

JOHN WAHEE  
GOVERNOR OF HAWAII



3374  
18  
KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. KEPPELER, II  
DONA L. HANAIKE

RECEIVED

STATE OF HAWAII  
'93 DEPARTMENT OF LAND AND NATURAL RESOURCES  
JUN 22 11:19

P. O. BOX 621  
HONOLULU, HAWAII 96809

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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

FILE NO.: OA-3/25/93-2637  
DOC. NO.: 2927

JUN 21 1993

MEMORANDUM

TO: The Honorable Brian J. J. Choy, Director  
Office of Environmental Quality Control

FROM: *for* KEITH W. AHUE, Chairperson  
Board of Land and Natural Resources  
*John P. Keppeler*

SUBJECT: Document for Publication in the OEQC Bulletin - Final  
Environmental Assessment for Conservation District Use  
Application No. OA-3/25/93-2637 for a Single Family  
Residence and Accessory Uses at Kaneohe, Koolaupoko,  
Oahu, TMK: 4-4-13: 59

The above mentioned Chapter 343 document was reviewed and a negative declaration was declared based upon the final environmental assessment provided with the CDUA.

Please feel free to call me or Roy Schaefer of our Office of Conservation and Environmental Affairs, at 587-0377, if you have any questions.

1993-07-08-0A-PEA- Slenk Srijer Family Residence  
and Accessory Uses

JUL - 8 1993

**SLENK RESIDENCE  
ENVIRONMENTAL ASSESSMENT  
(CDUA)**

*Final E.A.*

Lands Situated at  
Kaneohe, Koolaupoko, Oahu  
TMK 4-4-13: 59

Submitted to:  
Board of Land and Natural Resources  
State of Hawaii

March 1993

## INTRODUCTION AND SUMMARY

This environmental assessment (EA) has been prepared in accordance with the content requirements of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 200, Hawaii Administrative Rules (HAR), as the proposed action contemplates the use of land classified as Conservation District by the State Land Use Commission under Chapter 205, HRS (Section 343 [a][2], HRS).

This EA contains the following elements (in accordance with Section 11-200-10, EIS Rules, Contents of Environmental Assessment):

1. Identification of the applicant;
2. Identification of the approving agency;
3. Identification of agencies consulted in making assessment;
4. General description of the action's technical, economic, social and environmental characteristics;
5. Summary description of the affected environment, including location and site maps;
6. Identification and summary of major impacts and alternatives considered, if any;
7. Proposed mitigation measures, if any;
8. Determination; and
9. Findings and reasons supporting determination

### 1. Identification of the Applicant/Owner

Robert D. Slenk is the applicant for the proposed single-family residence. Applicant has authorization from Mr. James McCombs, landowner of the subject parcel identified as TMK 4-4-13: parcel 59, Kaneohe, Koolaupoko, Oahu, to make this request. (Appendix "A")

### 2. Identification of the Approving Agency and Proposed Action

The applicant requests that the ~~State~~ Board of Land and Natural Resources approve a Conservation District Use Permit (CDUP) application to permit the construction of a single-family residence which is located within State Conservation District lands

(General Subzone) in Kaneohe, Koolaupoko, Oahu.

**3. Identification of Agencies Consulted in Preparing Assessment**

The following agencies were consulted during the preparation of this environmental assessment:

State

Department of Health-Environmental Planning Office  
Department of Land and Natural Resources  
Office of Conservation and Environmental Affairs  
Division of Historic Preservation

County

Board of Water Supply  
Department of General Planning  
Department of Land Utilization  
Department of Public Works  
Bureau of Fire Prevention

**4. General Description of the Actions Technical Characteristics**

The objective of the CDUA is to seek permission to construct a single-family residence for Mr. Robert D. Slenk (applicant) within a portion of the property identified as TMK 4-4-13: parcel 59; hereinafter referred to as the "subject property" (Exhibit B), that is located within the State Conservation District, General Subzone. The subject property occupies approximately 2.907 acres, and is presently vacant and unused.

**A. Residence**

The proposed action will include the development of a single-family residence (5 bedrooms, 4 and one-half baths, one Kitchen), a looped driveway, entry gate, garage, swimming pool,

as shown on the proposed site plan presented in Exhibit "A". The 816 foot long 12 foot wide driveway for the proposed single-family residence will extend from the existing turn around at the top of Mikiola Drive. (Exhibit E)

The proposed garage will occupy the lowest floor of main single-family residence structure approximately 2,530 square feet (SF) and will also include a storage, laundry, bath, sewing and exercise room. (Exhibit A)

Most of this level will be below grade. The 2,530 SF entry level will include a family room, living room, half-bath, den and dining room, master bedroom and bath. (Exhibit A)

The driveway will be designed so that visitors will be able to drive up to the entry level of the residence to park their car[s] and/or leave the property. Access to the upper levels of the home will be via stairs.

**B. Sitework.**

Approximately 650 cubic yards (CY) of material will be excavated for the proposed subject property. This material will be used on site to backfill retaining walls and terrace the 7,240 SF of landscaped area surrounding the subject property. The driveway will be situated so as to require only minimal grading with no excavation. (Exhibit F)

**C. Drainage.**

The subject property will be situated approximately 260 FT from the nearest neighbor with the existing flora and fauna to be left intact, with the exception of the 12 FT wide

driveway traversing across the slope. Run off from the property at the bottom of the slope is captured by an existing concrete storm drain above the existing homes and diverted into City and County storm drain system. The new driveway is to be graded so as not to capture rain and ground water but to allow it to cross the driveway and to follow its natural course so as to percolate into the ground. (Exhibit G)

**D. Domestic Water Service.**

Water service to the Slenk Residence will be provided via a 1" water meter line which will in turn connect to an existing City and County of Honolulu Board of Water Supply 6 inch water line at Mikiola Drive. Storage/ pressure service will be from the existing 2.0 million gallon capacity Kapaa Reservoir.

**E. Wastewater.**

The method of disposing of the wastewater that will be generated at the Slenk Residence will be through connection to a 4 inch sewer line makai of the subject property. Ultimate flow will be to an existing County 8. inch sewer line at Mikiola Drive. Disposal and treatment will be via the City and County of Honolulu's Kaneohe Wastewater Treatment Facility. The applicant will connect to an existing sewer lateral located on property.<sup>1</sup>

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<sup>1</sup> Division of Wastewater Management, City and County of Honolulu.

F. Other Utilities.

Other utilities such as electrical, cable and telephone will be installed underground from the existing over head cables on Mikiola Drive.

G. Summary of Land Use.

Table 1, summarizes the proposed land uses on the subject property, the area to be occupied, and the percentage of the proposed land use of the total area of the subject property. A preliminary building footprint estimate for the proposed single-family residence, pool and deck, driveway and other hardscape shows a total impervious surface of approximately 11,890 SF or approximately 9.3 percent of the 2.907 acre site. The remainder of the subject property (90.7 percent of the property) or 114,852 SF will be left in vegetated area with pervious surfaces.

The total area subject to development is approximately 19,130 SF or approximately 15 percent of the 2.907 property. Of the developed area, 7,240 SF, or 38 percent (of the developed area) will be landscaped. The remainder of the subject property, 2.47 acres or 85 percent, will be left undisturbed.

TABLE 1: LAND USE SUMMARY

<u>Land Use</u>	<u>Area in Square Feet (SF)</u>	<u>Percentage of Subject Property*</u>
Residence, Pool and Deck	3730	2.9%
Driveway/Hardscape	8160	6.4%
Subtotal (Total Impervious Surfaces)	11,890	9.3%
Landscaping/Sitework	7,240	5.7%
Total Development Area within Subject Property	19,130	15%
Undisturbed Area within Subject Property	107,498	85%

\* Total area of subject property is 2.907 acres or 126,628.92 SF

#### H. Project Phasing.

Construction will begin upon securing the necessary governmental approvals. Initially, the driveway will be built, followed by clearing, grubbing, grading and other site preparation, which will be immediately followed by the construction of retaining walls. Upon the completion of the major site work, the access road will be paved, and the proposed landscape materials will be planted. Finally, the proposed residence will be constructed (i.e., foundation, frame erection, floors and roof, walls and windows, finishing work, etc.).

I. Construction Cost.

According to the applicant, the cost of constructing the Slenk residence is estimated at \$250,000.

J. Economic Conditions

1. Affected Environment

Presently, revenues to the City and County of Honolulu (in the form of real property taxes) are minimal. No employment is presently being provided on-site.

2. Potential Impacts

The construction of the proposed single-family will generate construction employment, and excise taxes (from the sale of construction materials). Once construction is completed, the proposed improvements will increase the taxable value of the subject property. According to the applicant, the cost of constructing the Slenk residence is estimated a \$250,000.

The subject property is intended for single-family use and will not be used for rental or any other commercial purposes.

K. Municipal Services.

1. Domestic Water Supply

a. Existing Conditions

There is presently no water service within the subject property.

b. Probable Impacts

It is proposed that water service to the Slenk residence be provided via a 1-inch water line which will connect to an existing 6-inch water line located at Mikiola Drive. This latter line is an existing City and County of Honolulu Board of Water Supply line. Storage/pressure service will be from the existing 2.0 million gallon capacity Kapaa Reservoir.

2. Wastewater

a. Existing Conditions

Presently, the property is not serviced by the City and County of Honolulu's wastewater collection, treatment and disposal system.

b. Probable Impacts

The method of disposing of the wastewater that will be generated at the Slenk Residence will be through connection to an existing 4-inch sewer lateral located on the subject property. Ultimate flow will be to an existing County 8-inch sewer line on Mikiola Drive. Disposal and treatment will be via the City and County of Honolulu's Kaneohe Wastewater Treatment Facility.<sup>2</sup> The applicant will comply with all applicable Public Health regulations.

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<sup>2</sup>Division of Wastewater Management, City and County of Honolulu.

3. Solid Waste

a. Existing Conditions

Presently, solid waste generated by the adjoining residential area is collected and disposed of by the City and County of Honolulu Department of Public Works, Refuse Division.

B. Probable Impacts

Solid waste is anticipated to be collected and disposed of by the City and County of Honolulu Department of Public Works, Refuse Division.

## L. Environmental Characteristics

The predominant public view of the site is from Mokapu Saddle Road. The majority of the site is covered with vegetation consisting of grasses, haole koa and christmas berry. According to the City and County of Honolulu's Coastal View Study,<sup>3</sup> the property lies within an area described as the Kailua Bay Viewshed. Oneawa Hills is described an important coastal land form (land masses that are predominant features within the coastal view), but is not identified as a significant roadway view (which is one of the primary viewpoints considered by the Coastal View Study, the other being public spaces such as parks).

### 1. Aesthetics - Scenic and Visual Affected Environment

a. Photo 1 - shows the residential character of the surrounding area and the position of the proposed site.

b. Photo 2 - shows homes at the same level one ridge to the east of the proposed site.

c. Photo 3 - show a home at the same level on the opposite side of the same ridge, other homes in the vicinity are obscured by trees.

d. Photo 4 - shows the approximate 1/4 mile of roadway that the house would be visible from and the many homes built on hillsides in the neighborhood.

e. Photo 5 - shows the beginning of the proposed drive way from the top of Mikiola Drive.

f. Photo 6 - shows the proposed site from the bottom of Mikiola Drive (the natural 20-30 FT tree cover would obscure the driveway and a good portion of the residence).

### 2. Potential Impacts

Due to the project location, there will be no adverse effects on makai views from Mokapu Saddle Road, Kaneohe Bay Drive or H-3.



PHOTO 1



PHOTO 2

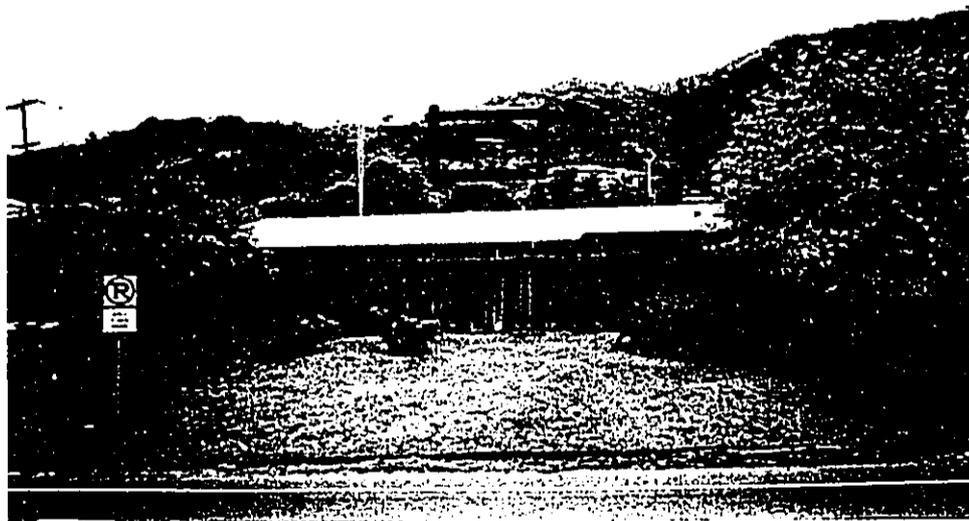


PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

3. Potential for Air Pollution during Construction

Short term construction related impacts are principally in the form of fugitive dust emissions. Department of Health regulations stipulate control measures that are to be employed to reduce this type of emission. Primary control consists of wetting down loose soil areas, good housekeeping on the job site and the prompt pavement or landscaping of bare soil areas.

4. Effect on Traffic Congestion

Subject property is to be a single-family residence for applicant and family (wife and 3 children). Working primarily on the Windward side and my wife a homemaker we would have an insignificant impact on traffic congestion. All my children attend public schools on the Windward side utilizing City or school busing.

The brief (approximately 1 year) construction period would necessitate material being delivered but would cause no more congestion than any other single-family residence would.

5. Construction Related Noise

Construction period noise impacts will be mitigated through compliance with the provisions of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu, of the State Department of Health.

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<sup>3</sup>Chu, Michael S. & Robert B. Jones. Coastal View Study. Prepared for the City and County of Honolulu Department of Land Utilization. 1987

6. Potential Effect on Water Quality

Appropriate erosion control measures will be installed during and after construction of minimize soil erosion. Land denuded will be replanted, covered or otherwise stabilized as quickly as possible. Construction materials, petroleum products, wastes and landscaping substances will be prevented from washing or leaching into aquatic environment.

5. Summary Description of the Affected Environment

1. Location and Site Maps - (see page 14 Exhibits E, F & G)

- a. Exhibit "A" - shows a topographical survey along with the location and floor plan of the proposed subject property.
- b. Exhibit "B" - shows the relationship of the proposed subject parcel 59 to the surrounding parcels.
- c. Exhibit "C" - shows subject property (parcel 59) and the position of existing utility hook-ups.
- d. Exhibit "D" - shows a previous consolidation and subsequent resubdivision to illustrate today's configuration.

2. Flora

The vegetation which currently covers the subject parcel is the naturally occurring mixture of shrubs, trees and grass, generally found on the lower slopes of the area. Along with low growing weeds and grass, such shrubs and trees as christmas berry, guava, koa haole, monkeypod and papaya can be found.

No rare native species of plants are known to exist on the subject parcel. Approximately 85% of the existing vegetation will remain in its natural, undisturbed state.

3. Fauna

Affected Environment

Based on a review of available literature, nine introduced bird species are presumed to inhabit the subject property: laceneck dove, shama thrush, barred dove, red-vented bulbul, common mynah, Japanese white-eye, ricebird, house sparrow, and cardinal.<sup>4</sup> All are common to urban or field situations.<sup>5</sup>

No mammals were observed, but because of their abundance in similar situations on Oahu, the small Indian mongoose is a probable resident on the site. It is also probable that one or more of the following may occur on the property: roof rat, Norway rat, Polynesian rat and house mouse.

No native birds or mammals are known to inhabit subject property.

4. Historical/Archeological and Cultural Sites

There are no known historic sites on the subject parcel nor is it listed on the Hawaii Register or the National Register of Historic Places.<sup>6</sup>

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<sup>4</sup>Nagata, Kenneth M. Malulani Biological Survey, May 28, 1989

<sup>5</sup>Ibid.

<sup>6</sup>Division of Historic Preservation, State of Hawaii, Oct. 1986

5. Adjacent Parcels

Neighboring parcels are either conservation land similar to the subject property or residential property with no outstanding natural resources.

1. Location and Site Maps - (cont'd)

e. Exhibit"E" - shows the topography of most of the subject parcel, especially the area where the proposed residence would be located.

f. Exhibit"F" - shows landscape perimeters

g. Exhibit"G" - shows typical driveway section

6. Summary of Potential Major Impacts and Alternatives Considered

A. Potential Major Impacts

Potential major impacts identified in this EA include: potential for soil erosion and air pollution during construction, construction-related noise, and visual impact. No adverse impacts are expected to groundwater resources, surface water resources, the function or habitat value of existing flora, existing fauna, archeological/historical resources, the character of the surrounding area, economic conditions or the social environment. The following measures are proposed to mitigate the aforementioned potential impacts:

1. Potential for Soil Erosion. The impact of construction activities can be mitigated by conforming to strict erosion control measures, particularly those specified in the State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, 1968; and the SCS's Erosion and Sediment Control Guide for Hawaii, 1968. Primary fugitive dust control methods include wetting down loose soil areas, and good housekeeping on the job site.

2. Potential Air Pollution During Construction. The principal source of short-term air quality impact will be construction activity. Site preparation and earth moving will create particulate emissions as will building and on-site road construction. Short-term construction related impacts are principally in the form of fugitive dust emissions.

3. Potential Construction Related Noise. Short-term impacts from the proposed residential use are generally related to the initial construction period. The primary source of noise during any construction project can be broken down by activity: 1) clearing, grubbing, grading and other site preparations; 2) excavation and embankment; 3) placing foundations; 4) frame erection, floors and roofs, walls and windows; and 5) finishing work and clean-up. The most obtrusive noise will occur during the first phases of construction because of the use of heavy-duty construction equipment. Earthmoving equipment such as bulldozers and diesel-powered trucks will probably be the loudest equipment used during construction.

Since sound attenuates with distance, the farther away people are from a noise source, the less the sound will affect them. During certain phases of construction, the residences immediately makai of the subject property will be the most affected by the noise generated during construction, which by law, will be limited to normal, daylight working hours.

The proposed Slenk residence will not, by its nature, be a significant contributor to the noise environment. During the day, activities that may generate noise include: refuse collection and routine residential and landscaping maintenance.

7. Proposed Mitigation Measures

A. Soil Erosion

Soil erosion will be controlled by wetting down loose soil areas, good housekeeping on the job site, installation of siltation fencing along the perimeter of disturbed soil areas, the prompt paving of driveways, and landscaping of bare soil areas after construction is completed.

B. Air Pollution

Short term construction related impacts are principally in the form of fugitive dust emission which will be controlled by watering, covering, and prompt paving or replanting area denuded of foliage. Air pollution control will be mitigated through compliance with the provisions of Title 11, Administrative Rules, Chapter 60-5, Air Pollution Control, of the State Department of Health.

C. Noise

Construction-period noise impacts will be mitigated through compliance with the provisions of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu, of the State Department of Health. The hours

of construction activities will be limited, and mufflers will be required of all equipment. Traffic noise from heavy vehicles traveling to and from the construction site must be minimized near existing residential areas and schools, and must comply with the provisions of Title 11, Administrative Rules, Chapter 42, Vehicular Noise Control for Oahu.

D. Visual

As noted earlier due to the project location, there will be no adverse effects on Makai views from Mokapu Saddle Road, Kaneohe Bay Drive or H-3. Since the area to be developed is at the same elevation as other homes in the area, as shown in earlier photos, the proposed single-family residence is compatible with existing residential development on the slopes of Oneawa Hills. No significant impacts to the character of the surrounding area are to be expected.

## 8. Determination

After reviewing the significance criteria outlined in Section 11-200-12 EIS Rules, Contents of Environmental Assessment, it is determined that an Environmental Impact Statement (EIS) is not required. This determination was based on the assessment that the proposed single-family residence does not:

Involve an irrevocable commitment to loss or destruction of any natural or cultural resource;

Curtail the range of beneficial use of the environment;

Conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS;

Substantially or adversely affect the economic or social welfare of the community or State;

Substantially or adversely affect public health;

Involve substantial or adverse secondary impacts, such as population changes or effects on public facilities;

Involve a substantial degradation of environmental quality;

Cumulatively have a considerable effect upon the environment or involve a commitment for larger actions;

Affect a rare, threatened or endangered species, or its habitat;

Detrimentially affect air or water quality or ambient noise levels; or

Affect an environmentally sensitive area such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

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

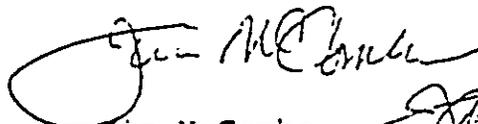
JIM MCCOMBS  
44-285 KANEOHE BAY DRIVE  
KANEOHE, HAWAII 96744

December 17, 1992

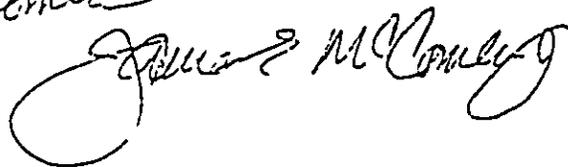
To Whom It May Concern:

I, Jim McCombs, owner of property located at the top of Mikiola Street, Kaneohe, HI (TMK 4-4-13:59), hereby consents to allow Mr. and Mrs. Robert D. Slenk, whom I have agreed to sell the mentioned property contingent upon use approval, to apply for a conditional use permit.

Sincerely,



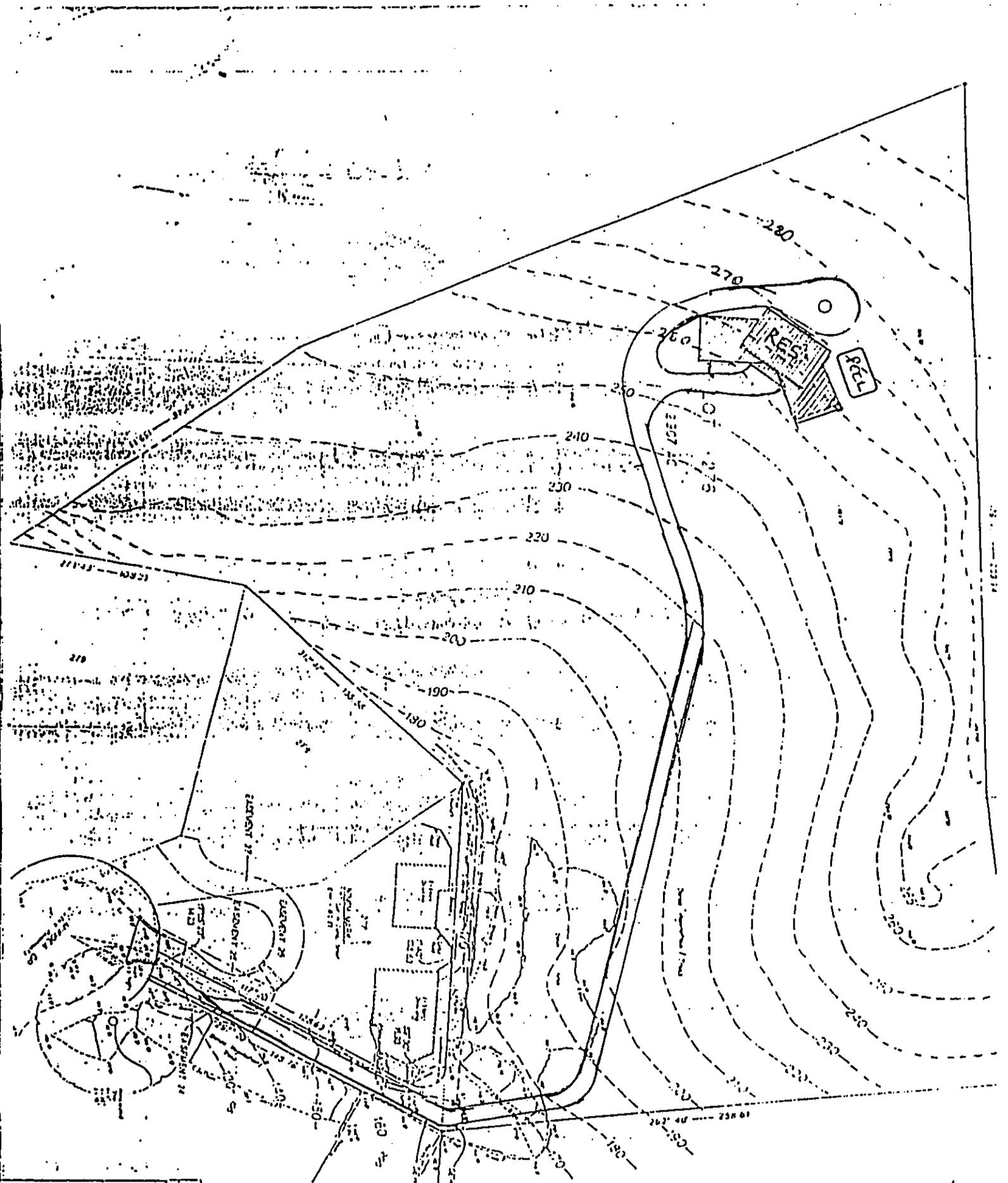
Jim McCombs  
Owner



Appendix "A"

TRUE NORTH  
Scale 1/4" = 1'

"EXHIBIT A"  
JAN 21, 1993



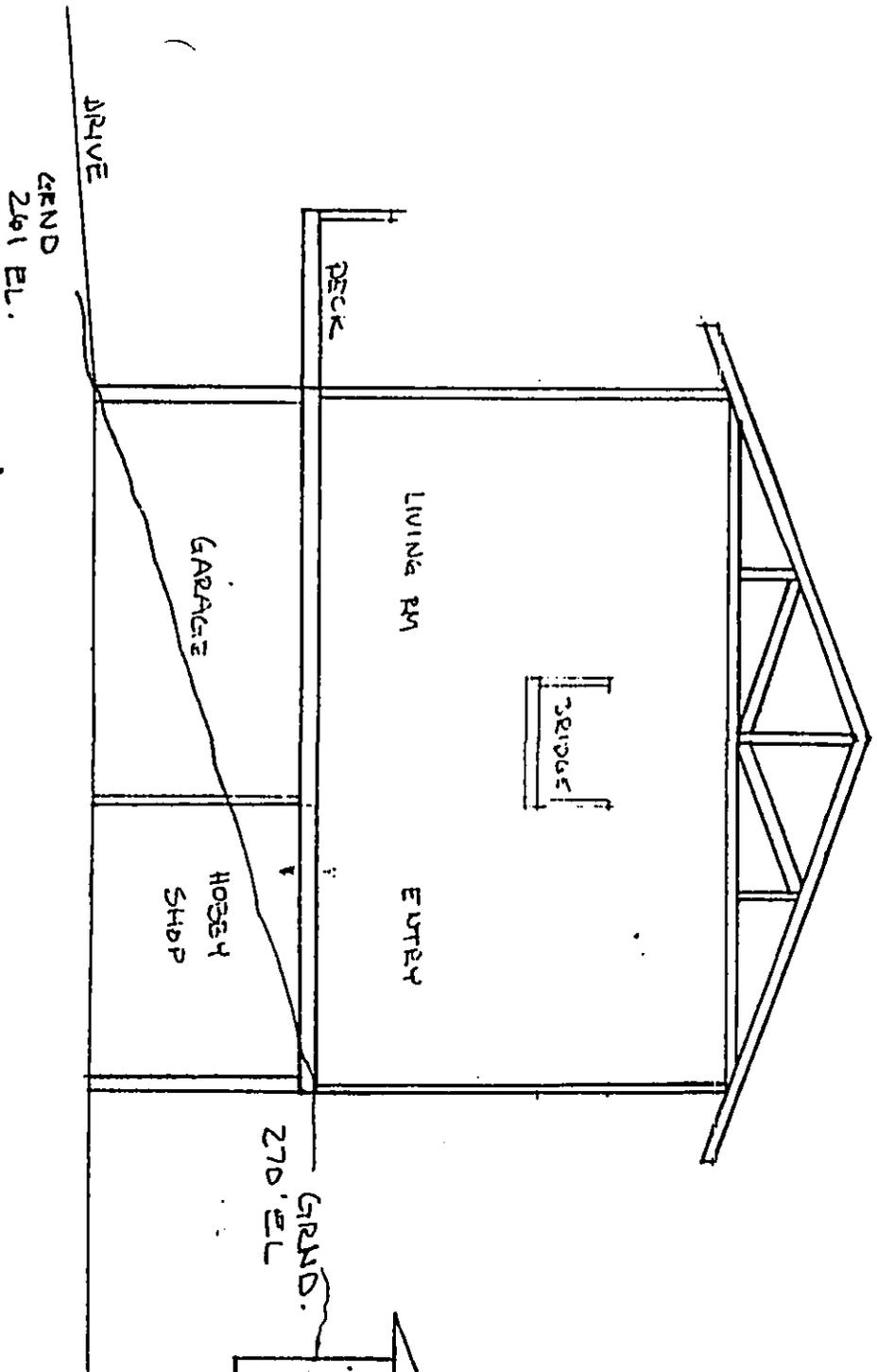
TOPOGRAPHIC SURVEY  
LOT 26 OF  
LAND COURT CONSOLIDATION #1  
AT MIKIOKA, PARISH OF KOO LAUKEA,  
STATE OF HAWAII

DATE: JAN 21, 1993  
BY: ROBERT D. SLENIK

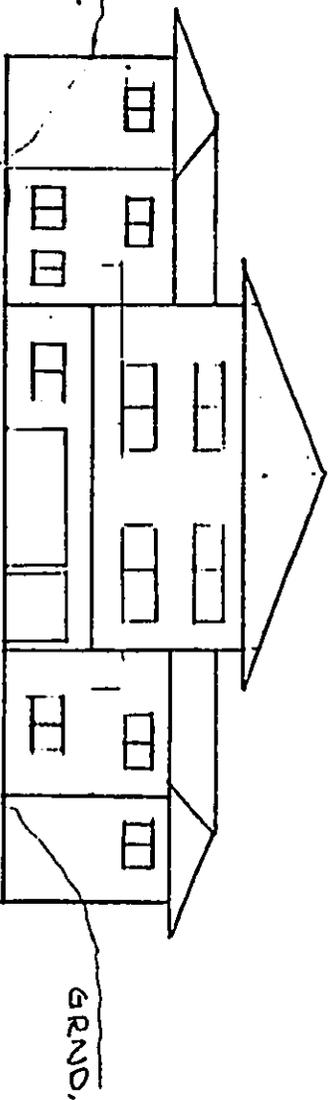
	
ROBERT D. SLENIK	TOPOGRAPIK SURVEY
DATE: APRIL 89	

DOCUMENT CAPTURED AS RECEIVED

" EXHIBIT A "

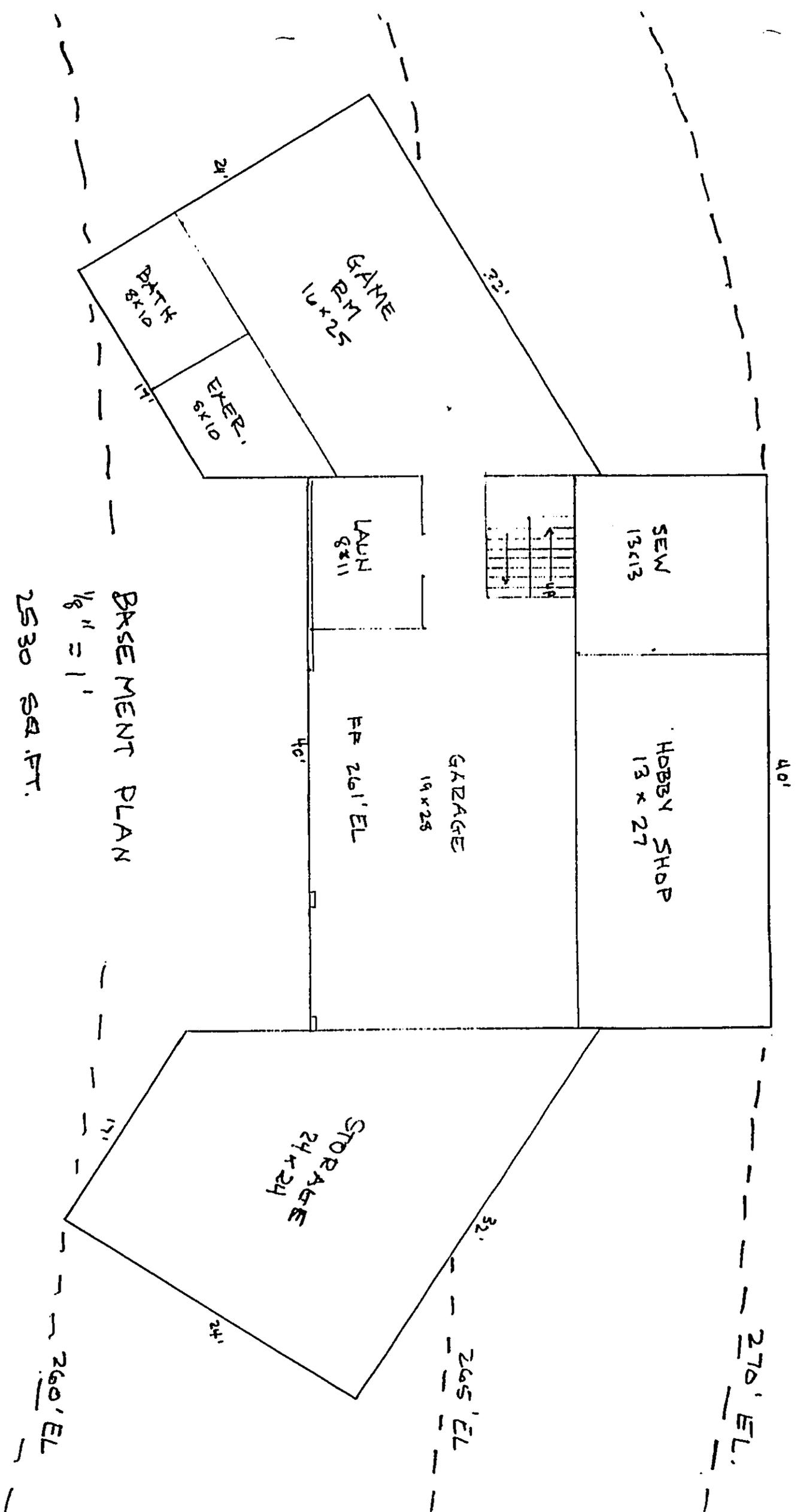


TYPICAL SECTION THRU ENTRY  
SCALE 1/8" = 1'



MAUKA ELEVATION  
SCALE 3/64" = 1'

EXHIBIT A March 24, 1993



PROPOSED NEW RES FOR M3M ROBERT SLENK

BKSEMENT PLAN  
1/8" = 1'  
2530 SQ. FT.

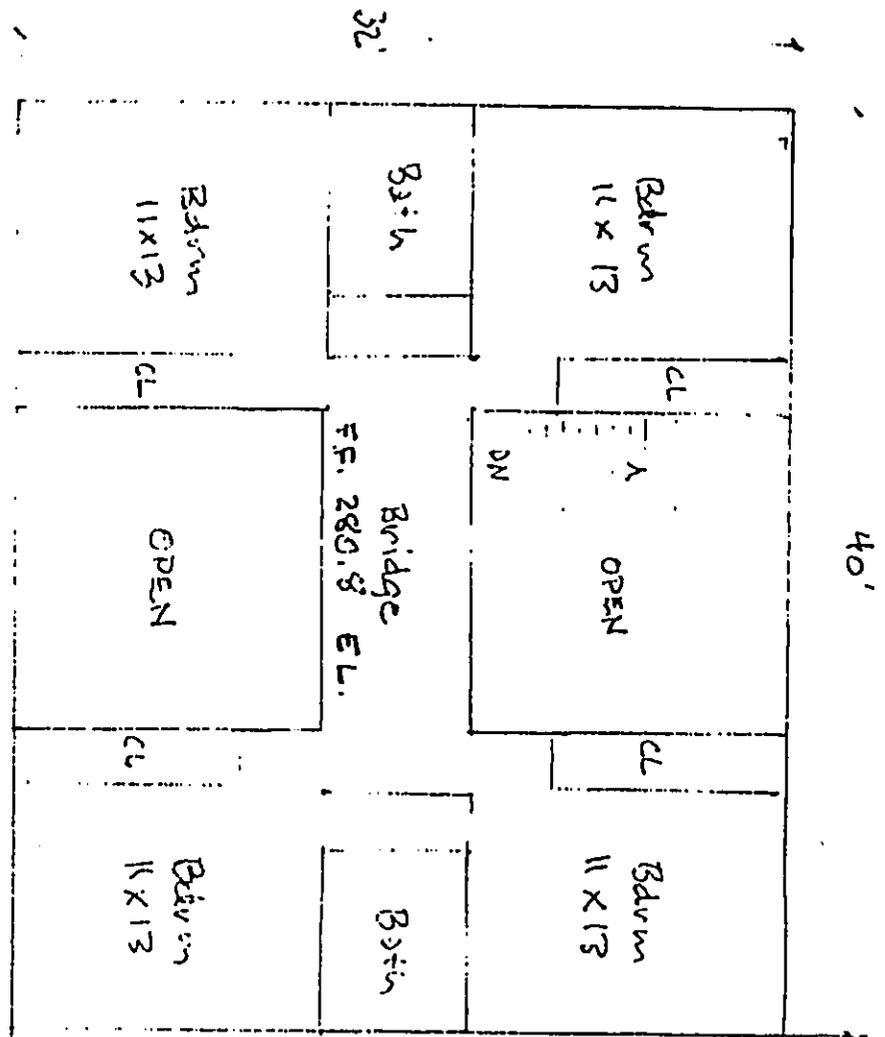
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DOCUMENT CAPTURED AS RECEIVED

"A"

EXHIBIT "A" Jan 21, 1993



UPPER FLOOR PLAN

1/8" = 1'

9710 sq ft.

Proposed new Res. for Mr. & Mrs. Robert Slenk

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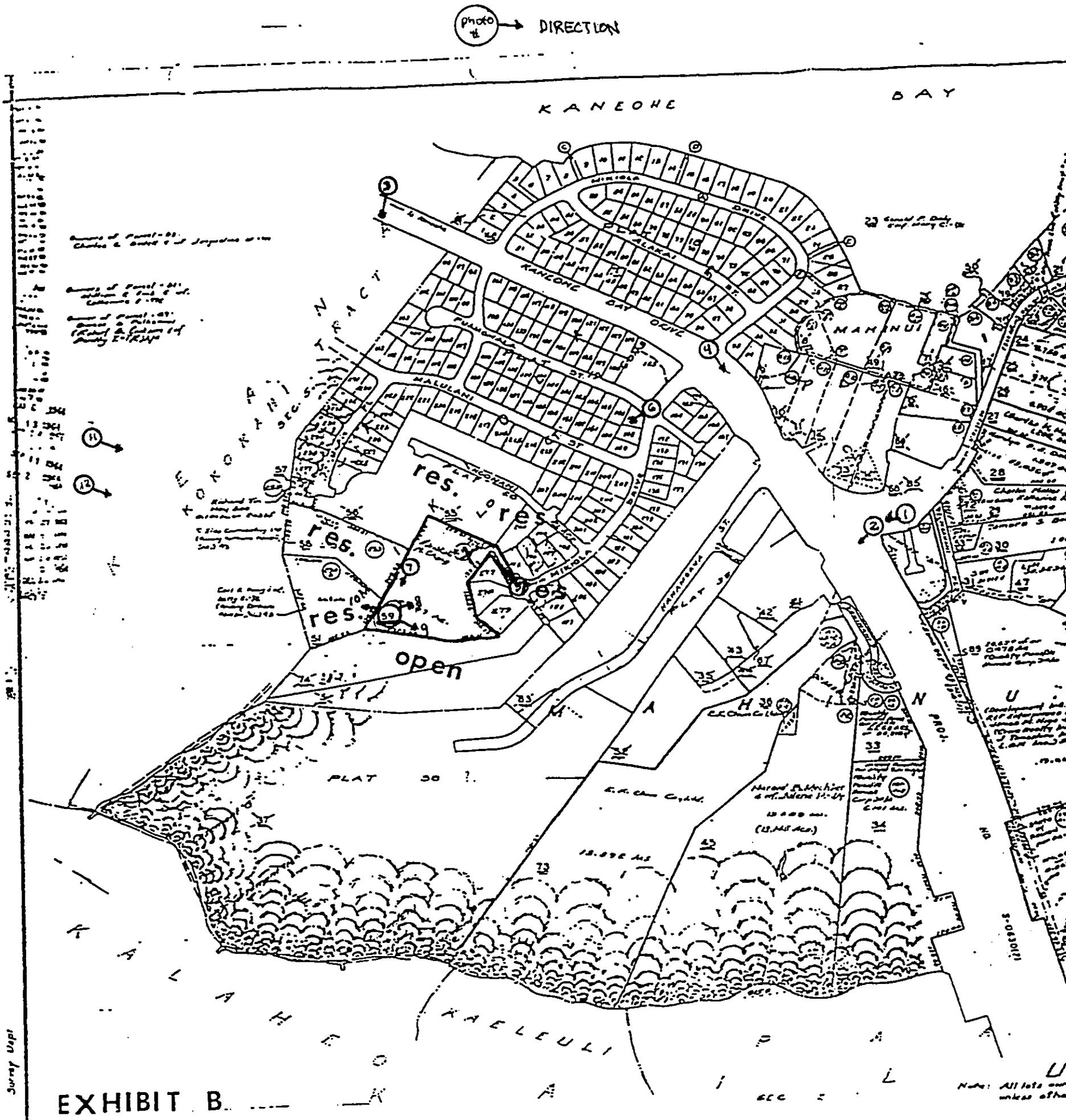
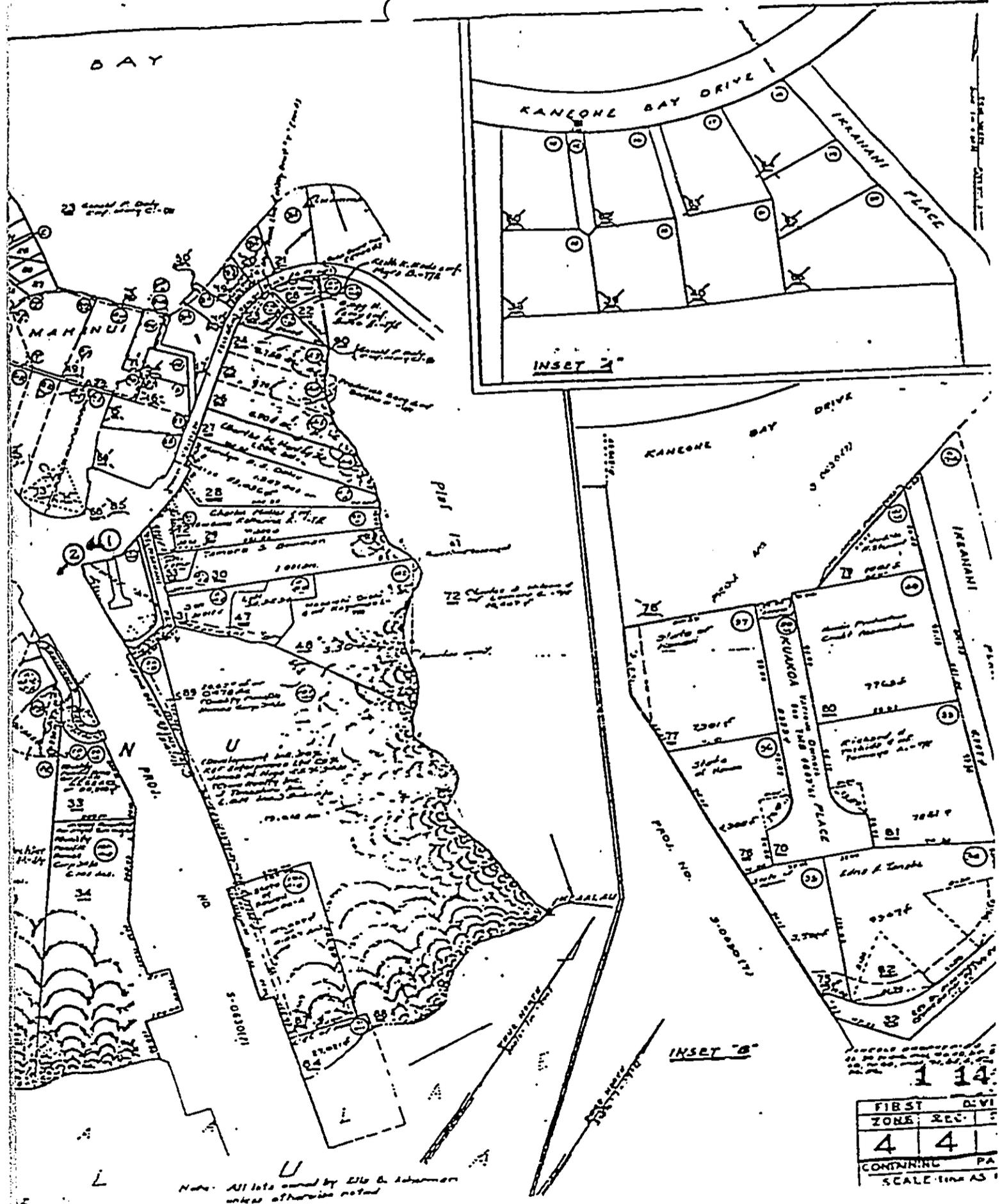


EXHIBIT B

Note: All lots are unless otherwise noted

DOCUMENT CAPTURED AS RECEIVED

4 4 3



All lots owned by Edna K. Schuman unless otherwise noted

1 14

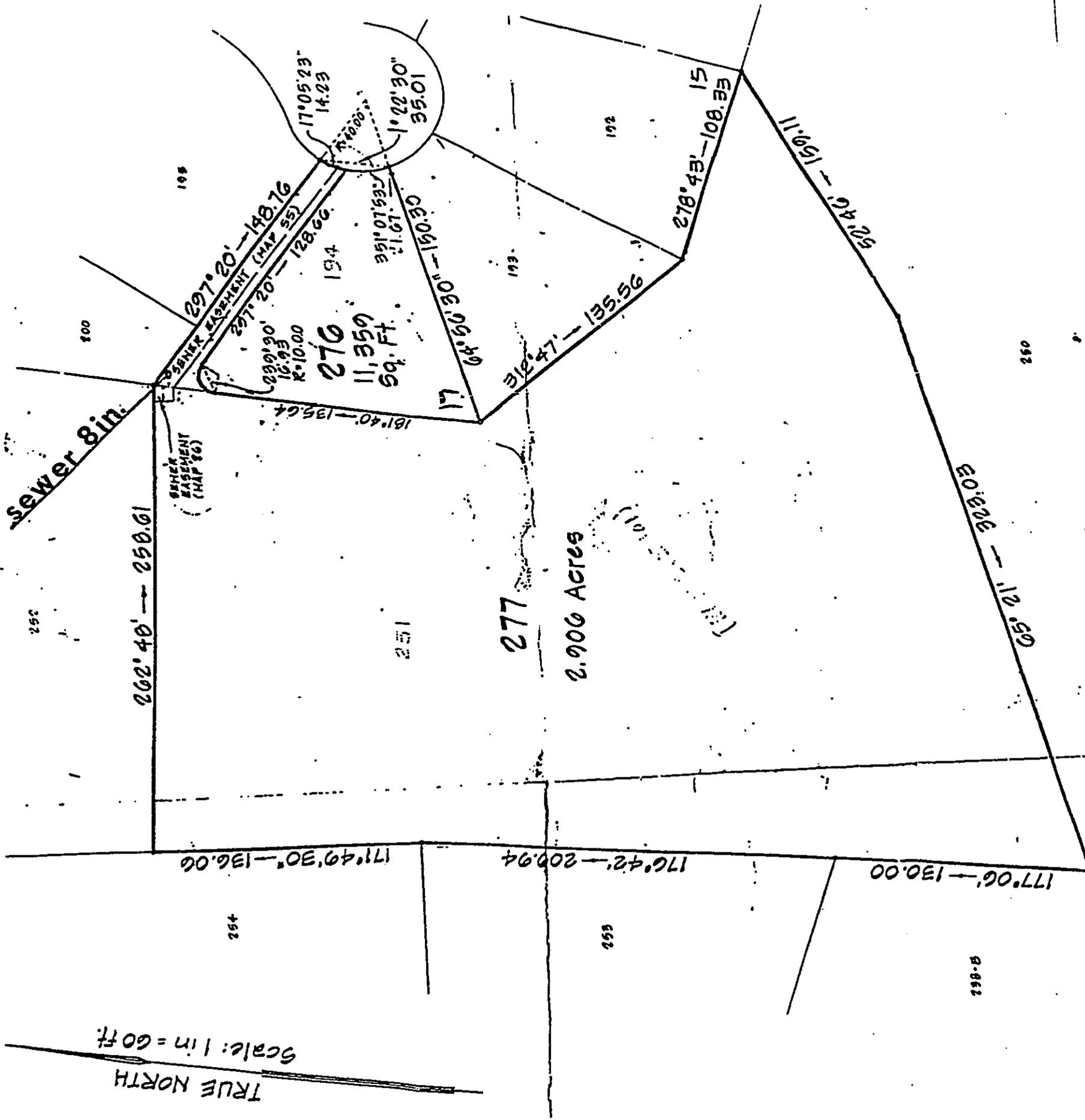
FIRST	D-1
ZONE	REC.
4	4
CONTAINING	PA
SCALE: LINE AS 1	





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TMK:4-4-13:59



Scale: 1 in = 60 ft.  
TRUE NORTH

LAND COURT  
STATE OF HAWAII  
LAND COURT CONSOLIDATION 31

177°06' - 130.00

139-B

65°21' - 323.50

250

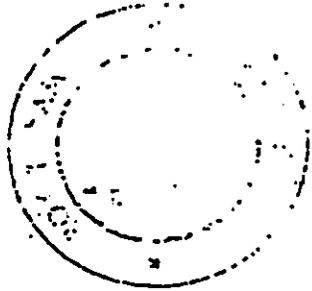
LAND COURT  
STATE OF HAWAII  
LAND COURT CONSOLIDATION 31

CONSOLIDATION OF LOT 194  
AS SHOWN ON MAP 2  
AND LOT 251 AS SHOWN ON MAP 11  
AND RESUBDIVISION OF SAID CONSOLIDATION  
INTO LOTS 276 AND 277  
AT MIKIOLA, KANEHOHE, OAHU, HAWAII

EXHIBIT D

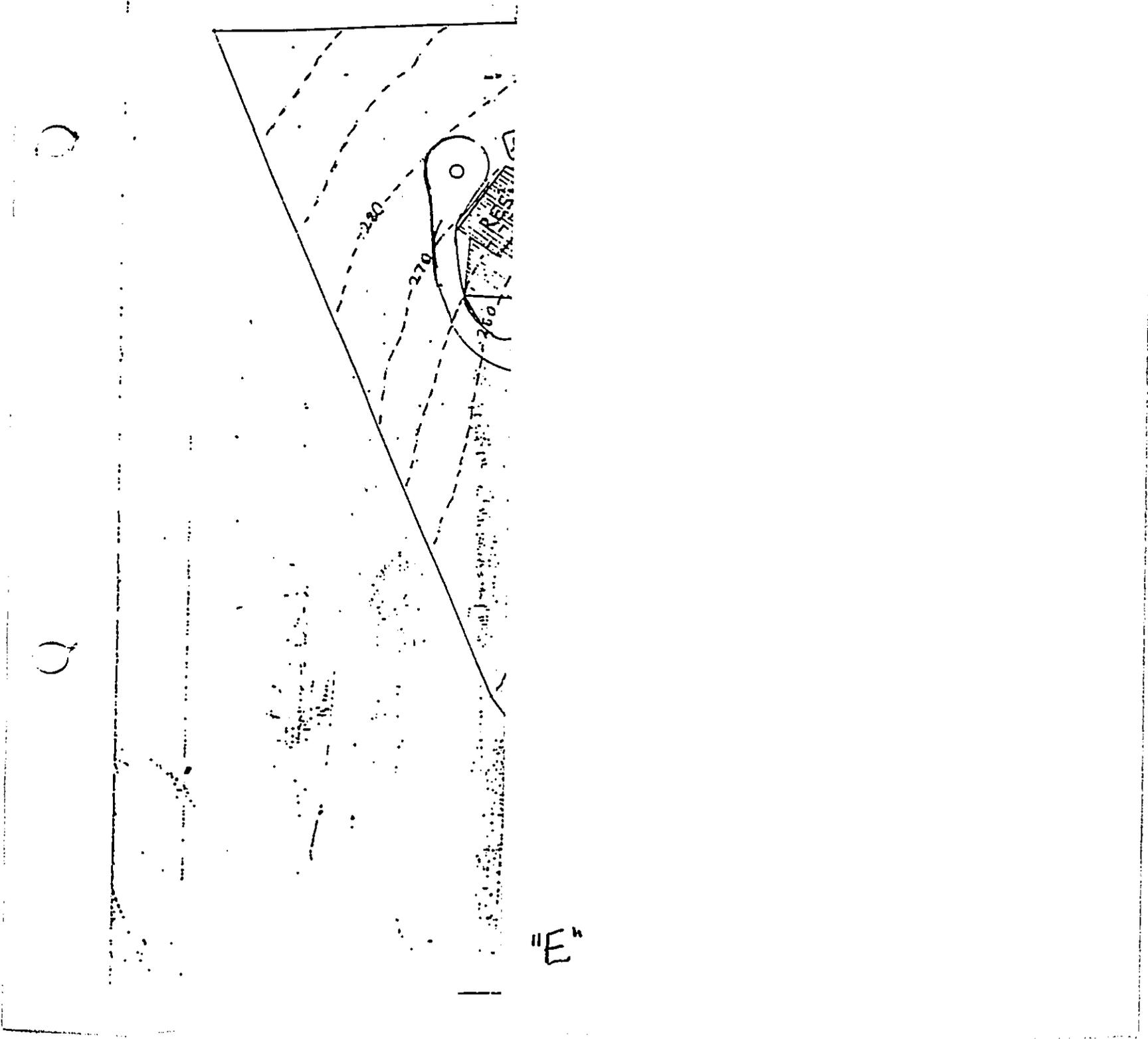
PACIFIC TRADE CENTER  
190 S. KING ST. SUITE 2085  
HONOLULU, HAWAII  
JUNE 7, 1970

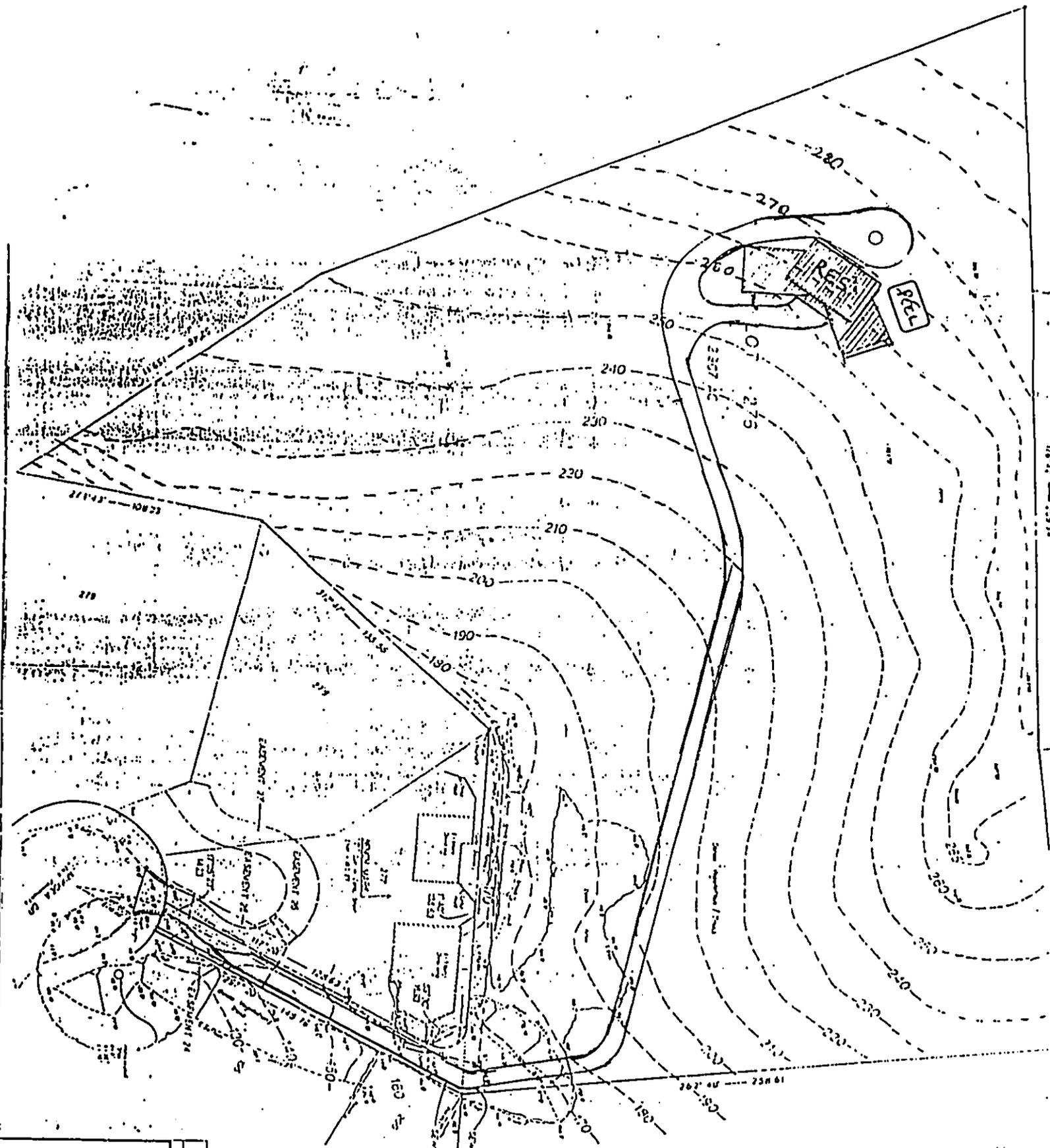
PARK ENGINEERING



*Ray J. Yam*  
REGISTERED PROFESSIONAL  
CERTIFICATE NUMBER 384

**DOCUMENT CAPTURED AS RECEIVED**





TRUE NORTH  
1/4" = 10'

"EXHIBIT E"

TOPOGRAPHIC SURVEY

LOT 26 OF  
LAND COURT CONSOLIDATION 31

AT HIKIOIA, KANEHOE KOOLOAUPONO,  
KAUAI, HAWAII

Surveyed by  
Robert D. Slenk

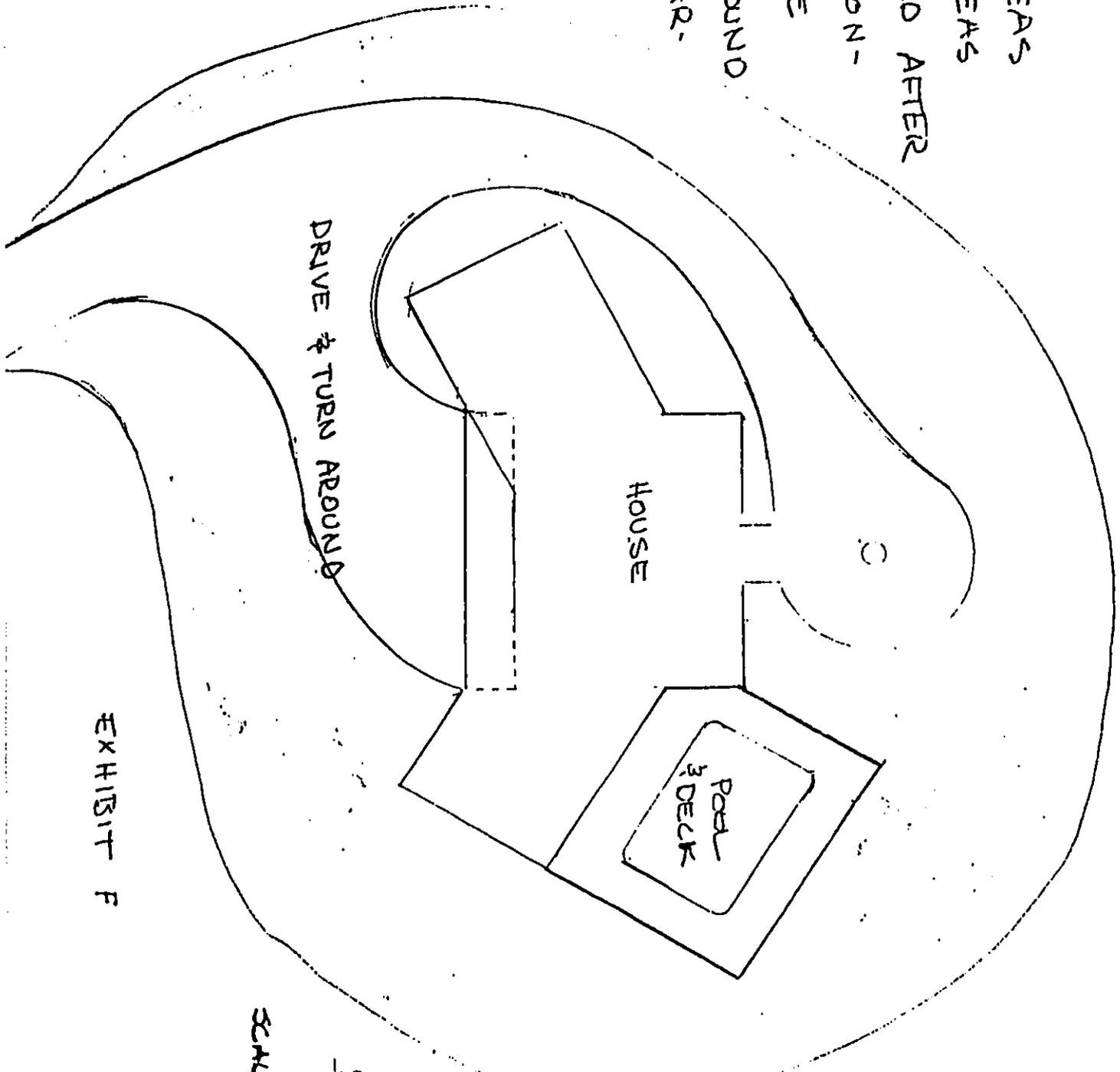
	ROBERT D. SLENK SURVEYOR 10001
	TOPOGRAPHIC SURVEY APRIL 89

SHADED AREAS  
REPRESENT: AREAS  
TO BE REPLANTED AFTER  
CONSTRUCTION. CON-  
TURING WILL BE  
USED WITH GROUND  
COVER AND VAR-  
IOUS EXOTIC  
PLANTS. WE  
ALSO INTEND  
TO PLANT  
FRUITS &  
FLOWERS

"F"

LANDSCAPE PERIMETERS

☐ SHADED AREAS REPRESENT: AREAS TO BE REPLANTED AFTER CONSTRUCTION. CON-  
TURING WILL BE USED WITH GROUND COVER AND VAR-  
IOUS EXOTIC PLANTS. WE ALSO INTEND TO PLANT FRUITS & FLOWERS



FOR PERSONAL USE, WE WILL PLANT TREES ON THE MAKAHI SIDE TO OB-  
SCURE THE VISUAL IMPACT. APPROX 6000 SQ FT. OF LANDSCAPE AROUND RES. AREA WITH 1240 SQ FT ALONG DRIVEWAY

SCALE 3/4" = 1'

EXHIBIT F

TYP

NOTE: CONCRETE TO BE  
STRIPED TO ENHANCE  
TRACTION AND WATER R

GRND.

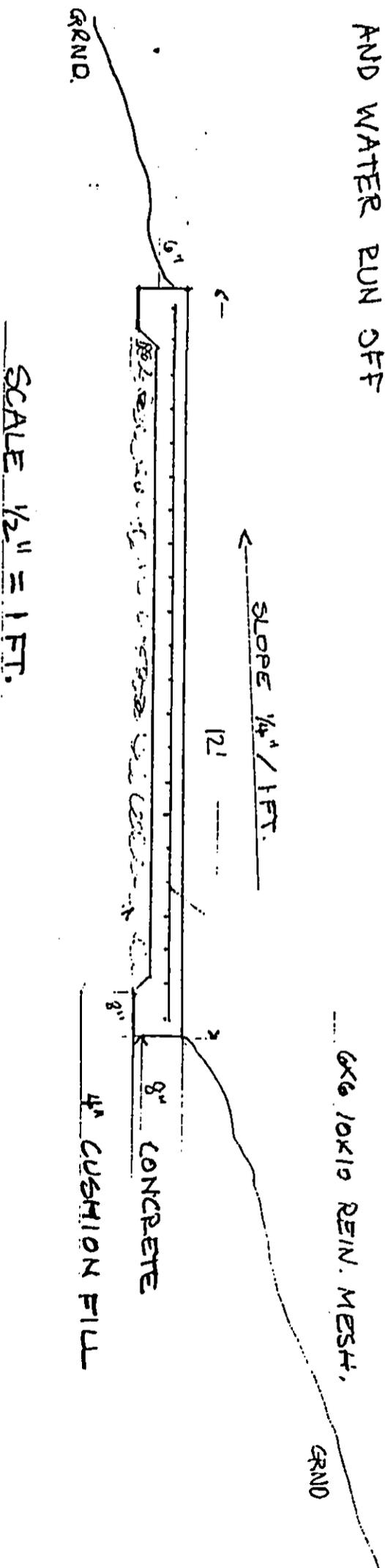
11'6"

DOCUMENT CAPTURED AS RECEIVED

TYPICAL DRIVEWAY SECTION

EXHIBIT G

NOTE: CONCRETE TO BE STRIATED TO ENHANCE TRACTION AND WATER RUN OFF



SCALE 1/2" = 1 FT.

JOHN WAHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

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CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

REF: OCEA: SKK

MAY 25 1993

FILE NO.: OA-3/25/93-2637  
180-Day Exp. Date: 9/21/93  
DOC. NO.: 2823

Mr. Robert D. Slenk  
44-115 Nanamoana Street  
Kaneohe, Hawaii 96744

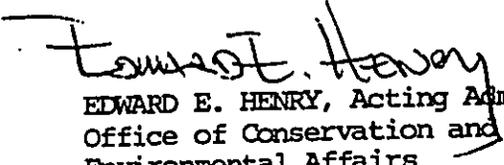
Dear Mr. Slenk:

**SUBJECT:** Environmental Assessment for Conservation District Use  
Application No. OA-3/25/93-2637 for a Single Family Residence and  
Accessory Uses at Kaneohe, Koolaupoko, Oahu, TMK: 4-4-13: 59

This letter is to inform you that the 30-day review period for your draft environmental assessment ended on May 23, 1993. As such, you will need to incorporate the two attached letters into your final environmental assessment, and respond to the questions raised by the City and County of Honolulu, Department of Land Utilization and Planning Department. You will need to provide 5 copies of the environmental assessment, and should submit them within a week to the Department.

Please feel free to call Roy Schaefer of our Office of Conservation and Environmental Affairs, at 587-0377, if you have any questions.

Very truly yours,

  
EDWARD E. HENRY, Acting Administrator  
Office of Conservation and  
Environmental Affairs

Attachments

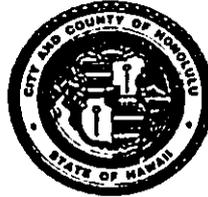
UEA

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

03 APR 29 AM 11:20

FRANK F. FASI  
MAYOR

DEPARTMENT OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII



ROBIN FOSTER  
CHIEF PLANNING OFFICER

ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

MM 4/93-958

April 27, 1993

Honorable Keith W. Ahue, Chairperson  
Board of Land and Natural Resources  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

RS

UEA

APR 29 11:20 AM '93

LIBBY

Dear Mr. Ahue:

# OA-2637

Conservation District Use Application for a  
Single-family Residence, Garage, Landscaping,  
Driveway and Swimming Pool at  
Kaneohe, Koolaupoko, Oahu, Tax Map Key: 4-4-13: 59

In response to your letter of April 7, 1993, we have reviewed the subject application and have the following comments:

The proposed project would conflict with the Koolaupoko Development Plan Land Use Map which designates the subject site for Preservation. The extent of encroachment into Preservation lands is considerable. We are concerned that the proposed residence would result in a significant visual impact to the surrounding area. In this case, the proposed 6,000+ square-foot, single-family residence is four times the size of a typical single-family home within Urban areas. The garage, driveway and swimming pool would further extend the impact.

The applicant's submittal should disclose the amount of grading that will be undertaken and should address the resulting impacts this may have on adjacent areas. The application should also include a contour map showing the proposed structures in relationship to the ridge top; a map indicating the orientation of the view photos; and the identification of soil types on the subject site which would have a direct bearing on erosion hazards.

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

73-13426  
Keith W. Ahue, Chairperson  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
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AQUACULTURE DEVELOPMENT  
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CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

FILE NO.: OA-3/25/93-2637  
180-Day Exp. Date: 9/21/93  
DOCUMENT NO.: 2509

APR 7 1993

SUSPENSE DATE: 21 Days

The Honorable Donald Clegg, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

RE: CONSERVATION DISTRICT USE APPLICATION for a single  
family residence, garage, landscaping, driveway, and  
swimming pool

Attached please find Conservation District Use Application No.  
OA-3/25/93-2637 and our Department's notice to the applicant.  
We would appreciate your review, and receiving your comments, at  
your earliest convenience. Please note this is a three-page  
form. Page 2 is to be limited to your factual responses. Page  
3 is to be used for comment and recommendation. Page 3 is not  
available for public review.\* (\*Refer to OIP Memorandum dated  
July 18, 1991 to Board of Land and Natural Resources).

Should you have further questions, please call Roy Schaefer our  
Office of Conservation and Environmental Affairs at 587-0377.

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

Very truly yours,

for KEITH W. AHUE

Attachment

APR 1 20

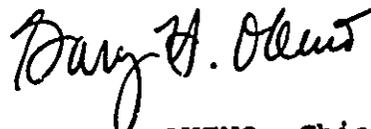
Honorable Keith W. Ahue, Chairperson  
Board of Land and Natural Resources  
April 27, 1993  
Page 2

Also, very steep slopes in excess of 40 percent are dominant on the subject site. It has been our understanding that lands over 40 percent slope are usually placed in the "Limited" or "Protected" subzones.

Thank you for the opportunity to comment. Should you have any questions, please contact Mel Murakami of our staff at 527-6020.

Sincerely,

ROBIN FOSTER  
Chief Planning Officer



By

GARY H. OKINO, Chief  
Community Planning Division

GHO:js

USA

DOC. NO. 0040E

CDUA 15(2)

-20

File No. \_\_\_\_\_

Date: May 11, 1993

RECEIVED

Factual Comment

'93 MAY 11 AM 3:45

RS

The Department of Land Utilization (DLU) granted a variance on April 24, 1980 to permit four lots (Tax Map Keys: 4-4-13: 59, 4-4-20: 15, 16 and 17) to use the same access drive to a flag lot (4-4-13: 59).

In addition, on February 26, 1981, the DLU granted approval for the consolidation and resubdivision of Tax Map Keys: 4-4-13: 59, 4-4-20: 15, 16 and 17. Lot lines were readjusted and easements delineated for access purposes. See attached copy of approved subdivision map.

Please note that this contradicts the applicant's CDUA material, page 3, "Information Required for All Uses - Description of Parcel," Item I.G., which states that "There are no existing covenants, easements or restrictions effecting the subject parcel."

2 MAILING SERVICES  
STATE OF HAWAII

03 MAY 12 AM 8:17

RECEIVED

Signature: Donald Cliff

June 17, 1993

Mr. Robert D. Slenk  
44-115 Nanamoana Street  
Kaneohe, Hawaii 96744

Honorable Keith W. Ahue, Chairperson  
Board of Land and Natural Resources  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

SUBJECT: Environmental Assessment for Conservation District Use  
Application No. OA-3/2593-2637 for a Single Family  
Residence and Accessory Uses at Kaneohe, Koolaupoko,  
Oahu, TMK: 4-4-13: 59

RE: Mr. Edward E. Henry, Acting Administrator, Office of  
Conservation and Environmental Affairs, letter dated  
May 25, 1993.

Dear Mr. Ahue:

The following is in response to questions raise by the City  
and County of Honolulu, Planning Department and Department of  
Land Utilization their letters dated April 27, and May 11, 1993.  
I would like to clarify my intentions and objectives regarding  
the proposed residence.

I believe that the proposed project conforms within the  
guidelines permitted by the Board of Land and Nataural Resources.  
The extent of encroachment into Conservation land is considerable  
but is designed to minimize the impact on the subject parcel. I  
would be utilizing on of the flatest areas on the parcel and also  
maximize the distance between neighbors so as to minimize the  
impact on them. Photo #7.

The proposed dwelling will have surrounding landscaping with  
the use of earth tone colors to minimize visual impact. The  
primary views in the area are Makai and would not be affected.

Photo 2,3,9,10,11 and 12 provide view of homes in the immediate area at similar elevations and size.

The size of the proposed residence includes a large garage, storage, and other rooms in the basement area. this area will be mostly below grade with the exposed lower portion to be obscured with landscaping. The remaining 1-1/2 story, 3,500 SF living area is in keeping with the sizes and configurations of other new homes in the surrounding area. At similar elevations I will further mitigate the potential visual impact by obscuring the house with shrubs and other plants and using earth tone coloring on exterior finishes. The garage is in the basement making it invisible from street level and the driveway and pool similarly will not be seen, with the exception of the beginning portion of the driveway.

I have designed the house and driveway so as to minimize the amount of grading necessary. The driveway will traverse across the hillside to minimize the slope and will be contoured so that rain and ground water will enter the driveway surface on the uphill side, continue across the surface and on down the slope so as to allow for the natural percolation of rainwater into the soil. The position of the driveway, with an ample buffer zone between the drive and adjacent properties, was designed to minimize the potential of erosion problems. The house is designed to that the material excavated can be used on site for landscaping and backfill. This has been done so as to minimize the hauling and subsequent impact on the surrounding areas. The total amount of excavation is estimated to be approximately 650 cubic yards (cy) to be reused on the site. I intend to further minimize the grading and run off impacts by paving the drive and replanting disturbed areas in the first (1st) phase of construction.

The attached contour map, Exhibit "A ", showing the relative position of the proposed site to the ridge line which approximately follows the Western boundary of the property and also positions of other homes and home sites at similar elevations, Exhibit "H". Photos 9,10,11, and 12 show homes at similar elevations and sizes along with a map location the orientation of the view photos.

The map, Exhibit "B" indicates the orientation and position of the view photos 1-12.

According to the U. S. Department of Agriculture Soil and Conservation Service, (SCS),<sup>1</sup> soils in the subject property consists of alaeloa silty clay (ALF). The alaeloa series consists of well drained soils on uplands. These soils developed in material weathered from basic igneous rock. Runoff is rapid to very rapid, the erosion hazard is severe. I intend to minimize this hazard by installing siltation fencing along the perimeter of our disturbed soil areas, paving as soon as possible, and replanting disturbed vegetation.

The topography of the subject parcel ranges from almost flat to very steep in certain areas.

Approximately 1% of the parcel is extremely steep 50% + grade, this is located in the eastern corner of the property approximately 400 ft. from any proposed work. Another 10% of the property has slopes ranging from 25% to 40% grade which is about 70 ft. from any proposed construction. The remaining 89% of the property ranges from flat to 25% grade. The location of the house and driveway are situated to take advantage of the natural topography so as to minimize grading and subsequent disturbance to the existing environment.

The attached photos illustrate that the proposed residence is similar in size and elevation to other homes and approved Conditional Use permits.

In addition, a Department of Land and Natural Resources map, Exhibit "I", shows that the proposed site is located on a finger of conservation land that is surrounded on 3 sides by urban zoning. Area map, Exhibit "H", shows the relative position of homes in the photos, and Contour map, Exhibit "H", shows the relative elevations and position of homes and approved home sites in the photos.

Previous CDUA statement (pg. 3, item G.) concerning existing covenants, easements or restrictions affecting the subject parcel was in error. Easements affecting subject parcel are as stated by the Department of Land Utilization, letter dated May 11, 1993, attached. Exhibit "J".

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

Sincerely,



Robert D. Slenk

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

KEY TO AERIAL PHOTO WITH TOPOGRAPHICAL  
CONTOUR OVERLAY

- SITE A - Proposed new home site for Slenk residence
- SITE B - Existing homes similar in size and elevatin on the  
and C neighboring ridge
- SITE D - New home site for the DeSilva residence approved for  
building with a Conditional Use Permit - at similar  
elevation
- SITE E - New home site for the Mechler residence approved for  
building with a Conditional Use Permit
- SITE F - Existing homes on the opposite side of the same ridge  
and G at a similar elevation
- SITE H - Existing home on the next ridge to the West at a higher  
elevation and similar in size.

BRIEF EXPLANATION OF PHOTOS

- PHOTO #1 - Shows house lot with building site from intersection Kaneohe Bay Drive and Mokapu Saddle Road.
- PHOTO #2 - Shows houses on adjacent ridge from Kaneohe Bay Drive approximately same size and elevation as proposed residence.
- PHOTO #3 - Shows house on opposite side of ridge approximately same size and elevation as proposed residence.
- PHOTO #4 - Shows only section of Kaneohe Bay Drive the proposed site is visible from.
- PHOTO #5 - Shows the position of driveway entry from top of Mikiola Drive.
- PHOTO #6 - Shows house lot from intersection of Mikiola Drive and Puamohala Street.
- PHOTO #7 - Shows relatively flat area of home building site.
- PHOTO #8 - Shows the area the proposed house would be visible from Kaneohe Bay Drive.
- PHOTO #9 - Shows houses B, C, and building sites D, E, that are at the same elevation and similar size.
- PHOTO #10 - Shows house H at similar elevation and size.
- PHOTO #11 - Shows house G and F on the other side of same ridge.
- PHOTO #12 - Shows another view of house F on the same ridge at same elevation.

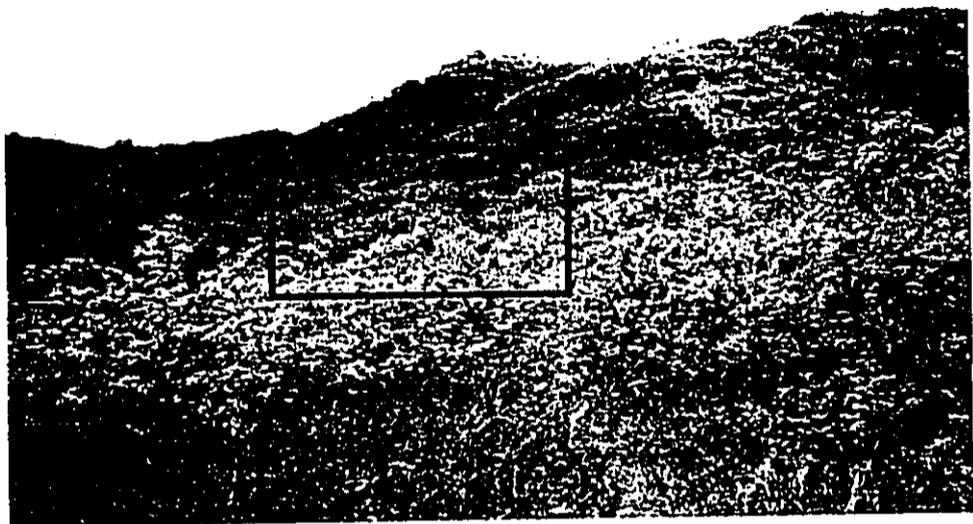


PHOTO 7

"A"



PHOTO 8



PHOTO 9

"B, C, D, & E"



PHOTO 10

"H"



PHOTO 11

"F & G"

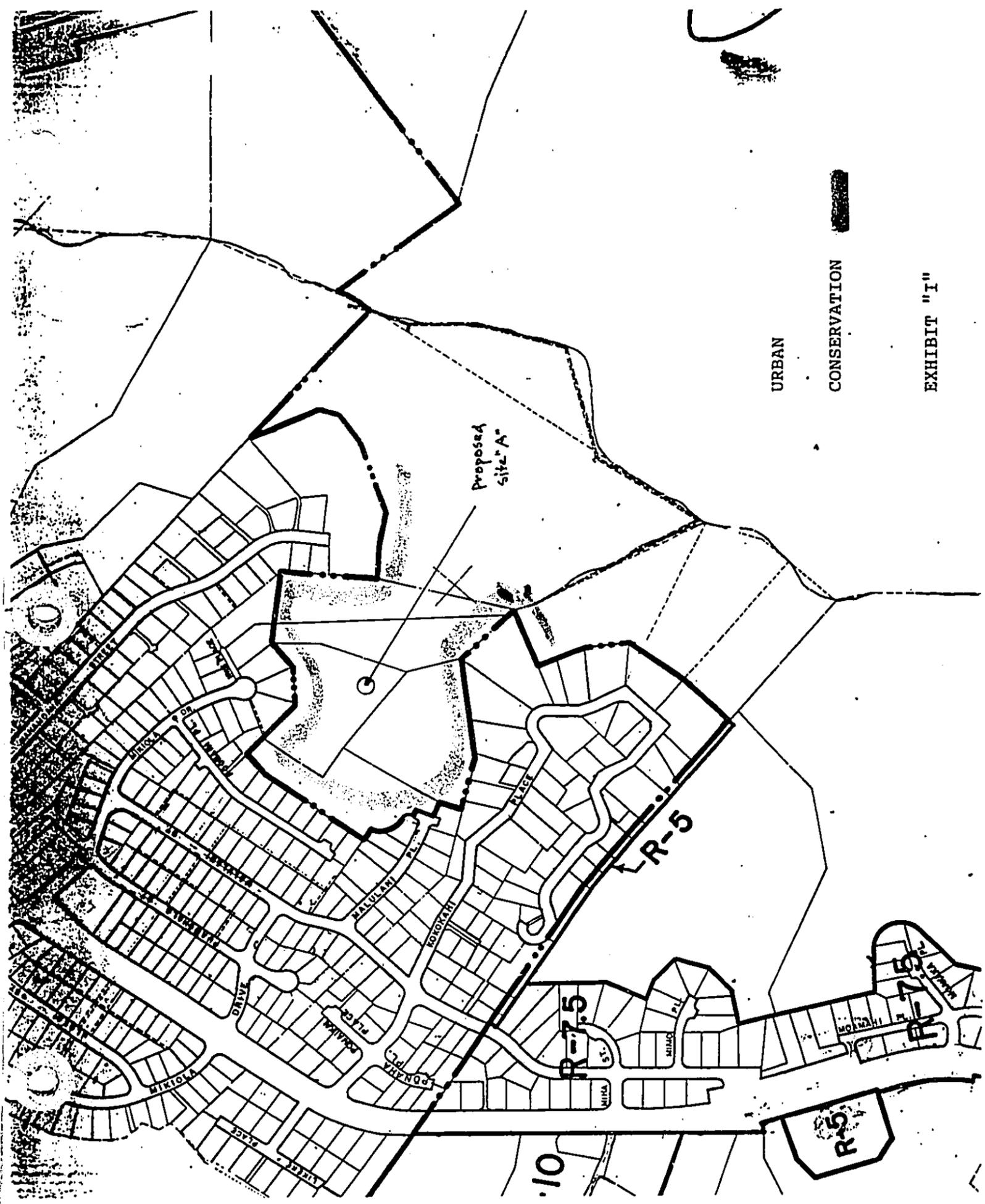


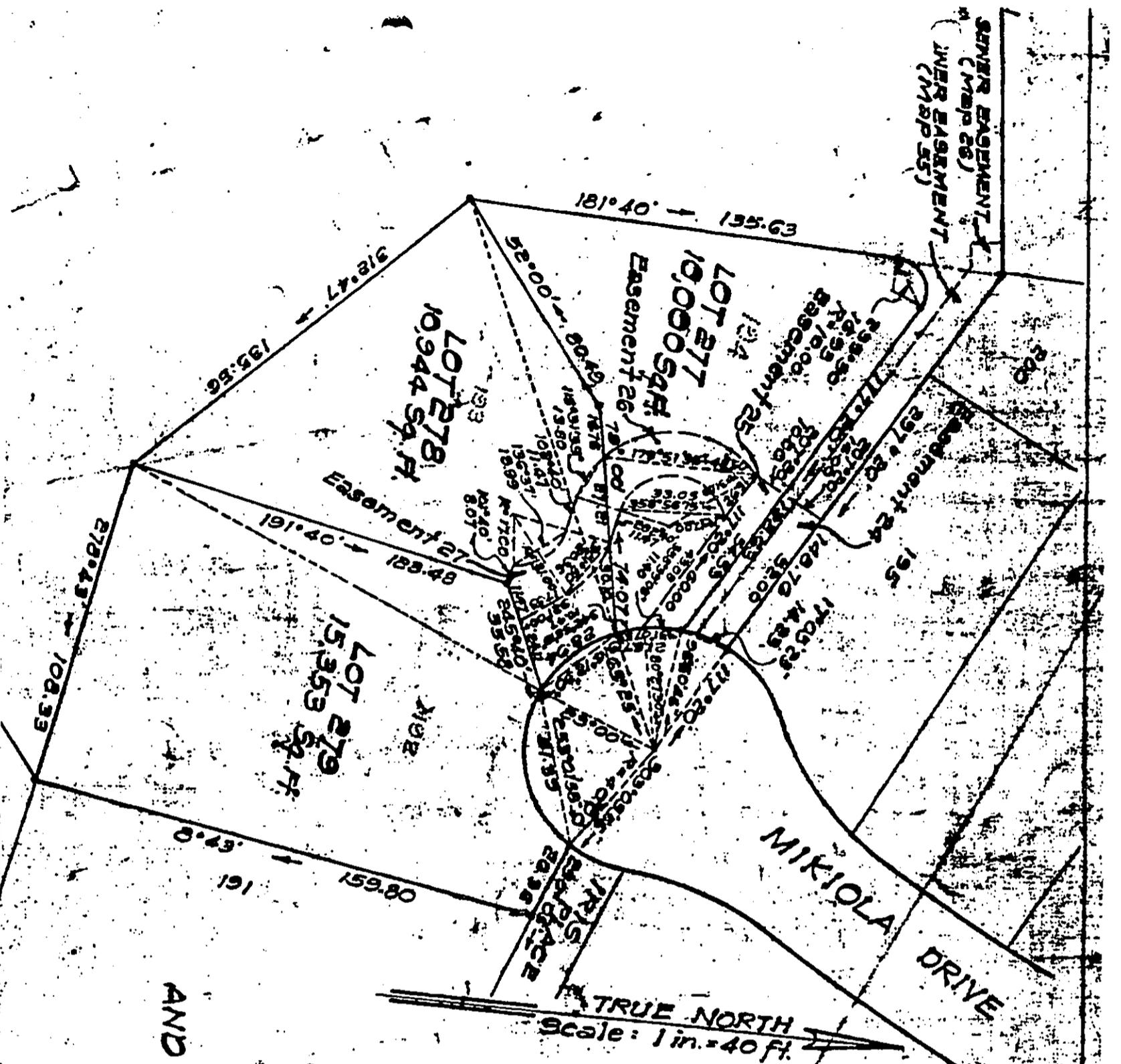
PHOTO 12

"F"



DOCUMENT CAPTURED AS RECEIVED





Exhibit

MAP

LAND COURT  
 STATE OF HAWAII  
 LAND COURT CONSOLIDATIO  
 CONSOLIDATION OF LOTS 192, 193 AN  
 AS SHOWN ON MAP 2  
 AND LOT 251 AS SHOWN ON MA  
 AND RESUBDIVISION OF SAID CON  
 INTO LOTS 276, 277, 278 AND  
 AND DESIGNATION OF EASEME  
 24, 25, 26 AND 27 FOR ROADWAY PU