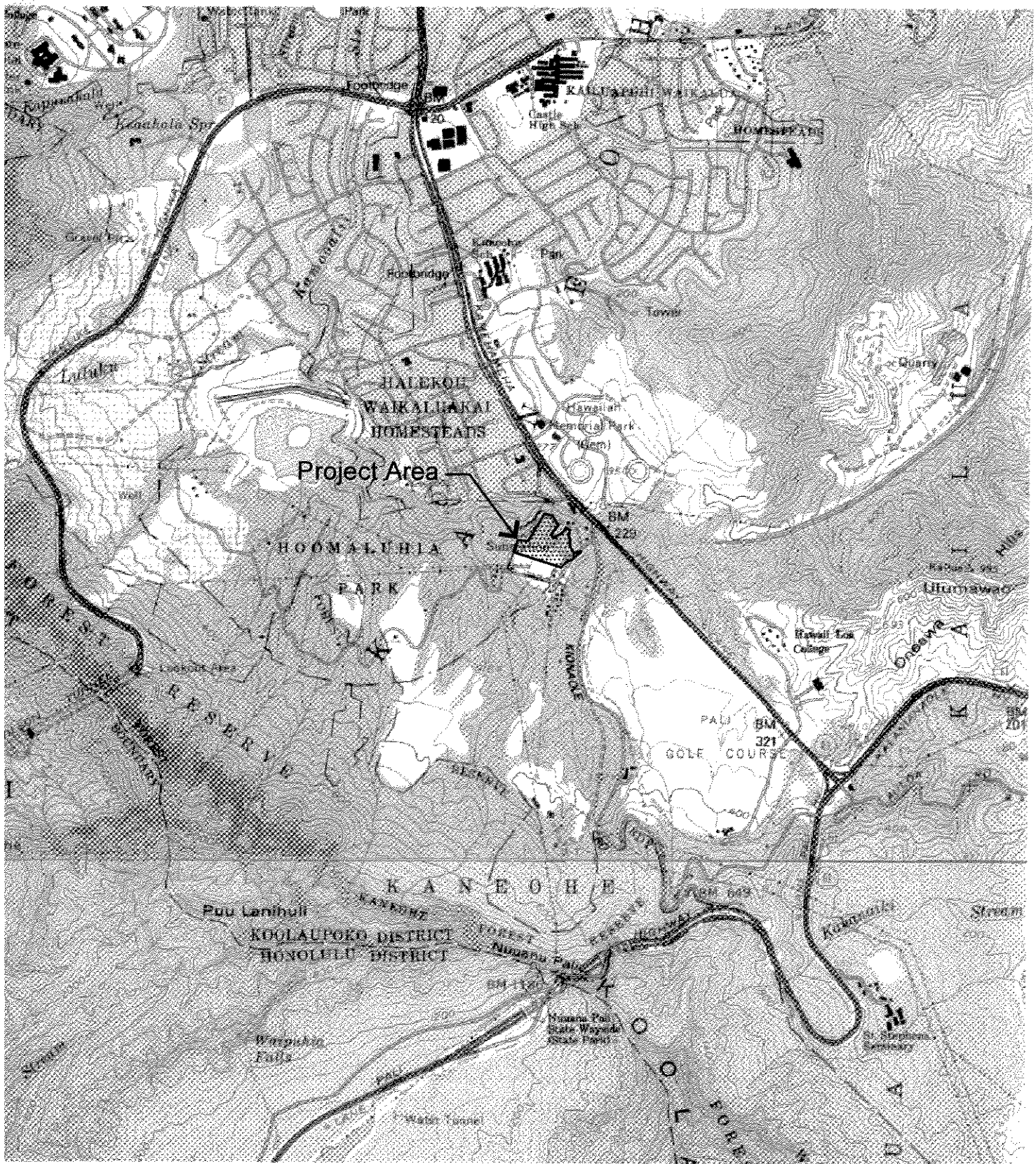
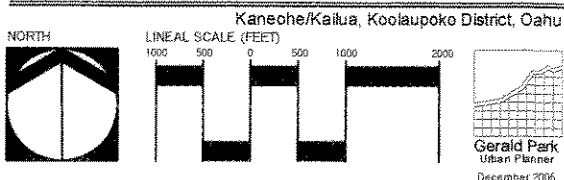


Figure 1  
 Location Map  
 Hogg Property Improvements



Source: USGS, Kaneohe & Honolulu Quadrangles



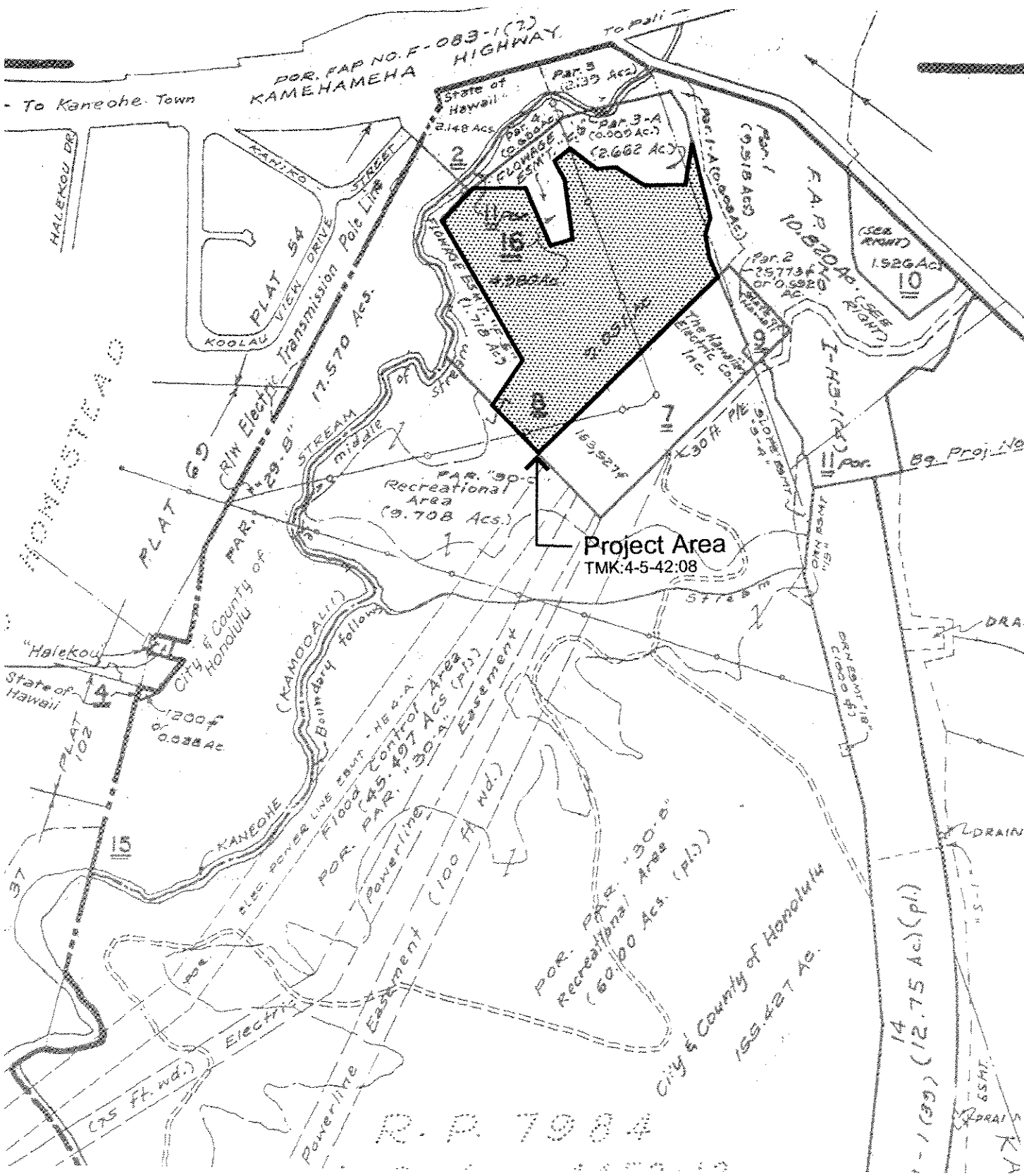
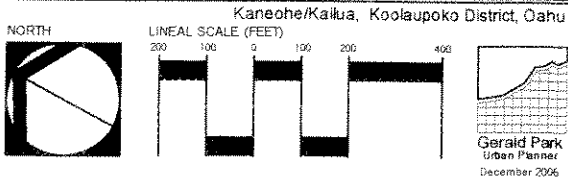


Figure 2  
 Tax Map Key  
 Hogg Property Improvements

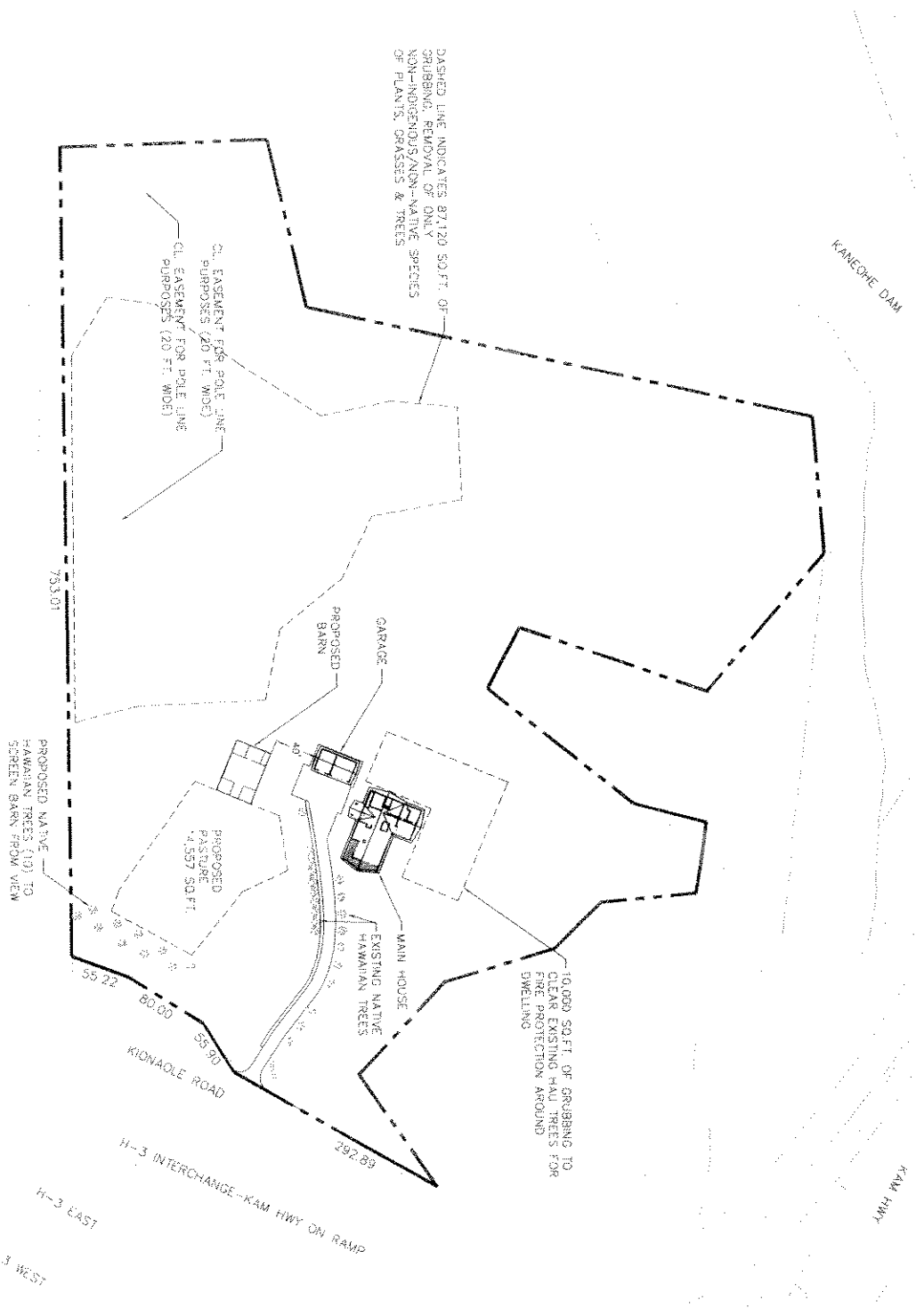
RST		DIVISION	
NE	SEC	PLAT	
4	5	42	
CONTAINING PARCELS			
SCALE: 1" = 400' ft.			



© Department of Taxation, Tax Map Bureau



HAWAII ELECTRIC CO. SUBSTATION  
**SITE PLAN**

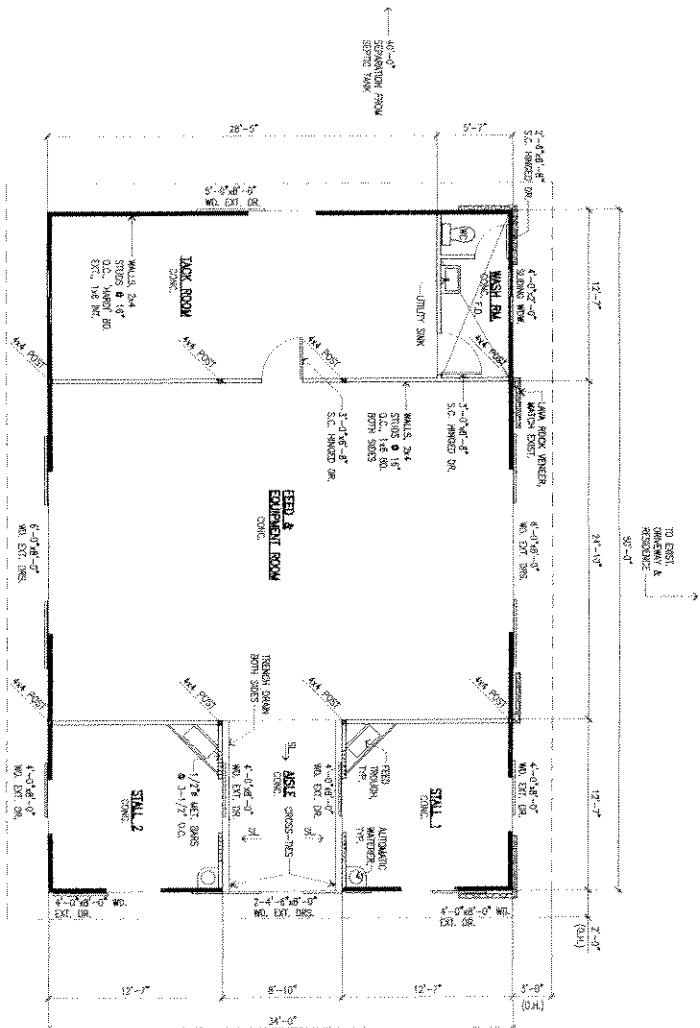


Source: Aerial View, 12/15/2015

Site Plan  
**Hogg Property Improvements**

NOV 2015  
 VERN SCHULZ, P.E.  
 KONA, HAWAII





**FLOOR PLAN**  
REV. 1/2017

**AREA CALCULATIONS**

PROPOSED FLOOR AREA

STALL 1	198 SQ.FT.
STALL 2	198 SQ.FT.
FEED & EQUIPMENT ROOM	196 SQ.FT.
JACK ROOM	196 SQ.FT.
WASH ROOM	16 SQ.FT.
<b>TOTAL AREA</b>	<b>1,088 SQ.FT.</b>

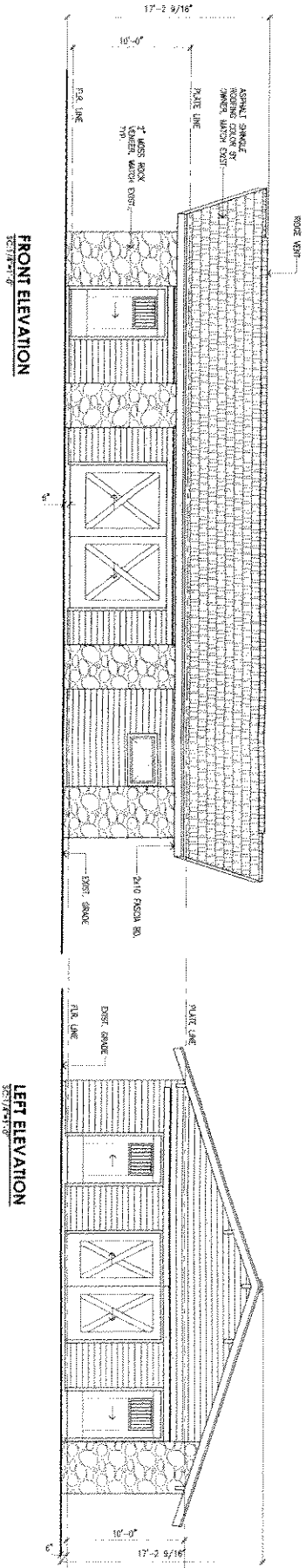
**PROJECT DATA**

ZONING	NO
HEAVY USE	NO
DRAINAGE AREA (SQ. FT.)	NO
NO. OF UNITS	NO
NO. OF UNITS PER LOT	NO

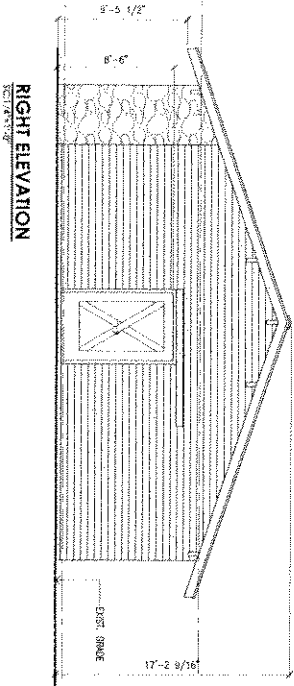
NEW HOBBY BARR. ENCLOSURE PER. & SITE WORK		DATE: 1/2017	
DESIGNED BY: A.S. SHERIDAN	SCALE: 1/4" = 1'-0"	DRAWN BY: JRG	DATE: 1/2017
CHECKED BY: JRG	DATE: 1/2017	PROJECT NO.: 17-0000	PROJECT NAME: NEW HOBBY BARR. ENCLOSURE PER. & SITE WORK
FLOOR PLAN		SHEET NO.: 301.4	



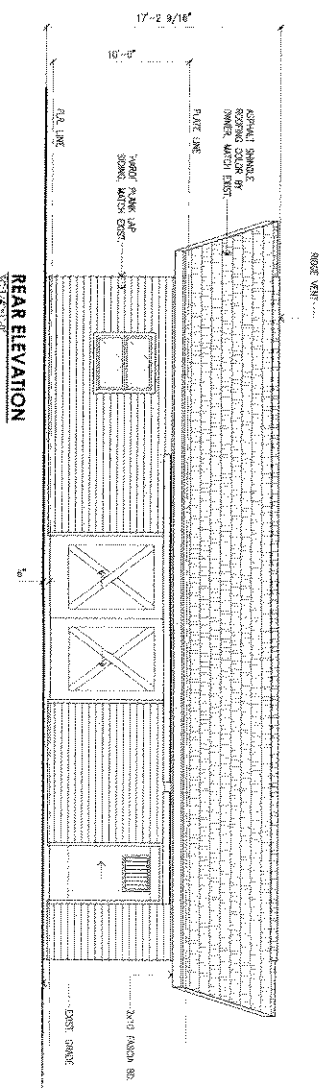




**FRONT ELEVATION**  
SECTION 1-1'



**RIGHT ELEVATION**  
SECTION 2-1'



**REAR ELEVATION**  
SECTION 3-1'

**LEFT ELEVATION**  
SECTION 4-1'

NEW HORSE BARN, ENCLOSED PEN & SITE WORK	
OWNER: J. & MRS. JIM MOORE	DATE: 01/20/10
PROJECT: 1. M.K. 4-1-SH2 008	SCALE: 3/8"
DESIGNER: JWG	DATE: 01/20/10
EXTENDED ELEMENTS:	
DATE: 01/20/10	



### A. Existing Use and Improvements

Over the last five years, the owners have received Site Plan Approvals to clear 10,000 square feet of hau tree (SPA OA-02-07), to clear 3,000 square feet of hau brush (SPA OA-04-26), and to landscape 10,000 square feet with Bermuda grass (SPA OA-06-23). In March 2004, the Board of Land and Natural Resources approved a Conservation District Use Application (OA-3159) for construction of a single-family dwelling and carport on the subject property.

The existing condition and appearance of the lot is the cumulative result of the aforementioned approvals. Clearing of non-native vegetation and trash removal was a prelude for construction of the single-family dwelling, garage, and driveway. Since the construction of the single-family dwelling, the owner regularly maintains the lot and has enhanced its overall appearance.

The 2,631 square foot dwelling is topped with a pitched roof and does exceed 25 feet in height (See Cover). A 700 square foot carport, which is located to the west of the dwelling, matches the design and color of the residential dwelling. A curving 12-foot wide concrete driveway connects the carport to Kionaole Road. Applicant completed construction of both structures in 2004 and are the occupants of the dwelling.

An existing structure is located at the bottom of the slope along a section of the north boundary of Applicant's property. The structure, which is in dilapidated condition, straddles the property line between Applicant's property and an adjoining lot. Applicant has no plans for this structure and would prefer demolishing it. Any action affecting this structure will require the concurrence of both Applicant and the adjoining landowner.

### B. Environmental Conditions

General **climate** conditions in the vicinity of the project site can be characterized as windy, warm, and moderately wet. Northeasterly trade winds prevail approximately 80 percent of the year and are particularly prevalent from April through November. Southerly (or "Kona") winds occur near half the time during the months of December through March. Average annual wind speeds are approximately 15 miles per hour, with wind speeds during the summer months being generally greater. Average annual temperature is about 75°F with little seasonal variation. Average annual rainfall is about 60-75 inches with winter months being generally the wettest.

The property consists of an upper, relatively **flat area** adjacent to a Hawaiian Electric substation and **steeper slopes** on the east through north to west sides. The existing single family residence and carport are located on the upper portion and areas around the dwelling are regularly maintained by mowing. Maintenance of the slopes extends part way down on the east to north face, but not on the west face. The west face is essentially the upper gulch margin of an unnamed (possibly Hi'ilaniwai) stream tributary to Kamo'oali'i Stream inside nearby Ho'omaluhia Botanical Garden.



The Soil Conservation Soil Map (1972) for the area identifies two predominant **soil** types of the Lolekaa series---Lolekaa silty clay (3 to 8% slopes) and Lolekaa silty clay (40 to 70% slopes)---comprising the project site. Based on the soil types, it is believed that the former soil applies to the upper flat areas of the site and the latter soils comprise the steep slopes. Lolekaa (3 to 8%) soil is rapidly permeable, runoff is slow, and the erosion hazard is slight. Lolekaa (40 to 70%) soil poses a severe erosion hazard and runoff is rapid. This soil is impractical to cultivate.

The **Flood Insurance Rate Map** (Figure 3) designates the property Zone **D which is defined as "areas in which flood hazards are undetermined, but possible"** [X (Unshaded) which is defined as "areas determined to be outside 500 year flood plain"] (Federal Emergency Management Agency, 2004). (*DLNR Engineering Division Comment*).

There are no streams, ponds, or wetlands on the property. The nearest surface water body is Kamo'oali'i Stream which flows in a gulch to the north from east to west towards Ho'omaluhia Botanical Garden.

Three **flowage easements** are located to the north of the subject property. The easements are identified as Flowage Easements F-5 (1.718 acres), F-6 (2.662 acres), and F-7 (384 square feet). The easements are located to the north of the lot and generally follow the sloping terrain on the west to north to east sides of the lot. Two of the easements are assigned tax map key 4-5-42: por. 11, 16.

The easements were established to allow on-site runoff to flow in the direction of Kamo'oali'i Stream. Surface runoff over the flowage easements has not been calculated.

The upper, flat area was previously grubbed and graded and no **archaeological features** were observed at that time. It is unlikely that any feature remains on the premises. The State Historic Preservation Division has indicated, "no historic properties will be affected" by this undertaking (SHPD Comment, 2003).

**Flora** consists of California grass, Hilo grass, and Bermuda grass covering the upper area where Applicant desires to construct a residential dwelling. Sensitive plant, indigo, and wedelia are also common. Java plum and brassaia are common and ring most of the upper area on its northern edge. Applicant has planted Kou, a native Hawaiian tree, on both sides of the driveway. A botanical survey is included as Appendix B.

No rare or special trees occur on the subject property. No species listed as protected, threatened or endangered (DLNR, 1998; Federal Register, 1999, 2002) was observed.

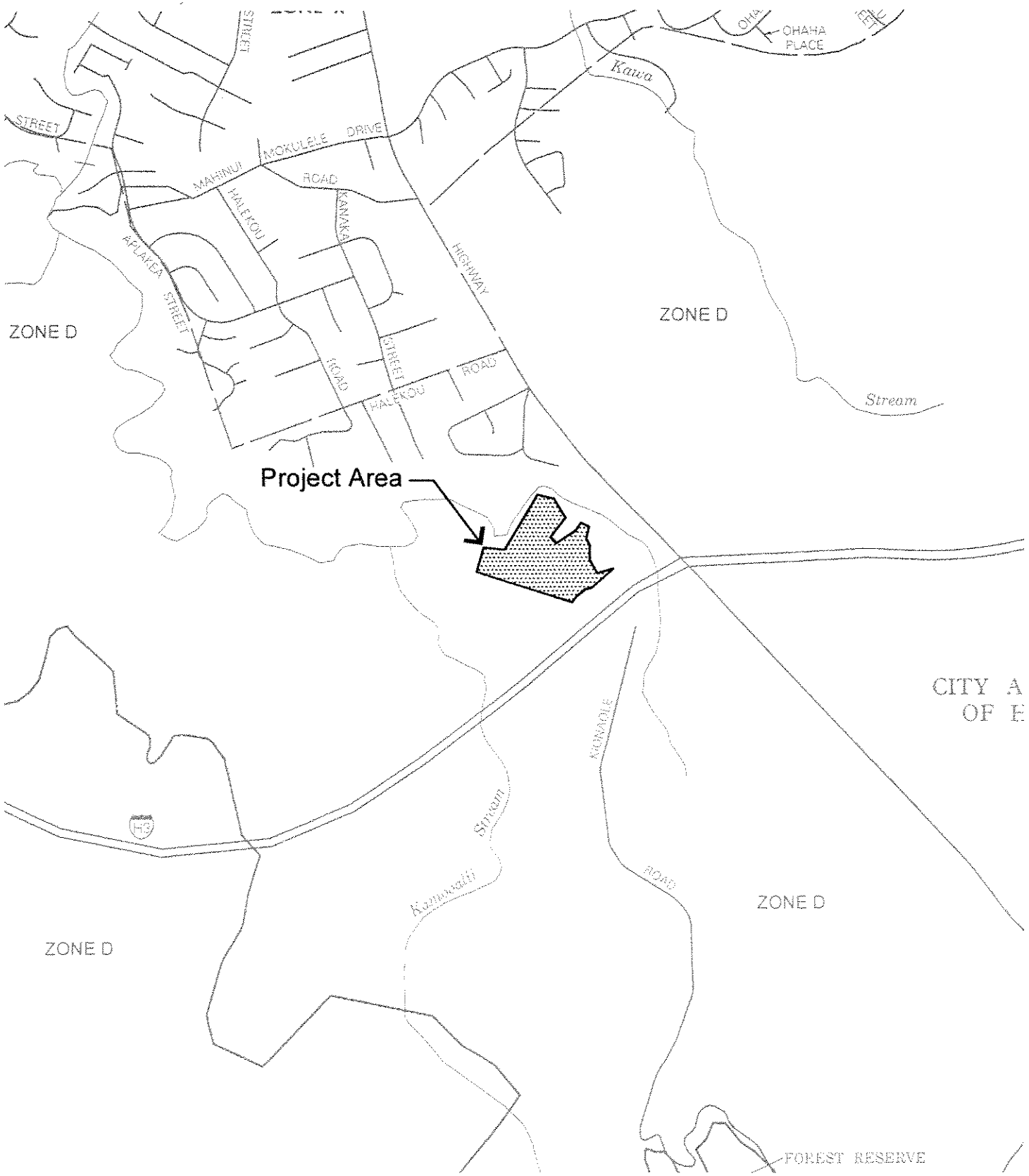
No **wildlife** was observed at the time of our field investigation. However, given the presence of nearby residential areas, more than likely dogs and cats are present in the area. Barred dove, sparrow, and mynah were the only avian species observed during a site investigation. The ubiquitous mongoose may also forage the property.

### **C. Land Use Controls**

State and County **land use controls** governing the use of the property are listed below.

- State Land Use Designation: Conservation

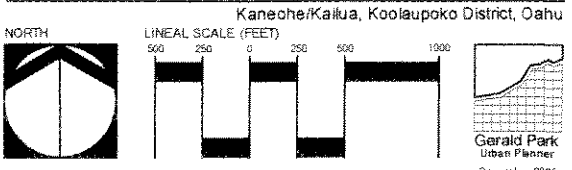




and

Zone D Areas in which Flood Hazards are Undetermined

**Figure 3**  
**FIRM Map**  
**Hogg Property Improvements**



Source: Federal Emergency Management Agency  
 Flood Insurance Rate Map  
 Map Number 15003C0270E & 15003C0360E  
 Date: November 2000.





- Conservation District Subzone: General
- Koolaupoko *Sustainable* Communities Plan: Open Space Preservation
- Zoning: P-1 Restricted Preservation
- Special Management Area: Outside Special Management Area

The property is designated Conservation by the State Land Use Commission (See Figure 4). Uses in the conservation district are regulated by the Department of Land and Natural Resources, State of Hawaii. Applicant is required to file a Conservation District Use Application and receive Board of Land and Natural Resources approval prior to improving the property as proposed.

The property is located within the Preservation Boundary established by the Koolaupoko Sustainable Communities Plan. The Preservation Boundary includes areas within the State Conservation District and the subject property is designated Conservation. In addition to the Preservation Boundary, the KSCP establishes Urban Community, Rural Community, and Agriculture Boundaries. These boundaries "are intended to help guide future development, redevelopment, and resource management within: existing zoning designations; future zoning designations and other standards or guidelines that may be developed in response to the provisions of this plan; other established entitlements; or in accordance with pertinent policy and character established in this plan."

#### **D. Public Facilities**

**Kionaole Road** (also identified as the Hale Kou Interchange Service Road) adjoins the length of the property along its east side. The road connects with Kamehameha Highway approximately 1,100 feet to the north of the subject property. Kionaole Road is a two-lane, two-way, paved all-weather surface road within a 40-foot right-of-way. There are no curbs or sidewalks on either side of the right-of-way. A concrete swale along the toe of a slope abutting Applicant's property and an asphalt swale on the opposite side of the right-of-way convey road runoff in the direction of Kamehameha Highway.

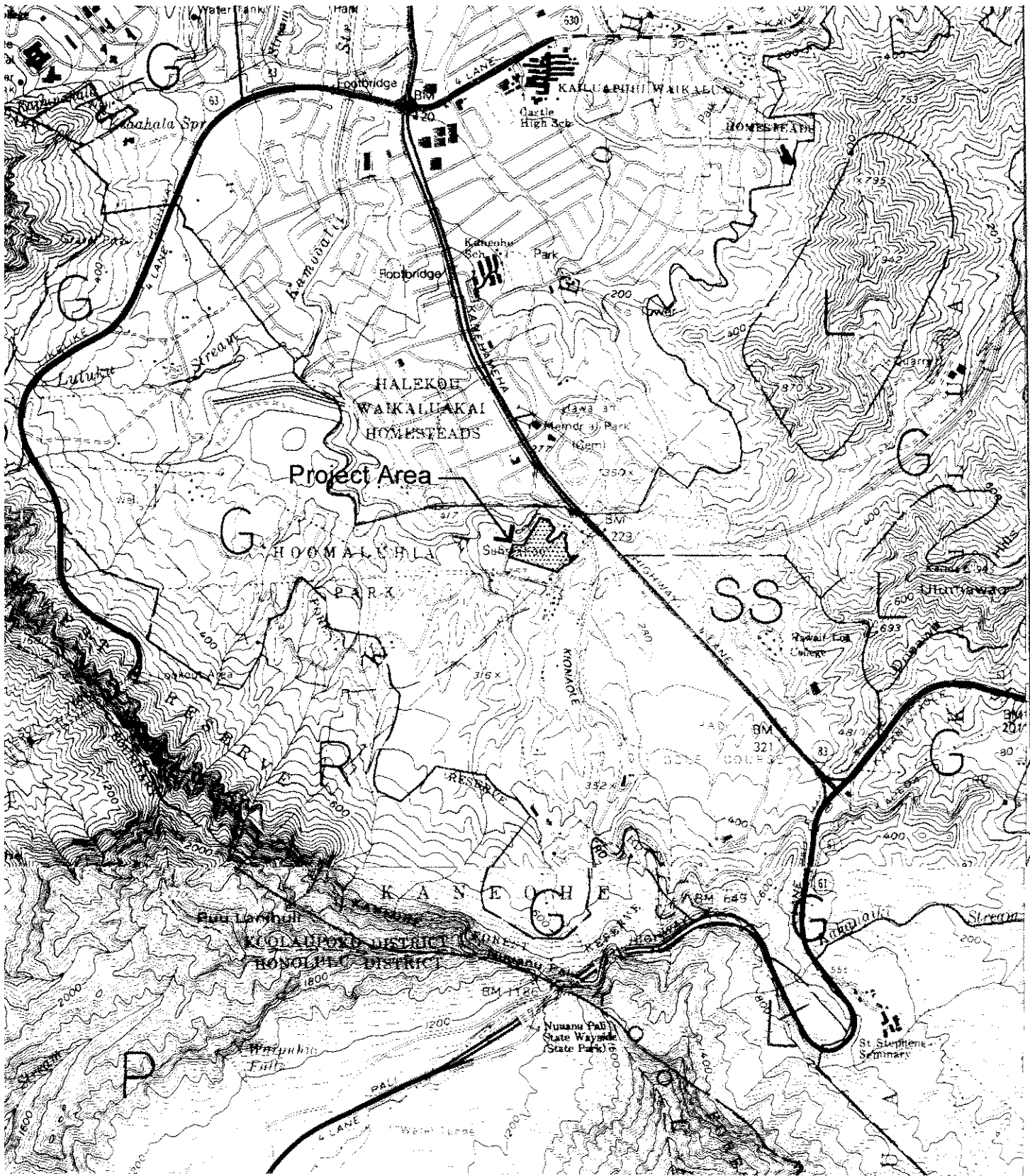
Domestic water is provided by the Honolulu Board of Water Supply. A 1½ -inch service line supplies water to the single-family dwelling.

Board of Water Supply wells nearest the Hogg property are the Kuou Wells I and II located at approximately elevation 375 feet on the mid-slope of the Ko'olau Mountain Range. The Hogg property is about 1 mile to the southeast and down gradient of the well site.

Domestic wastewater discharges into an on-site individual wastewater treatment system consisting of a septic tank and leach field. The system was constructed in conjunction with the single-family dwelling and was approved by the State Department of Health. The septic tank has a capacity of 1,250 gallons. The effluent field is approximately 1,500 square feet in area (25' X 60'). The septic tank and effluent field are located on the west side of the carport.

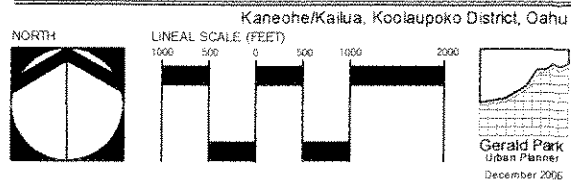
Electrical power to the single-family dwelling is drawn from overhead lines crossing the center of the lot. The property is crossed by two 20-foot wide easements in favor of Hawaiian Electric Company. One easement crosses the western corner of the lot in a southeast (from the substation) to northwest direction; the second easement crosses over the center of the lot in a southwest (from the substation) to northeast direction.





- Legend**
- P Protective Subzone
  - L Limited Subzone
  - R Resource Subzone
  - G General Subzone

**Figure 4**  
**Conservation District and Subzones**  
**Hogg Property Improvements**



Source: Department of Land & Natural Resources,  
 Kaneohe (O-12) & Honolulu (O-13) Quadrangles



## SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

3

---

The scope of the project was discussed with the Applicant. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the property. The consultations and field investigations helped to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- There are no rare, threatened, or endangered flora or fauna on the property;
- There are no recorded archaeological or cultural resources on the property;
- The property is not located in a flood hazard area;
- Flowage easements have been established on sloping land to the north and east of the property.
- There are no streams, ponds, wetlands, or surface water features on the property;
- Municipal water is available to the property;
- The existing single-family residence discharges wastewater into an approved individual wastewater treatment system;
- Two utility easements cross the property; and
- Animal husbandry is a permitted use in the Conservation District.

### A. Short-term Impacts

Site work is a necessary function to prepare the land for building the permanent improvements to follow and is probably the most disruptive construction activity on the environment. Site work is a persistent source of **fugitive dust**. Site contractors are aware that dust is a nuisance to both workers and people living near work sites and it is imperative for them to maintain stringent dust controls. Water sprinkling is probably the most effective dust control measure given the size of the building site (1,700 square feet) and the scale of the accessory improvements (installing fencing and clearing and grubbing for the paddocks). The Contractor, however, may choose to implement other measures based on their experience with similar projects, physical conditions, and job sites. Air pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

The Contractor will be responsible for general housekeeping of the site and for keeping adjacent streets and properties free of dirt, mud, and construction litter and debris.

Construction **noise**, like fugitive dust, cannot be avoided. Exposure to noise, however, is expected to vary in volume, frequency, and duration. Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise will be most pronounced when the building site is grubbed of vegetation, the ground excavated, the concrete foundation poured, and the barn erected. Installing fence posts and rails should not generate significant noise.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within various zoning districts. The preservation zoning district is placed in the Class A zoning district and the maximum permissible sound level is



55 dBA between the hours of 7:00 am and 10:00 pm (Chapter 46, Community Noise Control, 1996). It is anticipated that construction of the barn will not contribute significant noise to the surrounding areas. Construction activities often produce noise in excess of the permissible daytime noise level and a noise permit (or variance) will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

There is one residential dwelling on a lot abutting the subject property to the north and no other residential uses within 450 feet of the barn site. Dense vegetation between the site of the barn and adjoining lots should help to attenuate construction sounds.

Site work will expose soil thus creating opportunities for **runoff and erosion** during construction. The building site is relatively flat, small in area, and will entail minimal excavating, grading, and trenching. Earthwork will be performed in accordance with the Revised Ordinances of Honolulu, 1990, as amended and the Rules Relating to Soil Erosion Standards and Guidelines. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared for review and approval by the Department of Planning and Permitting. An example of a typical BMP will be to erect silt fences around the building site to retain runoff on the construction site.

One area to be cleared of non-indigenous shrubs, weeds, and small trees will be **grassed** to retain soil and to provide a grazing area for the animals.

Should subsurface **archaeological or cultural features** be unearthed, work in the immediate area will cease and the State Historic Preservation Division notified immediately for disposition of the finds. If burials are unearthed, the State Historic Preservation Division and the Honolulu Police Department will be notified.

Adverse effects on **flora** are not anticipated. Flora within the building area and the entire property are common to Hawaii and are not rare, threatened, or endangered species or candidates for that status.

Work in Kionaole Road is not required thus there should be no significant impact on **traffic** circulation. Construction vehicles hauling men and material will contribute to traffic in the project area. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic. Construction material will be off-loaded and stockpiled on-site; however, if materials need to be unloaded within the road right-of-way, flagmen will be posted for traffic control. When this occurs, minor traffic delays can be expected but should not last for more than a few minutes.

## **B. Long-term Impacts**

The proposed improvements will enable Applicant to enjoy the use of their property in a manner that does not conflict with uses on adjoining lots.

Animal husbandry and residential use (vis-à-vis a single-family dwelling) are permitted uses in the general subzone of the Conservation District. Applicant does not plan to subdivide the property into residential lots and approval of this application will not introduce widespread urban uses into the immediate area.





The proposed improvements are expected to have minimal visual impact. The barn will not exceed the 25-foot height limit, sited away from Kionaole Road, and should not be visible to passersby because the lot generally is higher in elevation than Kionaole Road. Fence posts and associated fencing are less than 6'0" in height. Existing trees and vegetation on the western perimeter of the lot already prevent most of the improvements from being seen from locations to the northwest and west (See Figure 4). In addition, a row of native trees will be planted in front of the enclosure nearest Kionaole Road to screen it from passers-by.

The proposed action should not increase the risk of human and animal exposure to natural and man-made hazards. The barn is sited away from the overhead power lines and the 20-foot wide utility easement and outside of the flowage easements established for the sloping west to north to east sections of the lot.

Runoff from the improvements is expected to marginally increase because of the increase in the amount of impervious surface area (the barn roof). The area around the barn will be sloped to drain towards the adjoining pasture area where runoff will percolate into the ground. Wash water from the barn will be directed into the existing individual wastewater for treatment and effluent disposal. Timely and frequent manure collection in the pasture area should help to keep animal waste from discharging off property.

Kamo'oali'i Stream flows in a gulch below the subject property. Applicant is aware of this resource and believes that the measures prescribed above will mitigate the discharge of harmful runoff into the stream from their activities. However, another source of fecal material has recently emerged. Applicant has observed signs of feral pigs---primarily burrowed earth from pig rooting in the south and southwest sections of the property. Applicant has no plans at this time to keep out wild pigs from browsing the property but will take measures to keep the pigs out of the pasture areas for the safety of horse and rider.

The two horses will be kept as personal pets and will receive daily care and maintenance to minimize being a nuisance to neighboring residents. Horse manure and bedding will be collected and disposed of in an enclosed dumpster. The dumpster will be emptied or hauled off-site weekly (or as frequently as needed).

Water consumption is projected at less than 800 gallons per day for domestic consumption and animal use.

[Wash water will be discharged into the existing individual wastewater treatment system. The system was designed to the standards of Chapter 62, Wastewater Systems, Hawaii Administrative Rules.]

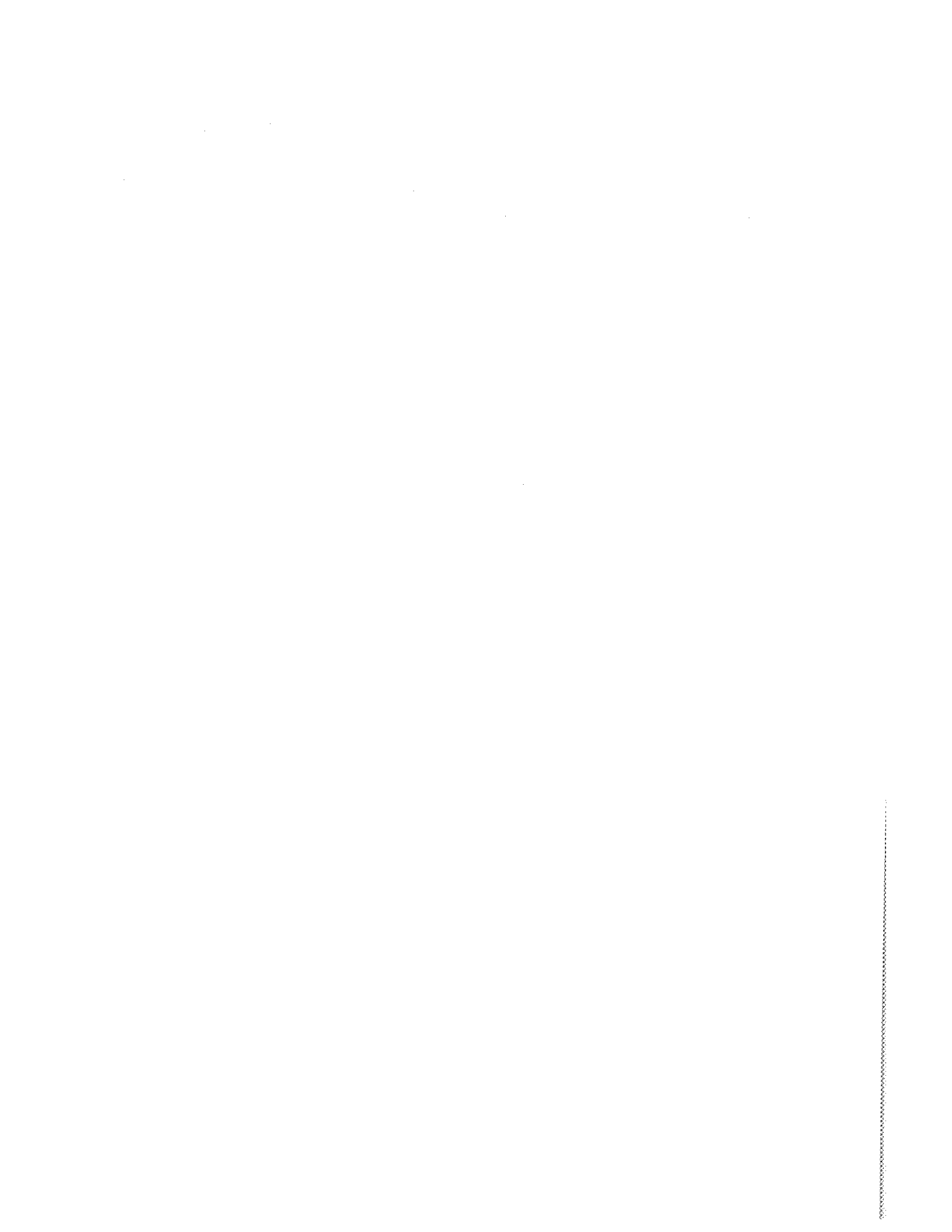
***Wastewater and animal manure will be handled following best management practices outlined in the Department of Health's Guidelines for Livestock Waste Management.***

***Since the on-site individual wastewater system was approved for domestic wastewater, non-domestic wastewater such as wash water from the barn may not be allowed to be discharged into the system. Applicant will consult with stable operators and other horse owners to identify practical methods for disposal. An alternative would be to discharge wash water in an open area outside the barn where it can evaporate or percolate into the ground.***



The proposed use will not result in a significant increase in vehicle traffic and subsequent impacts on local traffic are not anticipated.

The physical beauty of the land will be improved with the removal of non-indigenous plant growth and noxious weeds. Landscaping will help to help to screen the improvements from public view and enhance the Kionaole Road frontage.



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**A. No Action**

The no action alternative will maintain the status quo of the property and preclude the occurrence of all environmental impacts described in this Assessment. A No Action alternative would deny Applicant reasonable and permitted use of their property.



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Permits and approvals required for the project are listed below. Other permits and approvals may be required depending on final construction plans.

**State of Hawaii**

Department of Land and Natural Resources

Conservation District Use Application

**City and County of Honolulu**

Department of Planning and Permitting

Building Permit for Building, Electrical, Plumbing Sidewalk/Driveway and Demolition Work  
Grading Permit





## AGENCIES AND ORGANIZATIONS CONSULTED IN THE ENVIRONMENTAL ASSESSMENT PROCESS

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6

*The Draft Environmental Assessment for the Hogg Property Improvements was published in the Office of Environmental Quality Control Environmental Notice of July 8, 2007. Publication initiated a 30-day public review period that ended on August 7, 2007. An asterisk \* identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix C.*

### State of Hawaii

- Department of Health
  - \*Environmental Planning Office**
  - Wastewater Branch
  - Office of Environmental Quality Control
- Department of Land and Natural Resources
  - Division of Aquatic Resources
  - \*Engineering Division
  - Division of State Parks
  - \*Division of Forestry and Wildlife
  - \*Oahu District Land Office**
  - \*Conservation and Resource Enforcement**

### City and County of Honolulu

- \*Department of Planning and Permitting
- Police Department
- Fire Department

### Others

- Hawaiian Electric Company, Inc.
- Kaneohe Neighborhood Board No. 30
- Kaneohe Public Library (Placement)



Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

The property is devoid of archaeological or cultural resources. It could be argued that the property and its surrounding landform comprise a natural resource. Applicant is aware of the natural characteristics of the land and is thus proposing to improve approximately one-half acre of the 9 acre site while maintaining the status quo for the remaining acreage.

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

The project does not curtail the beneficial uses of the environment. The proposed improvements will enable Applicant and his family to enjoy the use of their property in a manner that does not degrade the environmental quality of the property and the adjoining area.

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

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

**4) Substantially affects the economic or social welfare of the community or State;**

The project will not substantially affect the economic or social welfare of the community or State.

**5) Substantially affects public health;**

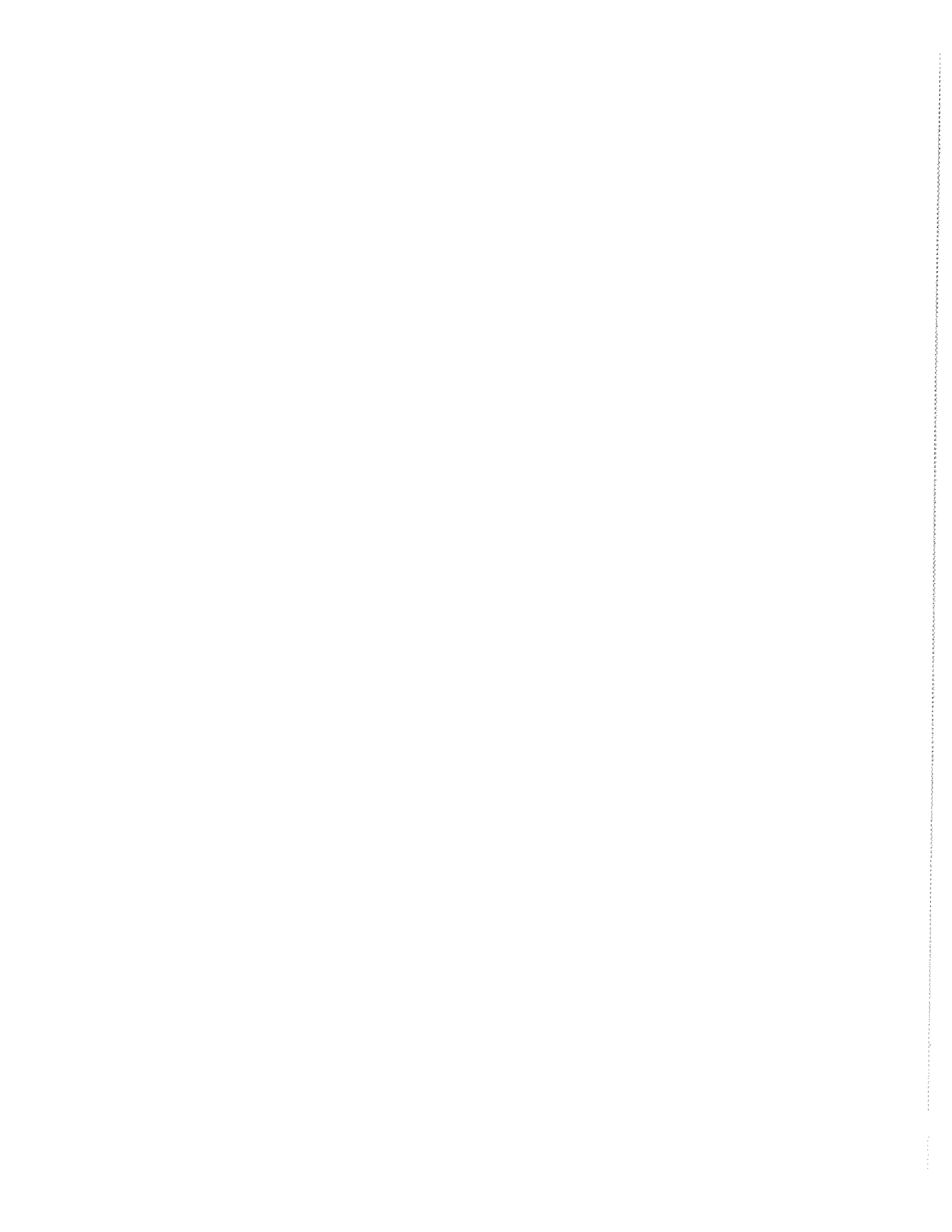
Public health will not be adversely affected during construction and after completion of construction.

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

Substantial secondary impacts are not anticipated.

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

A substantial degradation of environmental quality is not anticipated.



APPENDIX A

PHOTOGRAPHS





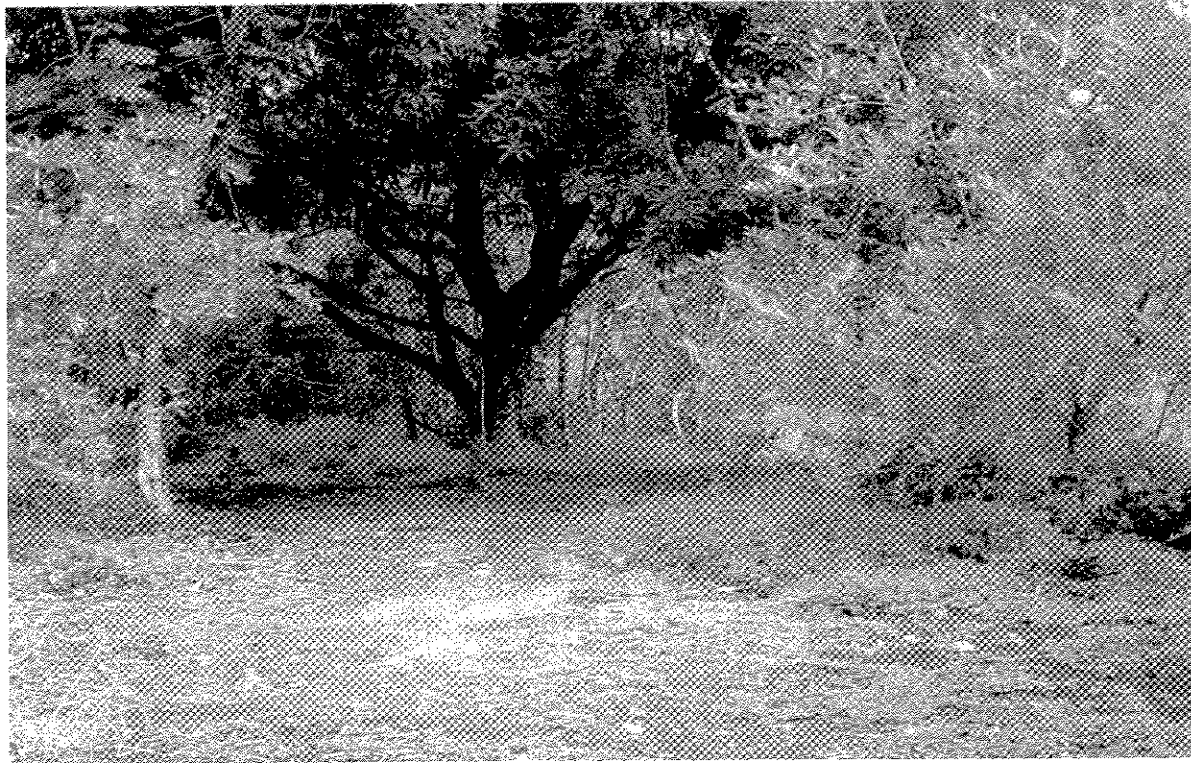
Photograph 1. Site of Barn (right background) and "turnout" (foreground).



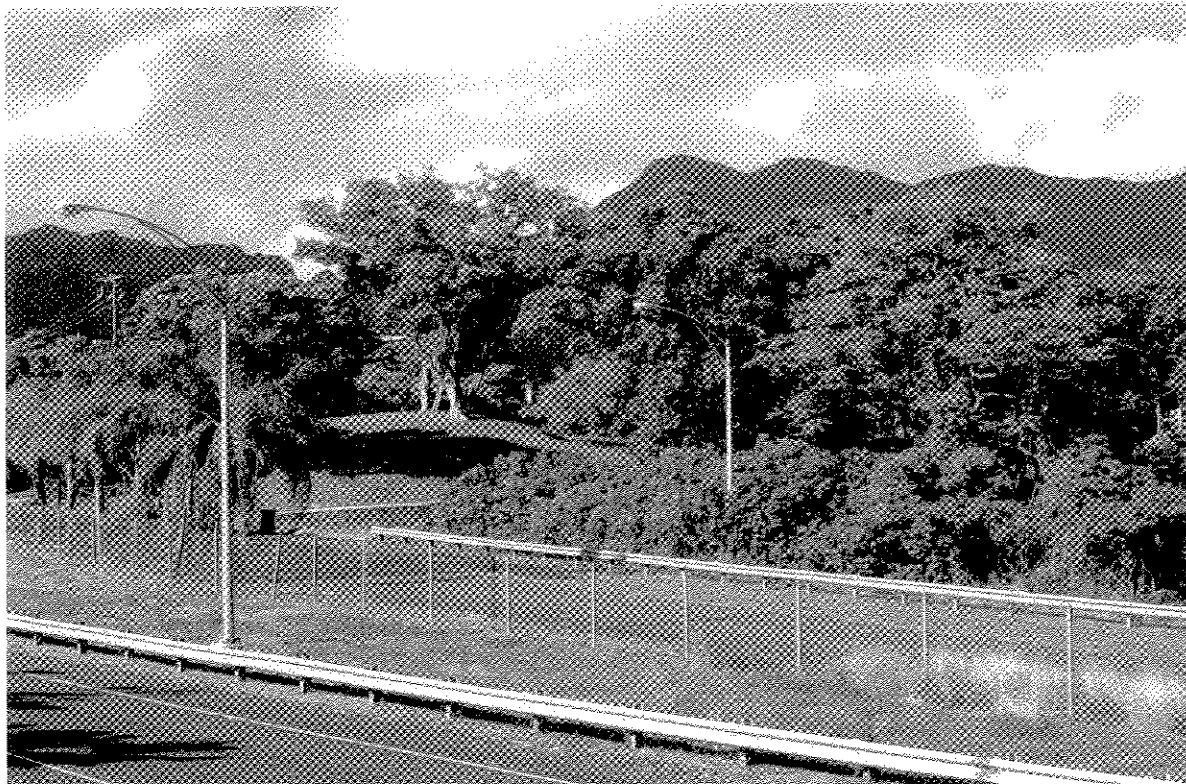
Photograph 2. Swale in large paddock area.







Photograph 3. Typical flatland in large paddock area.



Photograph 4. View of Hogg Property from Hale Kou Interchange On-ramp (Westbound).



APPENDIX B

BOTANICAL SURVEY



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## **Botanical survey of a private parcel (TMK: 4-5-042:008) off Kionaole Road, in Kane`ohe, windward O`ahu<sup>1</sup>**

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July 30, 2003

**DRAFT**

AECOS Consultants No. AC037

Eric Guinther, AECOS Consultants  
45-309 Akimala Pl.  
Kaneohe, Hawai`i 96744  
Phone: (808) 247-3426 Fax: (808) 236-1782 Email: guinther@hawaii.rr.com

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This brief letter report presents results of a botanical survey conducted on a 9.051-acre parcel (TMK: 4-5-042:008) in Kane`ohe located off Kionaole Road close to the H-3 Interstate overcrossing of Kamehameha Highway. The property consists of an upper, gently sloped area adjacent to a Hawaiian Electric substation, and steeper slopes on the east through north to west sides. The upper portion is mostly cleared of shrubs and is regularly maintained by mowing. Maintenance of the slopes extends part way down on the east to north face, but not on the west face. The west face is essentially the upper gulch margin of an unnamed (possibly Hi`ilaniwai) stream tributary to Kamo`oali`i Stream inside nearby Ho`omaluhia Botanical Garden.

Results of the survey of extant plants with relative abundance determinations are given in Table 1. This table gives the taxa, common names, and status with respect to introduced (alien) versus native for each species. Species listed as naturalized (nat.) or ornamental (orn.) are species not native to the Hawaiian Islands, having been introduced after 1778. Naturalized means that the species is propagating on its own in the wild; ornamental means the species is likely present due to planting and cultivation by man at this location. Native species are categorized as being either introduced to Hawai`i by the early Polynesian migrations to these shores (Polynesian introduction or pol.) or arriving by means not associated with humankind. Native species that evolved in Hawai`i and consequently occur naturally nowhere else are endemic species (end.); species whose distribution includes the Hawaiian Islands as well as other places in the world (usually other places in the Pacific basin) are indigenous species (ind.). Listed species are native species that are protected by state or federal law.

The field survey, undertaken on July 10, 2003, was limited to cleared areas of the parcel ("MAIN" in Table 1) and the upper margins of the uncleared, gulch ("GULCH" in Table 1)

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<sup>1</sup> This report was prepared for use by GERALD Park Urban Planner in an Environmental Assessment for proposed improvements to the subject property. The EA will become part of the public record.



for the reason that no construction or grading is anticipated for the steep, forested slopes.

Table 1. Checklist of plants found on the Hogg Property  
(TMK: 4-5-042:008), Kane`ohe, windward O`ahu.

Species	Common name	Status	ABUNDANCE	
			MAIN	GULCH
<i>FERNS</i>				
NEPHROLEPIDACEAE				
<i>Nephrolepis cordifolia</i> (L.) Presl.	sword fern	ind.		O
<i>Nephrolepis multiflora</i> (Roxburgh) Jarrett ex Morton	common sword fern	nat.		C
POLYPODIACEAE				
<i>Microsorium scolopendrium</i> (Burm.) Copel	laua`e	nat.		C
THELYPTERIDACEAE				
<i>Thelypteris</i> cf. <i>dentata</i> (Forsskål) E. St. John	wood fern	nat.		O
<i>FLOWERING PLANTS</i>				
DICOTYLEDONES				
ACANTHACEAE				
<i>Asystasia gangetica</i> (L.) T. Anderson	Chinese violet	nat.		
<i>Thunbergia fragrans</i> Roxb.	white thunbergia	nat.		
AMARANTHACEAE				
<i>Amaranthus spinosus</i> L.	spiny amaranth	nat.		
<i>Amaranthus viridis</i> L.	slender amaranth	nat.		
ANACARDIACEAE				
<i>Mangifera indica</i> L.	mango	nat.		U
<i>Schinus terebinthifolius</i> Raddi	Christmasberry	nat.		U
APIACEAE				
<i>Centella asiatica</i> (L.) Urb	Asiatic pennywort	nat.	O	
ARALIACEAE				
<i>Schefflera actinophylla</i> (Endl.) Harms	octopus tree	nat.	C	A
ASTERACEAE (COMPOSITAE)				
<i>Ageratum conyzoides</i> L.	<i>maile hohono</i>	nat.	O	
<i>Bidens alba</i> (L.) DC	Spanish needle	nat.	O	O
<i>Bidens pilosa</i> L.	Spanish needle	nat.		U
<i>Calyptracarpus vialis</i> Less.	---	nat.		
? <i>Conyza bonariensis</i> (L.) Cronq.	hairy horseweed	nat.	U	O
<i>Crassocephalum crepidiodes</i> (Benth.) S Moore	---	nat.	C	
<i>Emilia fosbergi</i> Nicolson	Flora's paintbrush	nat.	C	
<i>Emilia sonchifolia</i> (L.) DC	Flora's paintbrush	nat.	O	
<i>Pluchea carolinensis</i> Jacq.) G Don	sourbush	nat.	U	

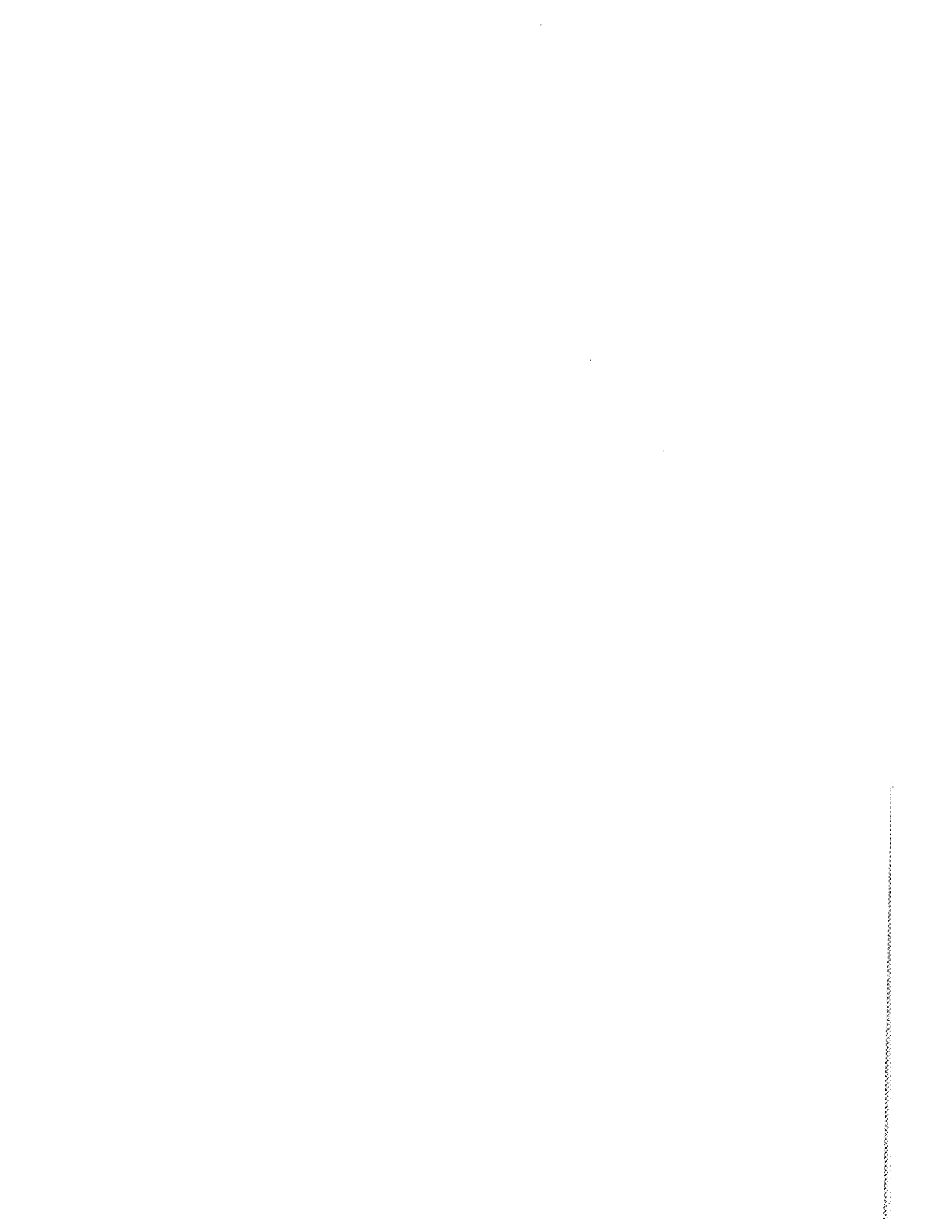




Table 1. (continued)

Species	Common name	Status	ABUNDANCE	
			MAINT	GULCH
ASTERACEAE (continued)				
<i>Sonchus oleraceus</i> L.	<i>pualele</i> , sow thistle	nat.		
<i>Spagneticola trilobata</i> (L.) Pruski	wedelia	nat.	AA	
BIGNONIACEAE				
<i>Spathodea campanulata</i> P. Beauv.	African tulip tree	nat.		O
CARICACEAE				
<i>Carica papaya</i> L.	papaya	nat.		U
CONVOLVULACEAE				
<i>Ipomoea obscura</i> (L.) Kerr-Gawl		nat.		O
CUCURBITACEAE				
<i>Momordica charantia</i> L.	balsam apple	nat.		U
EUPHORBIACEAE				
<i>Chamaesyce hypericifolia</i> (L.) Millsp.	graceful spurge	nat.	U	
<i>Phyllanthus tenellus</i> Roxb.	niuri	nat.	C	
FABACEAE				
<i>Chamaecrista nictitans</i> (L.) Moench	partridge pea	nat.	U	
<i>Crotalaria incana</i> L.	fuzzy rattlepod	nat.	O	
<i>Crotalaria pallida</i> Aiton	smooth rattlepod	nat.	U	
<i>Desmanthus virgatus</i> (L.) Willd.	virgate mimosa	nat.		
<i>Indigofera suffruticosa</i> Mill.	indigo	nat.	C	O
<i>Leucaena leucocephala</i> (Lam.) deWit	<i>koa-haole</i>	nat.	U	
<i>Microptilium lathyroides</i> (L.) Urb.	cow pea	nat.		
<i>Mimosa pudica</i> L.	sensitive plant	nat.	AA	C
LAMIACEAE				
<i>Hyptis pectinata</i> (L.) Poit.	comb hyptis	nat.	U	
MALVACEAE				
<i>Hibiscus tiliaceus</i> L.	<i>hau</i>	pol.		A
<i>Sida rhombifolia</i> L.	Cuba jute	nat.	C	
? <i>Urena</i> sp.		nat.		U
MELASTOMATIDAE				
<i>Clidemia hirta</i> (L.) D.	Koster's curse	nat.		O
MORACEAE				
<i>Ficus microcarpa</i> L. fil.	Chinese banyan	nat.		R
MYRTACEAE				
<i>Syzigium cumini</i> (L.) Skeels	Java plum	nat.	C	A
<i>Psidium guajava</i> L.	common guava	nat.		U
PASSIFLORACEAE				
<i>Passiflora suberosa</i> L.	wild passionfruit	nat.		U



Table 1. (continued)

Species	Common name	Status	ABUNDANCE	
			MAINT	GULCH
ROSACEAE				
<i>Rubus rosifolius</i> Sm.	thimbleberry	nat.		R
RUBIACEAE				
<i>Paederia scandens</i> (Lour.) Merr.	<i>maile pilau</i>	nat.	O	
VERBENACEAE				
<i>Citharexylum caudatum</i> L.	fiddlewood	nat.		A
<i>Stachytarpheta urticifolia</i> (Salisb.) Sims	blue rat's tail	nat.	O	O
MONOCOTYLEDONES				
COMMELINACEAE				
<i>Commelina diffusa</i> L.	<i>honohono</i>	nat.		R
CYPERACEAE				
<i>Kyllinga nemoralis</i> (Forst.) Dandy	<i>kili`o`opu</i>	nat.		R
<i>Pycreus polystachyos</i> (Rottb.) P.Beauv.	---	ind.	R	
MUSACEAE				
<i>Musa X paradisiaca</i> L.	---	pol.	U	
POACEAE (GRAMINEAE)				
<i>Brachiaria mutica</i>	California grass	nat.	C	
<i>Cynodon dactylon</i> (L.) Pers.	Bermuda grass	nat.	AA	
? <i>Digitaria ciliaris</i> (Retz.) Koeler	Henry's crabgrass	nat.		O
<i>Digitaria insularis</i> (L.) Mez ex Ekman	sourgrass	nat.	O	
<i>Eleusine indica</i> (L.) Gartn.	beach wiregrass	nat.	O	
<i>Oplismenus compositus</i> (L.) P. Beauv.	basketgrass	nat.		C
<i>Panicum maximum</i> Jacq.	Guinea grass	nat.	O	
<i>Paspalum conjugatum</i> Bergius	Hilo grass	nat.	A	
<i>Paspalum dilatatum</i> Poiret	Dallis grass	nat.	R	
<i>Pennisetum polystachion</i>	fearthery pennisetum	nat.	U	
? <i>Pennisetum purpureum</i> Schumach.	elephant grass	nat.	C	
<i>Rhynchelytrum repens</i> (Willd.) Hubb.	Natal redtop	nat.	R	
<i>Setaria gracilis</i> Kunth	yellow foxtail	nat.	U	
<i>Setaria palmifolia</i> (J. König) Stapf	palmgrass	nat.		O
? <i>Themeda villosa</i> (Poir.) A. Camus	Lyon's grass	nat.	?	
ZINGERBIACEAE				
? <i>Heliconia indica</i> Lam.	heliconia	orn.		R

Table 1 Legend:

Status = distributional status

- end. = endemic; native to Hawaii and found naturally nowhere else.  
ind. = indigenous; native to Hawaii, but not unique to the Hawaiian Islands.



Table 1. (continued)

nat. =	naturalized, exotic, plant introduced to the Hawaiian Islands since the arrival of Cook Expedition in 1778, and well-established outside of cultivation.
orn. =	exotic, ornamental; plant not naturalized at this location (not well-established outside of cultivation).
pol. =	Polynesian introduction before 1778.
Abundance =	occurrence ratings for plants
R - Rare -	only one or two plants seen.
U - Uncommon -	several to five plants observed.
O - Occasional -	found between five and ten times; not abundant anywhere.
C - Common -	considered an important part of the vegetation and observed numerous times.
A - Abundant -	found in large numbers; may be locally dominant.
AA - Abundant -	abundant and dominant; defining vegetation type.

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A total of 72 plant species were revealed by the survey as extant on this property. More species would have been recorded if the lower forested slopes had been surveyed. Of the plants recorded, all but 4 (6 %) are considered to be naturalized species or cultivated, ornamental species. Of the 4 native species recorded, all are widespread indigenous or Polynesian introduced species. No endemics were found.

No rare or special trees occur on the subject property. A few trees (Java Plum mostly) have been retained on the gently sloping portion of the lot proposed for construction of a dwelling. No species listed as protected, threatened or endangered (DLNR, 1998; Federal Register, 1999, 2002) was observed in the project area. It is also the case that there are no wetlands, streams, or federal jurisdictional waters of any kind on this property.

Department of Land and Natural Resources (DLNR). 1998. Indigenous Wildlife, Endangered And Threatened Wildlife And Plants, And Introduced Wild Birds. Department of Land and Natural Resources. State of Hawaii. Administrative Rule §13-134-1 through §13-134-10, dated March 02, 1998.

Federal Register 1999. Department of the Interior, Fish and Wildlife Service, Endangered and Threatened Wildlife and Plants. 50CFR 17:11 and 17:12 - December 3, 1999

----- 2002. Department of the Interior, Fish and Wildlife Service, 50 CFR 17. Endangered and Threatened Wildlife and Plants. Review of Species That Are Candidate or Proposed for Listing as Endangered or Threatened; Annual Notice of Findings on Recycled Petition; Annual Description of Progress on Listing Actions. *Federal Register*, **67** No. 114 (Thursday, June 13, 2002): 40657-40679.



APPENDIX C

COMMENT LETTERS AND RESPONSES













STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

REF-OCCL:TM

ALLAN A. SMITH  
BOARD OF WATER RESOURCE MANAGEMENT  
CHAIRMAN  
PETER T. VOLING  
DEPUTY CHAIRMAN  
KEN C. KAWAHARA  
DEPUTY DIRECTOR - WATER  
NATALIE ROBERTS  
DIRECTOR OF CONSERVATION  
AND COASTAL LANDS  
COMMISSIONER  
TERRY W. HARRIS  
DEPUTY COMMISSIONER  
HONOLULU ISLAND RESERVE COMMISSION  
STATE HOUSE

CDUA: OA-3425  
Acceptance Date: June 25, 2007  
180-Day Expiration Date: December 22, 2007  
SUSPENSE DATE: 21 Days from  
stamped date: JUN 25 2007

MEMORANDUM:

TO: The Department of Land and Natural Resources Divisions of:

- Oahu District Land Office
  - Conservation & Resource Enforcement
  - Forestry & Wildlife
  - Engineering
  - Historic Preservation
- Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

FROM:

SUBJECT: REQUEST FOR COMMENTS  
Draft Environmental Assessment/Conservation District Use Application  
OA-3425 For a Barn and Paddocks

APPLICANT: Mr. & Ms. James Hogg

TMKS: (1) 4-5-042:008

LOCATION: Kaneohe, Koolauoko, Island of Oahu

PUBLIC HEARING: YES NO X

Please contact Tiger Mills at 587-0382, should you have any questions on this matter.

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

Comments Attached

No Comments

Attachment(s)

Signature

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

OCCL/MILLS

Ref: CDUA - OA-3425 - HOGGSPROPERTY  
Oahu.557

COMMENTS

- We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone \_\_\_\_\_.
- Please note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone \_\_\_\_\_.
- Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM), Panel Number 15003C0270F (Map Revised September 30, 2004), is Zone D. The National Flood Insurance Program does not have any regulations for developments within Zone D.
- Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyeu-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
  - Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
  - Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emiler at (808) 327-3330 (Kona) of the County of Hawaii, Department of Public Works.
  - Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
  - Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

Additional Comments: \_\_\_\_\_

Other: \_\_\_\_\_

Should you have any questions, please call Ms. Suzie Agraan of the Planning Branch at 587-0227.

Signed:   
ERIC HWANG, CHIEF ENGINEER

Date: 7/2/07





STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

REF:OCCL:TM

ALLAN A. SMITH  
DIRECTOR  
COMMISSION ON WATER RESOURCE MANAGEMENT  
PETER T. YOUNG  
DEPUTY DIRECTOR  
KEN C. KAWAHANA  
DEPUTY DIRECTOR - WATER  
QUALITY RESOURCE  
BOB ZUCKERMAN  
DEPUTY DIRECTOR - CONSERVATION  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND COASTAL LANDS  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII  
KAWAHALE ISLAND RESERVE COMMISSION  
P.O. BOX 100  
KAWAHALE, HAWAII 96725

CDUA: OA-3425  
Acceptance Date: June 25, 2007  
180-Day Expiration Date: December 22, 2007  
SUSPENSE DATE: 21 Days from  
stamped date: JUN 25 2007

**MEMORANDUM:**

TO: The Department of Land and Natural Resources Divisions of:  
Oahu District Land Office  
Conservation & Resource Enforcement  
Forestry & Wildlife  
Engineering  
Historic Preservation

FROM: Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS  
Draft Environmental Assessment/Conservation District Use Application  
OA-3425 For a Barn and Paddocks

APPLICANT: Mr. & Ms. James Hogg  
TMKs: (1) 4-5-042-008  
LOCATION: Kaneohe, Koolau, Island of Oahu  
PUBLIC HEARING: YES NO X

Please contact Tiger Mills at 587-0382, should you have any questions on this matter.  
If no response is received by the suspense date, we will assume there are no comments. The  
suspense date starts from the date stamp.

( ) Comments Attached  
(X) No Comments  
Attachment(s)

Signature

RECEIVED  
2007 JUN 28 AM 6:18  
DEPT. OF LAND AND NATURAL RESOURCES

DOCARE-18  
Applicant: JAMES AND LISA HOGG  
Contract: JAMES HOGG, 375-9424  
Location: TMK: (1) 4-5-042-008, KANEHE, KOOLAUPOKO, OAHU  
Project Summary: CONSTRUCTION OF A HORSE BARN AND CLEARING FOR PADDOCKS  
Project Description: APPLICANT IS PROPOSING TO CONSTRUCT A HORSE BARN AND SELECTIVELY CLEAR TWO AREAS OF SCRUB TREES AND NOXIOUS WEEDS FOR USE AS PADDOCKS. THE PROPOSED BARN STRUCTURE WILL BE ERRECTED ON A POURED IN PLACE CONCRETE FLOOR AND FRAMED WITH WOOD AND WOOD SIDING. PROPOSED USE IS WITHIN THE GENERAL SUBZONE OF THE CONSERVATION DISTRICT.  
Branch Assigned: OAHU  
Instructors: [Blank]  
Branch Report Number: [Blank]  
Date Assigned: [Blank]  
Has Work Been Initiated: Yes [ ] No [ ]  
Describe: [Blank]  
Were Any Discrepancies Noted: Yes [ ] No [ ]  
Remarks: [Blank]  
Is Approval Recommended: Yes [ ] No [ ]  
Notes: [Blank]  
Final Disposition: [Blank]

2007 JUL -9 A 9:30  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

7/18/2007  
Date Referred: 6/29/2007  
Date Due: 7/18/2007  
REVIEW THE ATTACHED APPLICATION AND COMMENT WITH RESPECT TO DOCARE'S CURRENT AND FUTURE PROGRAMS. NO SITE INSPECTION IS NEEDED. IF NO RESPONSE IS RECEIVED, OCCL WILL ASSUME THAT THERE ARE NO COMMENTS.

RECEIVED  
2007 JUL -6 AM 6:58  
DEPT. OF LAND AND NATURAL RESOURCES





August 27, 2007

**GERALD PARK  
Urban Planner**  
\* Planning  
Land Use  
Research  
Environmental  
Studies  
Eric T. Hirano, Chief Engineer  
Department of Land and Natural Resources  
State of Hawaii  
Engineering Division  
PO Box 373  
Honolulu, Hawaii 96809

Dear Mr. Hirano:

\* 1221 Kapiolani Blvd.  
Suite 211  
Honolulu, Hawaii  
96814  
\* Telephone:  
(808) 596-7484  
\* Facsimile:  
(808) 596-7485  
\* e-mail:  
gparke@hawaii.net  
gparke@hawaii.net

Thank for reviewing the Draft Environmental Assessment prepared for the subject project.

We have confirmed that the Flood Zone Designation for the project site is Zone D as indicated by your comment. The reference in the Draft Environmental Assessment to Zone X will be deleted and replaced with the Zone D designation.

We thank the Engineering Division for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: J. Hogg  
K. Mills, DLNR-OCCL





CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 768-8000 • FAX: (808) 527-5743  
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.gov



SHUF HANNEMANN  
MAYOR

HENRY ENG, FAICP  
DIRECTOR

DAVID N. TANIGUE  
SUPPORT DIRECTOR

2007/ELOG-1799(y)

July 23, 2007

Mr. Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands  
Department of Land and Natural Resources  
State of Hawaii  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Lemmo:

Subject: Draft Environmental Assessment (DEA) and Conservation District  
Use Permit Application OA-3425 for Additions (Barn and Paddocks)  
to Existing Single-Family Residence  
Tax Map Key 4-5-42: 8, Kaneohe, Koolauapoko, Oahu

We have reviewed the above documents and have the following comments:

We have no objections to a proposed firebreak for the protection of the existing single-family dwelling and any accessory structures. We would not be opposed to the proposal to add a barn and paddocks if they are accessory to the existing single-family dwellings and do not affect lands that meet the criteria of Section 2.2.7.4 of the Koolauapoko Sustainable Communities Plan. This section states, "The Preservation Boundary is established to protect undeveloped lands that are not valued primarily for agriculture but which form an important part of the region's open space fabric. Such lands include important wildlife habitat, archaeological or historic sites, significant landforms or landscapes over which significant views are available, and development-related hazard areas. They exclude such features, sites or areas that are located within the Urban Community, Rural Community or Agriculture boundaries." The subject property is within this Preservation Boundary.

Thank you for the opportunity to comment. If you have any questions, please contact Raymond Young of our staff at 527-5839.

Very truly yours,  
  
Henry Eng, FAICP, Director  
Department of Planning and Permitting

HE:lh  
Doc 552332



GERALD PARK  
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gpark@urbanplanner  
@hawaiiinter.net

August 27, 2007

Henry Eng, FAICP, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: CDUA OA-3425 For a Barn and Paddocks  
Tax Map Key 4-5-042: 008  
Kaneohe, Koolauapoko, Oahu  
2007/ELOG-1799 (ry)

Thank for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following response to your comments in the order they were presented.

The barn and paddock areas are accessory structures to the existing residential dwelling on the subject property and the proposed activity will be accessory to the existing residential use.

We thank the Department of Planning and Permitting for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: J. Hogg  
K. Mills, DLNR-OCCL





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

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

IN REPLY, PLEASE REFER TO:  
EPO-07-137

July 31, 2007

Mr. Samuel J. Lemmo, Administrator  
State of Hawaii  
Department of Land and Natural Resources  
Office of Conservation and Coastal Lands  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Lemmo:

SUBJECT: CDUA OA-3425  
Draft Environmental Assessment and Conservation District Use Application for  
Hogg's Barn and Paddocks  
Kaneohe, Koolauopoko, Oahu, Hawaii  
TMK: (1) 4-5-042:008

Thank you for allowing us to review and comment on the subject documents. The documents were routed to the various branches of the Department of Health (DOH) Environmental Health Administration. We have the following Wastewater Branch and General comments.

Wastewater Branch

Domestic wastewater generated from the existing dwelling will be handled by an approved septic tank system (File # 391). The proposal to collect and dispose of animal wastes by means of a private disposal company is acceptable to the Department. Treatment and disposal of wastewater generated from washing or cleaning the barn are not fully addressed but we have no objections to the development provided that wastewater and animal manure is handled by following best management practices outlined in the Department of Health's Guidelines for Livestock Waste Management.

All wastewater plans must meet Department's Rules, HAR Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. If you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Mr. Lemmo  
July 31, 2007  
Page 2

General

We strongly recommend that you review all of the Standard Comments on our website: [www.state.hi.us/health/environmental/env-planning/landuse/landuse.html](http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html). Any comments specifically applicable to this application should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

KELVIN H. SUNADA, MANAGER  
Environmental Planning Office

c: EPO  
WWB

RECEIVED  
OFFICE OF CONSERVATION  
AND COASTAL LANDS  
2007 AUG -1 A 11:35  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII





August 27, 2007

GERALD PARK  
Urban Planner

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Land Use  
Research  
Environmental  
Studies

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Facsimile:  
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@hawaii.net

Kevin H. Sunada, Manager  
Environmental Planning Office  
919 Ala Moana Boulevard, Room 312  
Honolulu, Hawaii 96814-3378

Dear Mr. Sunada:

Subject: CDUA OA-3425 For a Barn and Paddocks  
Tax Map Key 4-5-042: 008  
Kaneohe, Koolauapoko, Oahu  
EPO-07-137

Thank for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following response to your comments in the order they were presented.

Wastewater Branch

Wastewater and animal manure will be handled following best management practices outlined in the Department of Health's Guidelines for Livestock Waste Management.

Since the on-site individual wastewater system was approved for domestic wastewater, wash water from the barn will not be discharged into the system. Applicant will consult with stable operators and other horse owners to identify practical methods for disposing of wash water from the barn. One alternative would be to set aside an area outside the barn where wash water can collect and evaporate or percolate into the ground.

We thank the Environmental Planning Office for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: J. Hogg  
K. Mills, DLNR-OCCL

