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BENJAMIN J. CAYETANO  
Governor of Hawaii



Chairperson  
MICHAEL D. WILSON  
Board of Land and Natural Resources

RECEIVED

Deputy Director  
GILBERT COLOMA-AGARAN

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

95 MAY 25 11:02

REF: OCEA:RS

P. O. Box 621  
Honolulu, Hawaii 96809

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

- Aquaculture Development
- Aquatic Resources
- Boating and Ocean Recreation
- Bureau of Conveyances
- Conservation and Environmental Affairs
- Conservation and Resources Enforcement
- Forestry and Wildlife
- Historic Preservation
- Land Management
- State Parks
- Water and Land Development

In reply, please refer  
to FILE NO.: OA-2765

MAY 25 1995

MEMORANDUM

TO: Mr. Gary Gill, Director  
Office of Environmental Quality Control

FROM: Michael D. Wilson, Chairperson *Michael D. Coloma-Agaran*  
Board of Land and Natural Resources

SUBJECT: Document for Publication in the OEQC Bulletin Final  
Environmental Assessment for Conservation District Use  
Application OA-2765 to Upgrade and Renovate Single Family  
Residence Facilities at Tantalus, Oahu, TMK: 2-5-15:4, 5

The above mentioned proposed use requires an environmental  
assessment in accordance with Title 11, Chapter 200 of the  
Environmental Impact Statement Administrative Rules. The  
Department has declared a Negative Declaration based on our review  
of the Final Environmental Assessment.

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.

69

1995-06-08-DA-PEA-Dillingham single family residence  
conservation district use permit JUN 8 1995

*Final*  
ENVIRONMENTAL ASSESSMENT FOR  
DILLINGHAM SITE DEVELOPMENT PROPOSAL  
TANTALUS, OAHU  
T.M.K.: 2-5-15:4 & 5

Submitted by:

First Hawaiian Bank Trust - Real Estate  
P.O. Box 3708  
Honolulu, HI 96811

Prepared by:

John Bowen Designer, Inc.  
1127 Bethel Street, Suite 16  
Honolulu, HI 96813

January 1995

## 1.0 INTRODUCTION

### 1.1 Purpose:

To support a Conservation District Use Application (CDUA). Parcels where proposed actions are to take place (164 Poloke Place, T.M.K. 2-5-15:4 & 5), are located in a state conservation district.

### 1.2 Applicant:

Harold Dillingham Jr. and The First Hawaiian Bank Trust - Real Estate.

### 1.3 Approving Agency:

The State Department of Land and Natural Resources (DLNR). Area of proposed action is in a state conservation district, resource subzone.

### 1.4 Agencies Consulted:

Preliminary plans were submitted to these following agencies for review:

Based on recommendations from these agencies, the proposed actions were revised.

## 2.0 Project Summary

### 2.1 Existing:

(See sheet A-2) The site of proposed action is located on Tantalus, Makiki, Oahu and is composed of 2 parcels, (T.M.K. 2-5-15:4 & 5) both owned by the applicant (See sheet A-1). There are two existing structures on site consisting of a main house and garage (164 Poloke Place), and a guest cottage (164A Poloke Place). Access to the two houses is provided by a driveway that runs along the property line between the two parcels, straddling both parcels (See sheet A-2). A new secondary access driveway exists on T.M.K. parcel 2-5-15:5 to provide access to two adjacent properties (168 Poloke Place, T.M.K. 2-5-15:22 Charles and Allison Holland; 169 Poloke Place, T.M.K. 2-5-15:3 Robert and Judy Buntin). A CDUA was filed and approved for construction of this driveway (See DLNR file #OA-5/15/93-2645). Adjacent property owners' use of this driveway is protected by an easement. (See Appendix A)

### 2.2 Proposed: (See sheet A-3)

Applicant proposes to upgrade and renovate existing facilities to improve their utility and function while preserving the existing overall character of the area. Proposal is submitted as an overall master plan and includes all future planned renovation and upgrades to parcels in their entirety as envisioned by applicant.

Specifically, proposal includes:

- a) Reconfigure existing private drive to main house to reduce steep grades and allow gentler access and better vehicle and water drainage control.
- b) Relocate existing deteriorating garage to area less obtrusive with better vehicular access and provisions for an additional vehicle.
- c) Remove unnecessary existing concrete walls, slabs, walkways, paving and steps.
- d) Provide for covered lanai connected to existing main house with surrounding deck.
- e) Provide an area for cars to park behind guest house with a "grass permeable" type of paving.
- f) Building an entry gate to proposed private drive with low walls to control access and indicate a private driveway.
- g) Limited re-grading only as needed to facilitate the above six items.

### 3.0 PROJECT BACKGROUND:

#### 3.1 Site History:

Subject parcels (T.M.K. 2-5-15:4 & 5) were originally three separate parcels each with one single family residence on site. Subsequently, two of the parcels (T.M.K. 2-5-15:3 & 4) were consolidated into one (T.M.K. 2-5-15:4). The residence on the remaining lot (T.M.K. 2-5-15:5) was, according to Mr. Dillingham, destroyed by fire leaving only the foundation slab (~20' x 20'). Both parcels were purchased by applicant in 1945.

The existing two residences, accessory structures and driveway to the main residence were constructed between 1900 and 1928. Since then, the only new construction has been the addition of a concrete access drive in parcel T.M.K. 2-5-15:5 that allows separate access to two neighboring parcels (T.M.K. 2-5-15:22 and 2-5-15:3) without having to utilize the applicant's private driveway. A CDUA was submitted and

approved in 1993 (See file DLNR OA-5/18/93-26 45). Presently all existing uses on site are the same as existed prior to October 1, 1964, the date the Conservation district was established. This would, per Hawaii Administrative Rules Title 13, qualify the present existing uses on site as "non-conforming".

### 3.2 Zoning:

The subject properties are located in the State of Hawaii declared Conservation District Resource Subzone. The City and County of Honolulu designates this area as Preservation, P-1 zoning (Restricted Preservation).

The purpose of the Conservation District is to preserve the state's natural and scenic resources through the "judicious development and utilization" of these resources. The resource subzone, in particular, seeks to "develop with proper management areas to ensure substantial use of the natural resources of these areas".

According to Conservation District Resource Subzone guidelines, residential dwellings may be permitted as conditional uses. As such, minor improvements and or repairs to these conditional uses have, on the whole, been allowed by the state. Furthermore, the proposed changes to the existing structures, additions to accessory structures and re-configuring the existing driveway would be considered simply as alterations to an existing use, not a new use.

### 3.3 Master Plan:

Overall, it should be emphasized that the proposed actions represent all present and future planned development of the site. Further improvements are not envisioned by the applicant.

## 4.0 DETAILED DESCRIPTION OF PROPOSED ACTIONS

### 4.1 Reconfigure Driveway:

The existing driveway consists of two narrow concrete strips spaced approximately one car width apart with asphalt infill (See Sheet A-2). The drive starts from the top of the slope, at the end of Poloke Place, and goes straight down the hill, directed straight at the existing main house. Slopes down the drive start at 10% at the top and increases as you proceed downslope to 20% at the bottom. This condition tends to concentrate and accelerate water drainage causing flooding problems during heavy rains. This condition is also a vehicular safety issue especially when considering the drives orientation towards the main dwelling.

Applicant proposes to reconfigure the driveway to a more graceful, non-direct path to the main dwelling, and to regrade the slopes to create a level section halfway down the drive to allow for lower speeds for both cars and drainage. The drive would be constructed of textured concrete similar to that used for the existing access drive, to provide a better vehicular running surface. To further prevent water runoff a trench drain with seepage well is proposed at the bottom of the new drive.

One mature Koa tree is in the path of the proposed driveway and will be removed by professional gardeners before start of construction. Grades will be altered through a cut and fill operation using bulldozer/backhoe type of equipment. Approximately 270 cubic yards will be excavated. Estimates indicate all material will be used as fill on site, however, any balance will be disposed of off-site in strict accordance with all applicable Federal, State and County regulations. The driveway will be approximately 12 feet wide and 130 feet long with slopes varying from 8% to 20%.

Following completion of the driveway, a dry well will be excavated. Clean aggregate will be placed in the bottom of the excavation and pre-cast concrete masonry units (CMU) or rings will be installed to form the sides of the dry well. Aggregate will be placed between the CMU or rings and the sides of the excavation to facilitate drainage from the dry well.

The dry well was designed using data from a drainage study done of the proposed driveway (See Appendix B). The well is designed to accommodate flow during a 10-year recurrence interval storm event, approximately .846 cubic feet per second. This design criterion was based on City and County Department of Public Works Storm Drainage Standards (March 1986; Revised May 1988). Because the proposed dry well's width will exceed its depth, it does not require an underground injection control (UIC) permit.

A number of configurations were considered but, were rejected because of reduced practicality (too steep a grade or a bad orientation relative to the main dwelling, etc.) or a greater negative impact (removal of more trees or unrealistic grading requirements, etc.). It also should be noted that the existing Koa tree to be removed has been determined to be already infested with a virus that will soon kill the tree. Another healthy 25-30 gallon size tree will be planted on the site to replace this tree.

#### 4.2 Garage Relocation:

The existing one car garage and storage shed is presently deteriorating and in need of replacement. Due to applicant's age and physical condition, there is need for accommodation for an additional vehicle for medical personnel and/or assistant. Present location will not allow for a larger garage without blocking the main dwelling. A new location was proposed that would not only provide for easier vehicular access, but would also have less of a visual impact, preserving the low density, "wooded" feel

of the existing neighborhood (See sheet A-3). By moving the garage to the upslope side of the turnaround area, the entire structure would be better sheltered from direct view compared to its present position. This would also provide for less vehicular obstruction in the turn around area. The color style and materials of the structure will also be matched to the existing house (See sheet A-5). Refuse truck pick-up would still be accessed from the existing access drive and turnaround adjacent to applicant's neighbors (168 and 169 Poloke Place) (See sheet A-3). Five kukui and one guava tree will need to be removed and 6, 25-30 gallon replacement trees will be planted to allow the garage relocation.

#### 4.3 Miscellaneous Structure Removal:

The existing site contains several structures that are no longer needed and which will, if removed, improve the unobstructed percolation of water into the soil and help to restore the original character of the site (See sheet A-2).

Structures to be removed:

a)	Concrete Slab	360	sq. ft.
b)	Paved Walkway	495	sq. ft.
c)	Existing Concrete Drive to Main House	1,335	sq. ft.
d)	Turnaround	390	sq. ft.
e)	Garage & Shed	435	sq. ft.
f)	Various Walkways	230	sq. ft.
g)	Concrete Stairs	<u>90</u>	sq. ft.
	<b>TOTAL</b>	<b>3,335</b>	<b>sq. ft.</b>

All demolition work is to be done during working hours coordinated with neighboring residents. Any and all debris to be disposed of will be done according to all applicable Federal, State and County ordinances.

#### 4.4 Lanai/Deck Addition:

Existing main house and accessory structures are built on generally sloping land with small terraced areas accessible by stairs. Present physical condition of applicant requires occasional wheelchair use which makes almost all outdoor areas surrounding the home inaccessible. Applicant proposes to build a deck adjacent to existing dining room and kitchen with a covered lanai area that can be easily accessible from the house interior (See sheet A-3 & A-4). The deck and lanai will be constructed in the color, style and materials to match the existing main house. The applicant also proposes to remove existing concrete and wood stairs, walkways and terraces between existing garage and kitchen and fill level with existing entry garden to allow direct access to new deck from there. Paving in this area will be a water permeable sand,

gravel and masonry paving to match existing entry garden paving. These improvements will greatly simplify the accessibility of entry and egress while providing increased utility of site and structure.

4.5 Parking Area Additions:

Proposed and existing access drives to site do not allow for any place for residents of guest house to park their vehicles on site without blocking passage of other vehicles. Existing lawn area behind guest house between property line and house is proposed as the best area for this. The wet conditions in the Tantalus area, however, make any regular vehicular passage over grass very damaging to both grass and soil. The applicant proposes to use a water/grass permeable, "grasscrete" type of paver to stabilize this area, and a minimal concrete drive apron (125 sq. ft.) to access this area from the existing concrete access drive. Proposed paving will allow for grass and water to penetrate through the paving surface, preserving the overall character of the area, while allowing vehicles to pass with minimal damage to grass and soil.

4.6 Entry Gate and Low Walls:

Presently, Poloke Place access is shared by four residences. While the newly constructed existing access drive may provide better, more private access to applicant's neighbors, there is still no way to direct or control access to applicant's private drive. The applicant proposes to build an access gate with low walls to provide this control (See sheet A-3 and A-5). The walls would be built of CMU with a concrete foundation and be veneered with moss rock facing to coordinate with the existing character of the site.

5.0 **DESCRIPTION OF AFFECTED ENVIRONMENT AND INVESTIGATION OF POTENTIAL IMPACTS**

5.1 Existing Conditions:

a) **Geology, topography, and climate.**

The applicant's property is located approximately 3,000 feet downslope from Tantalus peak, at an average elevation of about 1,500 feet. The existing land slopes range from approximately 21 percent to 33 percent. Rainfall in the area averages about 120 inches per year; average monthly rainfall is about eight to twelve inches.

The U. S. Department of Agriculture Soil Conservation Service (Soil Survey of the Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. August, 1972) classifies the soil in the area as Tantalus silt loam. This soil has developed from volcanic ash and weathered cinders and its characteristics may vary significantly within

short distances. It is fairly permeable and well-drained; the erosion hazard is classified as moderate.

Runoff from the property is by sheetflow, generally from the northwest toward the southeast. Large storms routinely result in ponding of water at the lower end of the existing driveways near the main residence garage.

**b) Flora and Fauna**

The property is covered in some areas by a five to six foot high stand of scrub vegetation. Common species in the area of the proposed alignment are ginger, bamboo, ti, and banana. About thirty mature trees, reaching heights of 30 feet, are found throughout the parcel, including avocado, kukui nut, and guava. The area surrounding the houses are planted lawn areas.

No mammals were observed during two site visits to the property, but based on general information about the Tantalus area, it is expected that resident mammals are limited to feral dogs and cats, and various rodents. Native birds that might inhabit or traverse the area include the endemic Hawaiian short-eared owl or pueo (*Asio flammeus*) and elepaio (*Chasiempis sandwichensis*) (P. Brunner, M.S., personal communication, 1993). Most of the birds in the area are introduced species, such as doves and thrushes. None of these species are on the Federal list of threatened or endangered species. The endangered Hawaiian Hoary Bat (*Lasiurus*) has been reported in the Tantalus area in recent years (P. Brunner, personal communication, 1993). It is unknown whether the bat is a resident of the area, or whether it flies regularly between the different Hawaiian island.

**c) Historical and Archaeological Resources**

The State DLNR Historic Preservation Division was consulted during a previous CDUA (#OA-2645) to investigate the possibility that historical or archaeological resources existed in the vicinity of the proposed actions. Their response (attached as Appendix C) indicated that the only known historic sites in the area are downslope from the project site. Records do not show any site that extend into upper elevations.

**d) Utilities, Infrastructure and Noise Issues**

Electric power and telephone service to the two properties are supplied via overhead lines. Water is supplied by individual rain catchment systems and domestic wastewater is disposed of in individual septic systems. No storm drainage system exists on the applicant's property, or on adjacent parcels. The existing driveways are an extension of Poloke Place, a private road which accesses State-owned Forest Ridge Way. The

existing driveways, and the land beneath it, are owned by the applicant with no recorded encumbrances. Because the property is in a small residential neighborhood surrounded by open space, existing noise levels are very low.

**e) Man-made Structures**

The only improvements on the parcels where the new actions are proposed are the two existing driveways, concrete foundation, approximately 20 feet square, located near the southwest corner of the parcel (the only remaining part of a dwelling that had been abandoned for many years and was recently destroyed by fire), two residences, and associated structures (e.g., walkways, walls, garages, stairs).

**5.2 Potential Construction Impacts and Mitigation Measures**

**a) Potential for Increased soil Erosion and Fugitive Dust Emissions**

Erosion will be minimized through a combination of grading operation specifications (e.g., keying the fill) and temporary and permanent erosion controls. Temporary erosion controls may consist of limiting the areal extent of the excavations and/or installation of siltation curtains. Temporary erosion controls will not be removed until permanent controls are in place and established. Permanent erosion controls will consist of sod or other vegetation. All exposed areas will be planted as soon as final grading has been completed. Grading to final grade will be continuous, and any area in which work has been interrupted or delayed will be planted. The contractor will minimize fugitive dust from the excavation through standard control methods.

**b) Potential Impacts on Flora and Fauna**

None of the trees to be removed are threatened or endangered. The trees will be chipped and used for mulch on the property. In addition, the applicant proposes to plant 7, 25-30 gallon trees on the property after completion of construction to replace those removed.

Wildlife in the area may be adversely affected by increases in the number of people on the property, noise, and other construction-related effects. These impacts, however, will be temporary and short-lived; they are not expected to have any lasting effects on birds or other animals.

The only endangered species that may exist in the general vicinity of the proposed project site is the Hawaiian Hoary Bat. It is unknown, however, if the animal is a resident of the Tantalus area or whether it merely transits the region. In addition, any potential construction-related impacts would be temporary and localized.

**c) Potential Impacts on Historical and Archaeological Resources**

Personnel at the DLNR Historic Preservation Division have indicated that no known historic or archaeological resources are expected near the applicant's property and that construction of the proposed actions should have "no effect" on significant historical or archaeological resources (See Appendix C). However, the contractor will be instructed to cease work if any potentially significant items (e.g., shell or charcoal deposits, burials, paving, or walls) are excavated and contact the State Historic Preservation Division. The supervising engineer will be informed of this contract provision.

**d) Potential Noise Impacts**

Noise levels are expected to increase significantly during the construction period due to use of large earth-moving equipment, cement mixing trucks, and other construction equipment. Adequate provisions for reducing noise levels, day-time, weekday work periods, and obtaining approvals from adjacent land owners should minimize complaints.

**5.3 Potential Post-Construction Impacts and Mitigation Measures**

The proposed actions are not expected to alter the total volume of traffic or number of individuals on the applicant's property or in the adjacent area.

The primary change to the environment following completion of construction activities will be a change in the surface drainage. Runoff associated with the parcel will increase as a result of an increase in the impermeable surfaces. The proposed dry well will collect most of the increased runoff and all the existing runoff that currently drains in the direction of the dry well and disperse it to the subsurface in a controlled manner. The net effect of the dry well is expected to be a reduction in the volume of surface runoff from the property and improved drainage conditions, particularly in the vicinity of the proposed garage.

No long-term effects to flora or fauna are expected. No impacts to the existing infrastructure, utilities, or general population are expected. Overall use of the properties will be improved.

**6.0 DETERMINATION OF NO SIGNIFICANT IMPACT**

6.1 The proposed actions will not cause any permanent impacts to flora, fauna, or habitat. No historical or archaeological sites are expected to be impacted, nor does the project have any socioeconomic implications. No long term impacts on air or water quality are expected. The proposed project will have no effect on the existing infrastructure and no permanent adverse impacts on residents in the surrounding areas.

Increases in noise levels and fugitive dust during construction will be temporary and mitigated to the greatest extent possible. The potential for soil erosion during construction will be reduced significantly by the use of erosion controls. Other temporary impacts, such as wildlife disturbance will be short-lived and reversible.

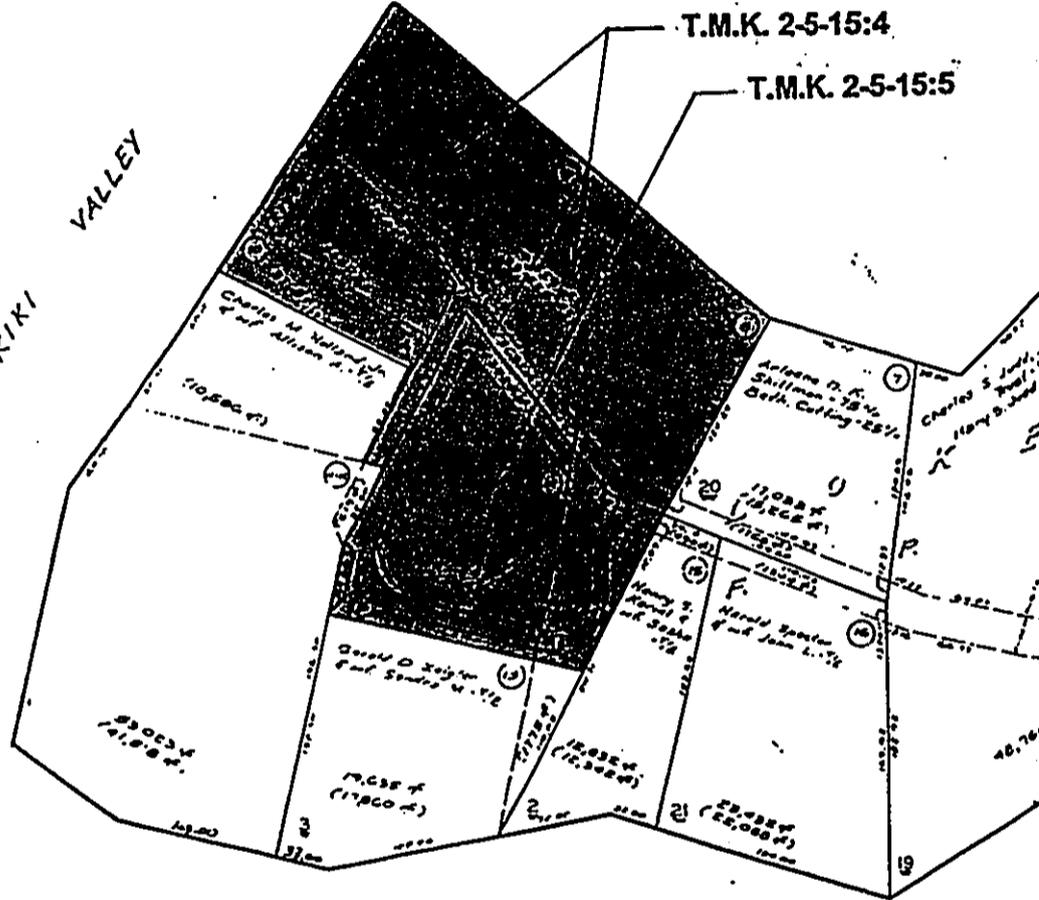
Several positive benefits are likely to result from the project. Vehicular access and safety on the properties will be improved. In addition, installation of the dry well will reduce surface runoff from the property and facilitate better drainage on the applicant's property and adjacent parcels. Reconfiguring the driveway will reduce surface drainage velocities. Introduction of grass permeable surfaces will stabilize the soils while preserving the overall character of the site. Relocation and/or removal of existing structures will clean up and improve the overall appearance of the property.

The overall effect to the public health, safety and welfare will be positive with no significant negative impacts.

MAKIKI VALLEY

T.M.K. 2-5-15:4

T.M.K. 2-5-15:5

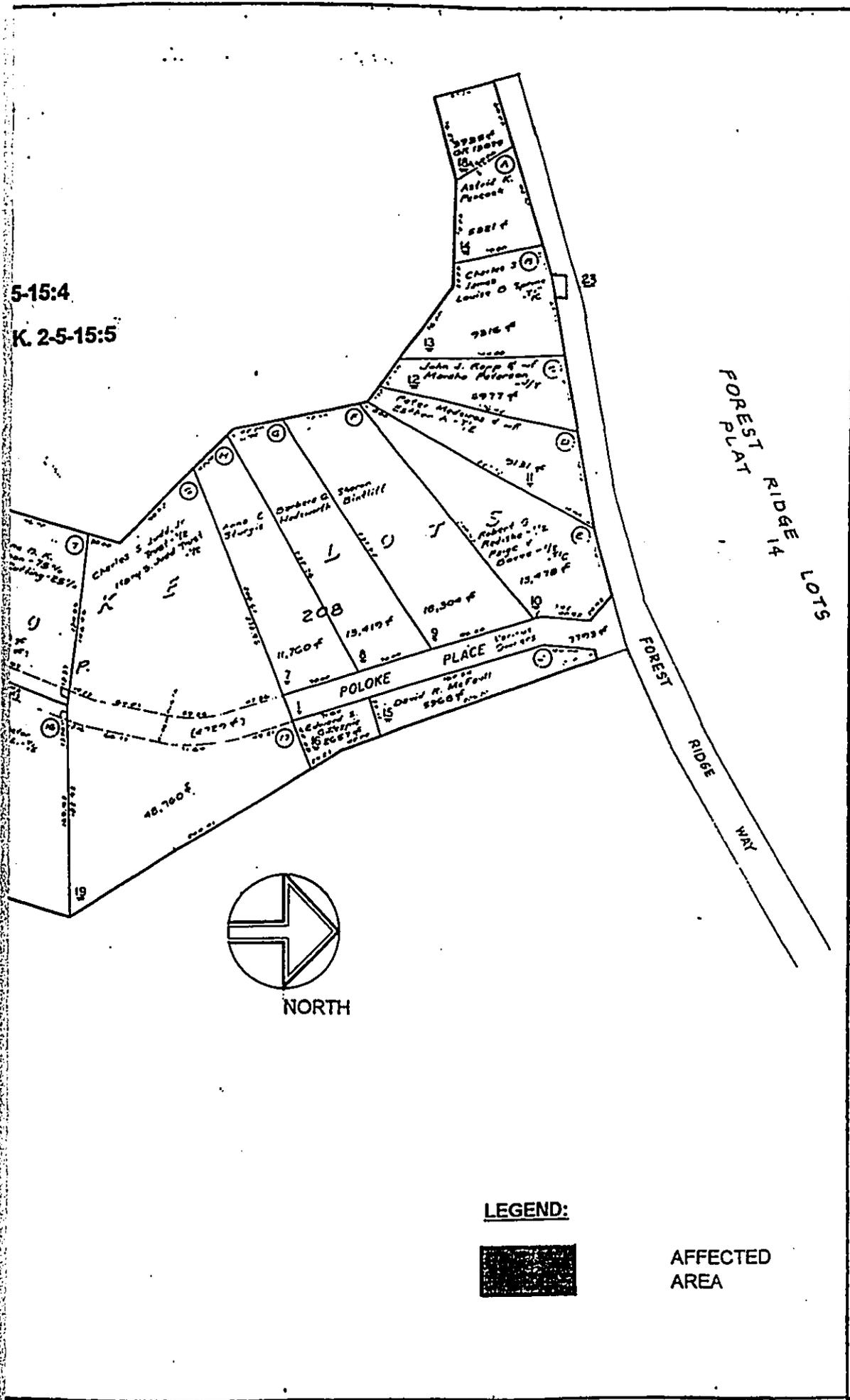


TAX MAP

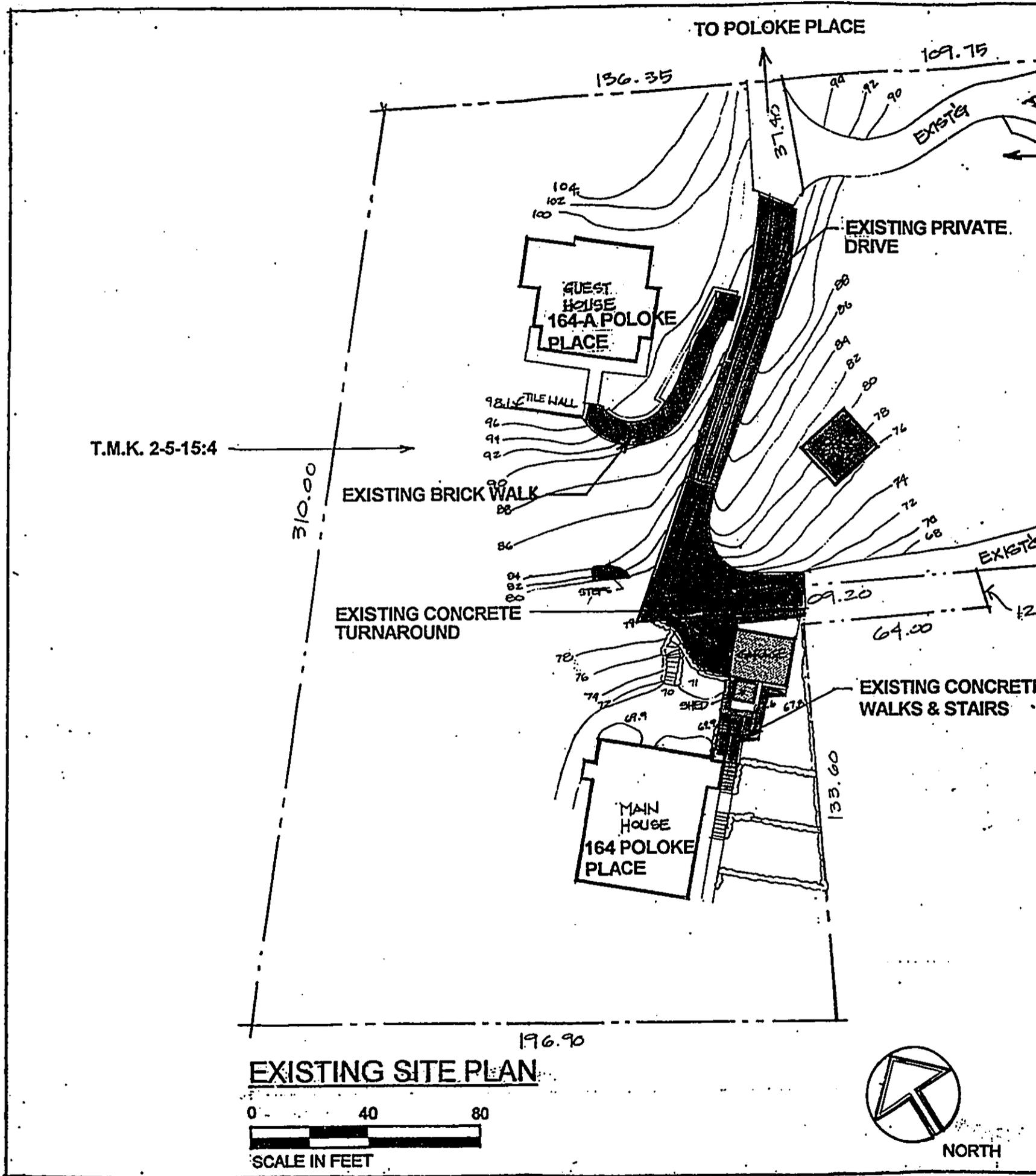
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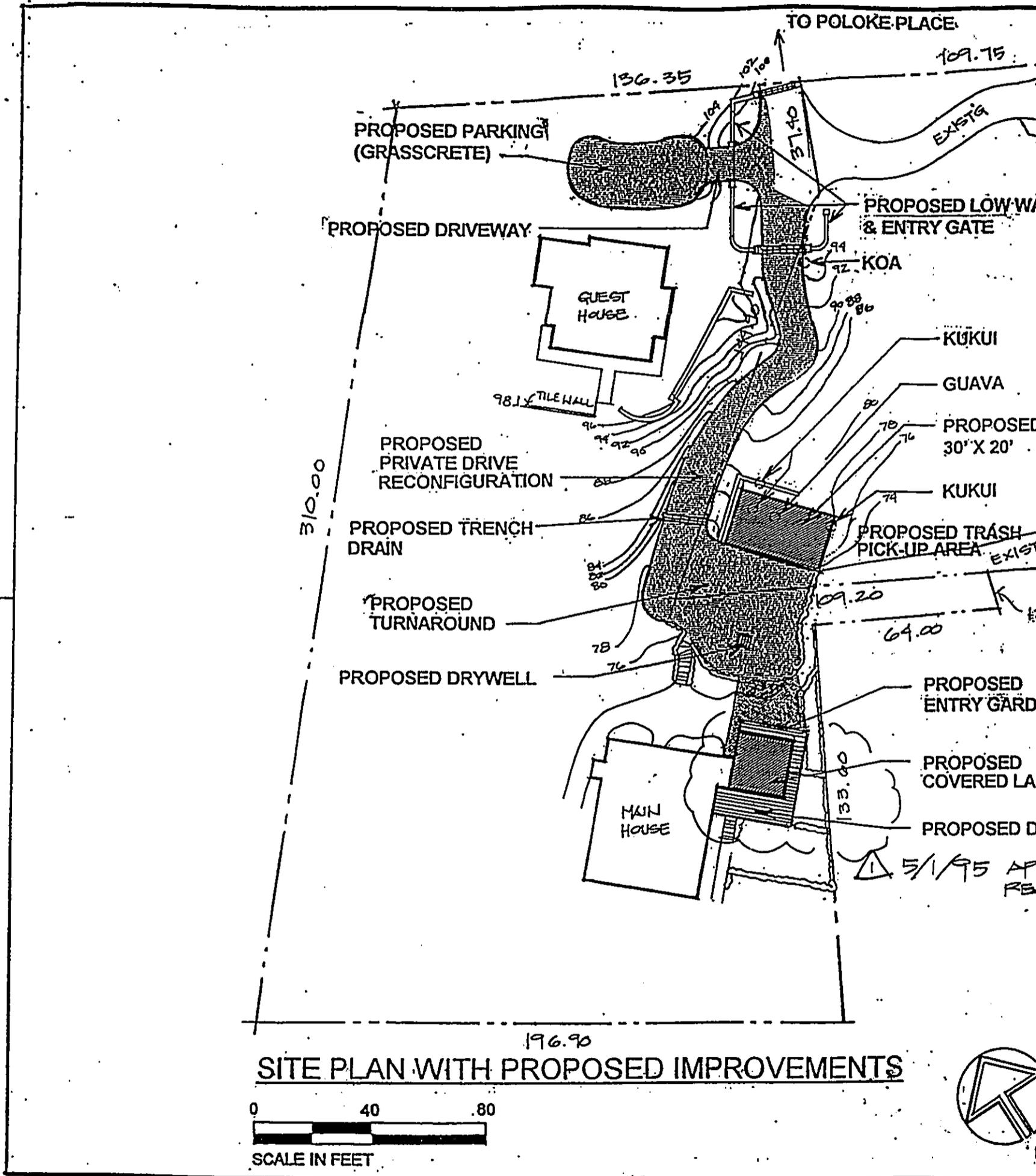
SCALE IN FEET



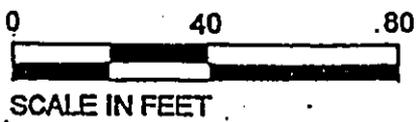
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 <b>JOHN BOWEN DESIGNER, INC.</b>	
Architecture • Interior Design • Construction Consulting •	
1127 Bethel Street Suite 16 Honolulu, HI 96815 Phone: (808) 539-9312	
<b>ENVIRONMENTAL ASSESSMENT FOR: DILLINGHAM SITE DEVELOPMENT PROPOSAL T.M.K. 2-5-15:4 &amp; 5 164 Poloke Place</b>	
Date 9/27/94	
Scale AS NOTED	
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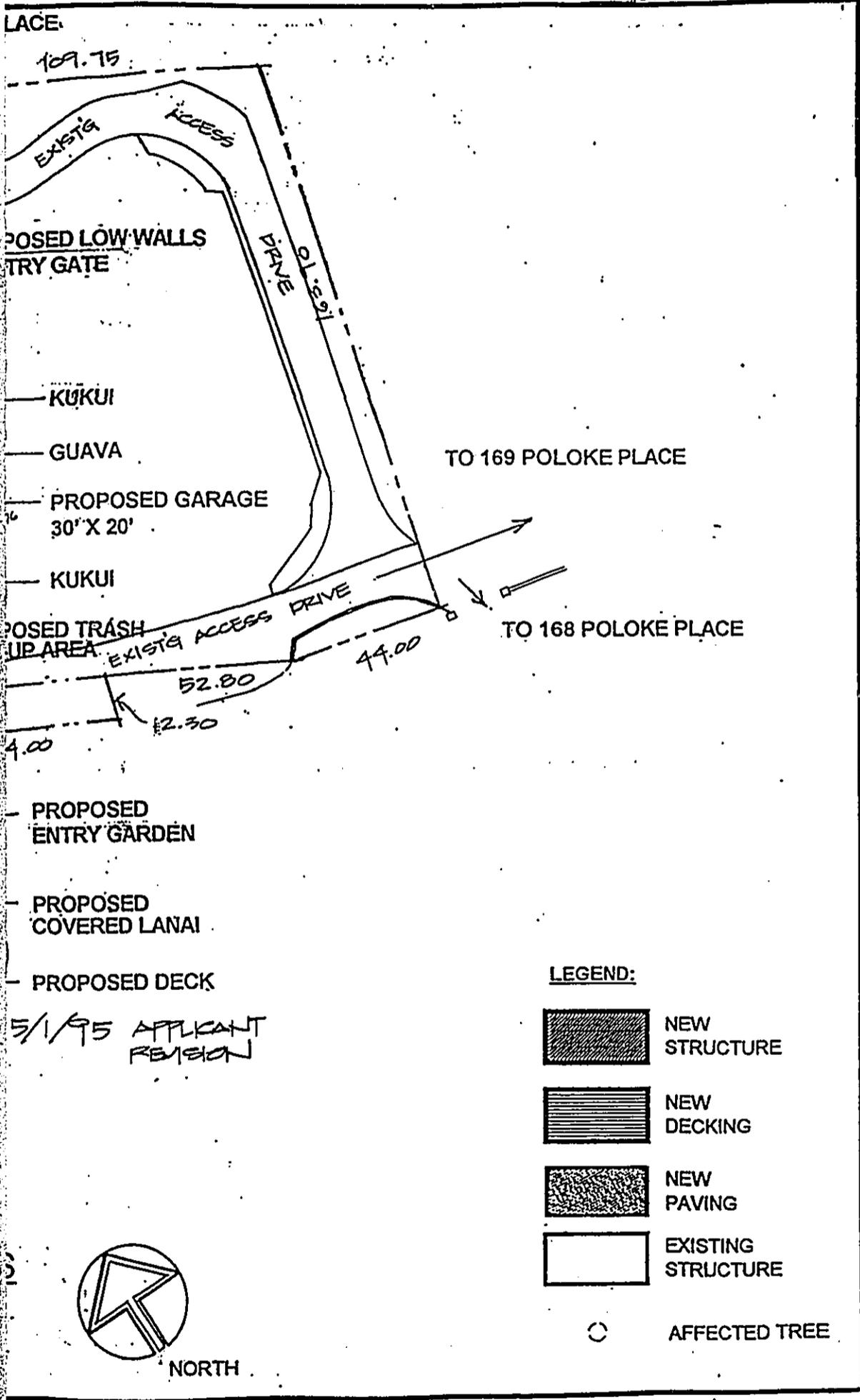


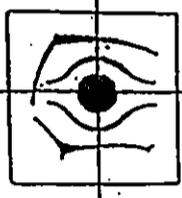


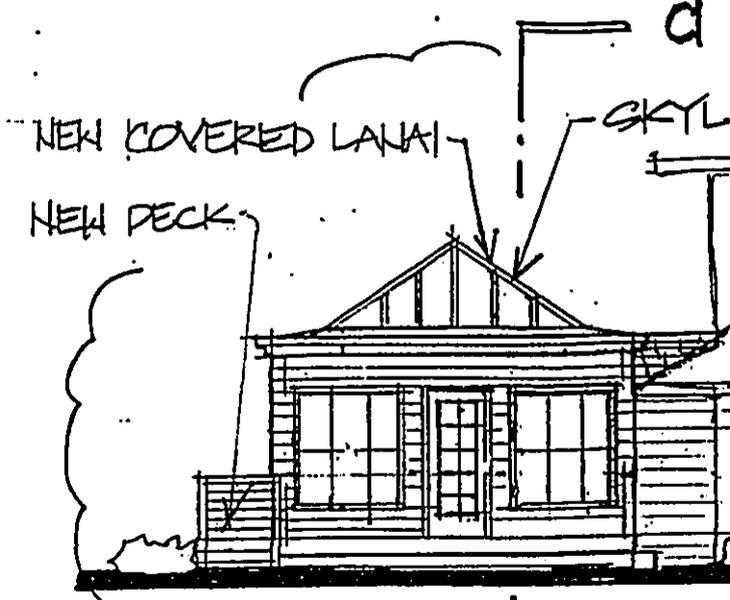


**SITE PLAN WITH PROPOSED IMPROVEMENTS**

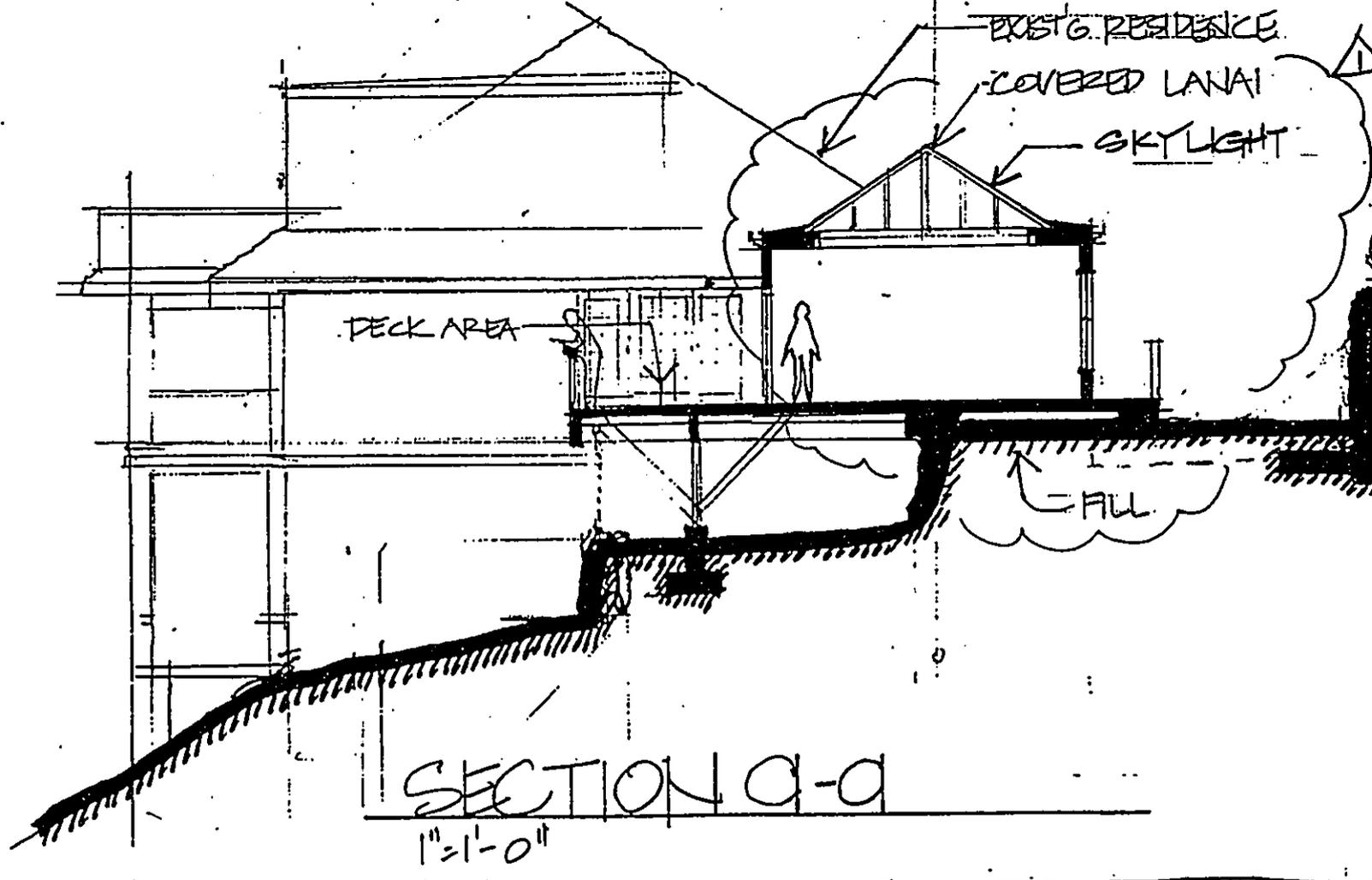


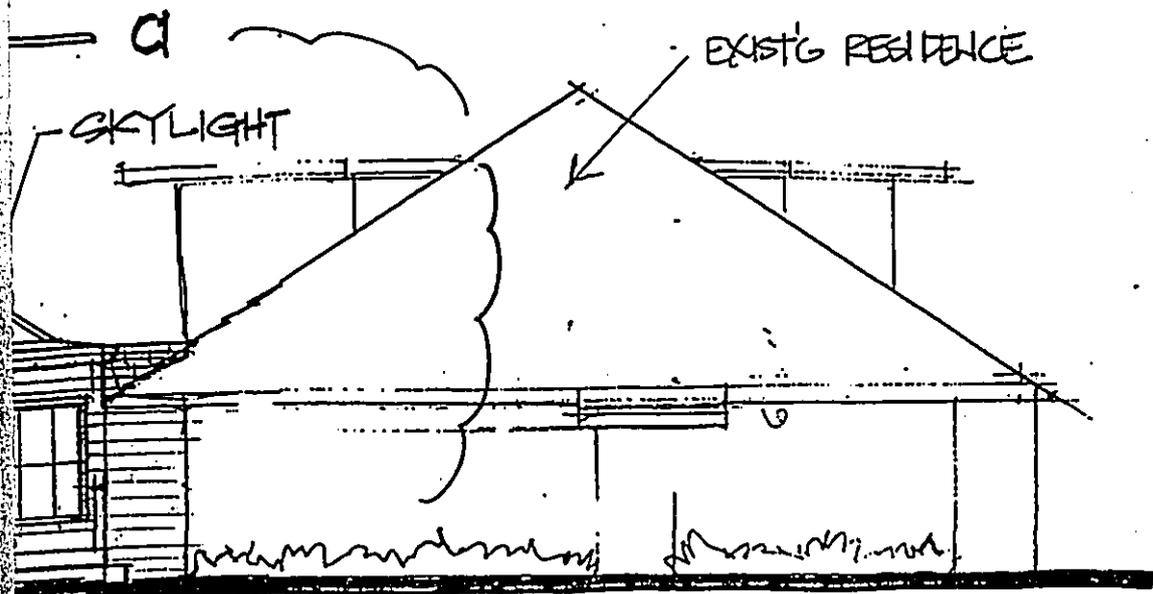


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△ APPLICANT REVISION	R.P.
 <p>JOHN BOWEN DESIGNER, INC.</p>	
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<p>1127 Bethel Street Suite 16 Honolulu, HI 96815 Phone: (808) 559-9512</p>	
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Job 94-058	
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Of	Sheets

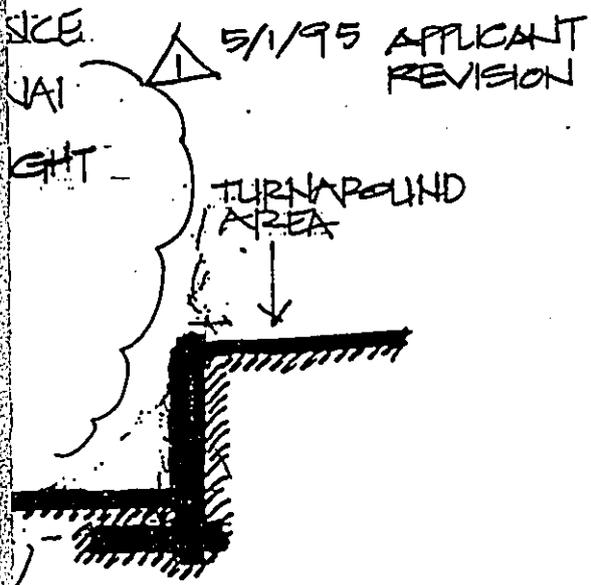


FRONT ELEVATION  
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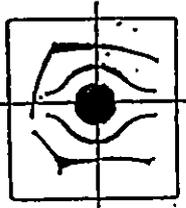




SECTION  
 a-a  
 5/1/95 APPLICANT REVISION



REVISIONS.	BY
APPLICANT REVISION	R.P.



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1127 Bethel Street  
 Suite 16  
 Honolulu, HI 96813  
 Phone: (808) 559-9512

ENVIROMENTAL  
 ASSESSMENT FOR:  
 DILLINGHAM SITE  
 DEVELOPMENT  
 PROPOSAL  
 T.M.K. 2-5-15:4 & 5  
 164 Poloke Place

DATE: 5/1/95

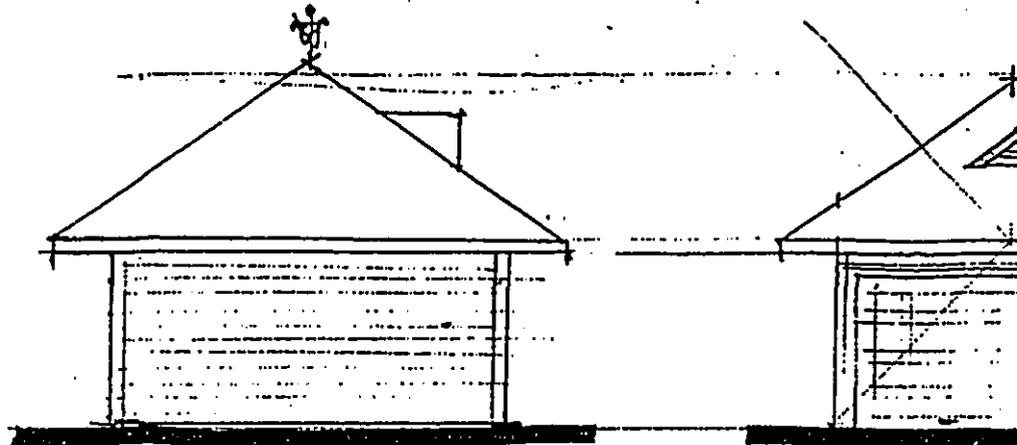
SCALE: AS NOTED

DRAWN: R.P.

JOB: 94-058

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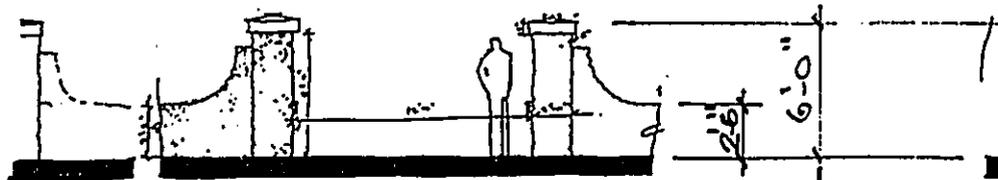
**A-4**



SIDE

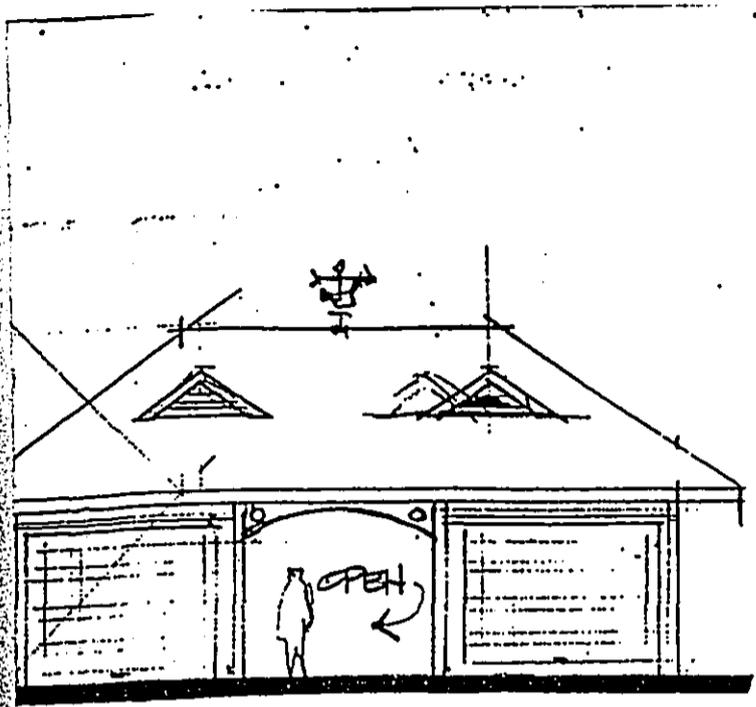
NEW GARAGE ELEVATION

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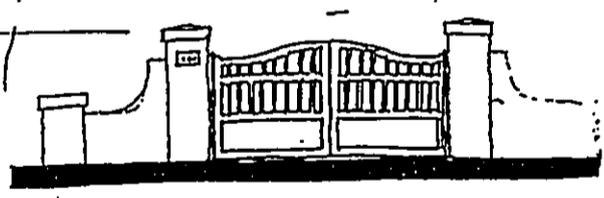
POCKET PL - ENTRY

NEW WALL ELEVATION



FRONT

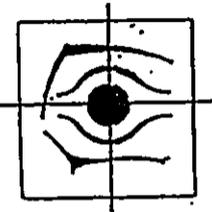
VATIONS



PRIVATE ENTRY GATE

IONS

REVISIONS	BY



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1127 Bethel Street  
Suite 16  
Honolulu, HI 96815  
Phone: (808) 539-9312

ENVIROMENTAL  
ASSESSMENT FOR:  
DILLINGHAM SITE  
DEVELOPMENT  
PROPOSAL  
T.M.K. 2-5-15:4 & 5  
164 Poloke Place

DATE: 9-27-94

SCALE: AS NOTED

DRAWN: R.P.

JOB: 94-058

SHEET:

**A-5**

DRIVEWAY RELOCATION AGREEMENT

THIS AGREEMENT is made this 21st day of July, 1993 among HAROLD G. DILLINGHAM, JR. ("Dillingham"), FIRST HAWAIIAN BANK, as Trustee under that certain unrecorded Harold G. Dillingham, Jr. Revocable Living Trust dated December 28, 1976 ("Trustee"), ROBERT LENARD BUNTIN and JUDY SATOKO BUNTIN (the "Buntins"), and CHARLES M. HOLLAND and ALLISON ALLEN HOLLAND (the "Hollands").

BACKGROUND

1. Trustee is the owner of certain real property located at Poloke, Makiki, Honolulu, Hawaii, bearing Tax Key designations 2-5-15-4 and 5 (the "Dillingham Property") and the Buntins and the Hollands use a portion of this property as a roadway giving access to adjacent parcels of real property owned by them (the "Existing Driveway") as depicted in red on Exhibit "A" attached hereto and made a part hereof.

2. Dillingham, for whose benefit Trustee holds title to the Dillingham Property, desires to relocate a portion of the Existing Driveway to another portion of the Dillingham Property as depicted in red on Exhibit "B" attached hereto and made a part hereof.

AGREEMENT

In consideration of the foregoing and the agreements hereinafter set forth, the parties agree as follows:

1. Dillingham agrees to use his best efforts to obtain all necessary permits and approvals and to construct a new 15-foot wide driveway with concrete pavement 12 feet wide in the area depicted in red on Exhibit "B" (the "New Driveway") in accordance with specifications conforming to government regulations or with such variances as shall be allowed by governmental authorities. All turns in the New Driveway shall comply with the turning-radius requirements of the Refuse Division of the City and County of Honolulu. If a necessary permit for installation of the New Driveway is denied, Dillingham or the Trustee may terminate this Agreement by written notice to the other parties.

2. If Dillingham is able to install the New Driveway, the improvement work will incorporate a storm water drainage system designed appropriately so that drainage flows into the Hollands' driveway and diagonally across their property will not exceed the flows that would otherwise occur under existing circumstances.

EA APPENDIX A

3. At such time as the construction of the New Driveway has been completed, the Buntins agree to surrender, release and quitclaim to the Trustee the portion of the Existing Driveway shown in red on Exhibit "C" and the Hollands agree to surrender, release and quitclaim to the Trustee the portion of the Existing Driveway shown in red on Exhibit "D" in exchange for a grant of a perpetual easement by the Trustee to the Buntins and the Hollands over the New Driveway as shown in red on Exhibit "B". The grant of easement of the New Driveway shall be free and clear of any financial encumbrance and any other encumbrance interfering with practical use of the New Driveway.

4. The grant of easement of the New Driveway from the Trustee to the Buntins and the Hollands shall be in substantially the form of Exhibit "E" attached hereto and made a part hereof. Concurrently with execution and delivery of such grant of easement, the parties shall also execute, acknowledge and deliver a Partial Surrender and Modification of Easement in substantially the form of Exhibit "F" attached hereto and made a part hereof.

5. This Agreement may be signed in counterparts, all of which together shall constitute a single, binding agreement.

The parties have signed this Agreement on the date set forth above.

*Harold G. Dillingham, Jr.*  
HAROLD G. DILLINGHAM, JR.

FIRST HAWAIIAN BANK, Trustee  
as aforesaid

By *Charles M. Holland*  
Its

*Robert Lenard Buntin*  
ROBERT LENARD BUNTIN

*Judy Satoko Buntin*  
JUDY SATOKO BUNTIN

*Charles M. Holland*  
CHARLES M. HOLLAND

*Allison Allen Holland*  
ALLISON ALLEN HOLLAND

**DRAINAGE STUDY**

for

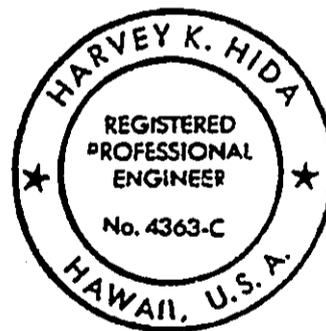
**DILLINGHAM SITE DEVELOPMENT**

**TANTALUS, OAHU, HAWAII**

**TAX MAP KEYS: 2-5-15: 4 & 5**

Prepared by:

**HIDA, OKAMOTO & ASSOCIATES, INC.**  
Consulting Engineers  
1440 Kapiolani Blvd. Suite 915  
Honolulu, Hawaii 96814



November 1994

THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION

*[Handwritten Signature]*  
Signature 11-09-94

**DRAINAGE REPORT  
DILLINGHAM SITE DEVELOPMENT  
TANTALUS, OAHU, HAWAII  
TAX MAP KEY: 2-5-15: 4 & 5**

1. PROJECT DESCRIPTION

The subject project is located on Tantalus, Makiki, Oahu and consists of two parcels (TMK: 2-5-15: 4 & 5), both owned by the applicant (see Exhibit A). There are two existing structures on the site consisting of the following (refer to Exhibit B): 1) a main house and garage; and 2) a guest cottage. Access to the two houses is provided by a driveway that straddles both properties.

The proposed project is to reconfigure the driveway in order to reduce steep grades and to relocate the existing garage to facilitate easier access (refer to Exhibit C).

2. HYDROLOGIC ANALYSIS (refer to Appendix A for calculations)

The construction will consist of the demolition of existing impervious surfaces and the replacement by a new area of impervious surfaces. As a result of the new construction, there will be a net increase in runoff after development. A summary of the calculations are as follows:

Description	Area	Runoff
Existing	0.103 Ac	0.562 cfs
Future	0.155 Ac	0.846 cfs

Therefore, there will be a net increase of  $(0.846 - 0.562) = 0.284$  cfs after construction. This additional runoff shall be dissipated within the site to prevent an increase in runoff offsite.

3. CONCLUSION AND RECOMMENDATIONS

Because there will be a net increase in runoff after development, permanent measures should be taken to remediate the additional runoff. Possible ways of eliminating offsite runoff are through the use of drywells or possibly holding ponds, if space allows for such.

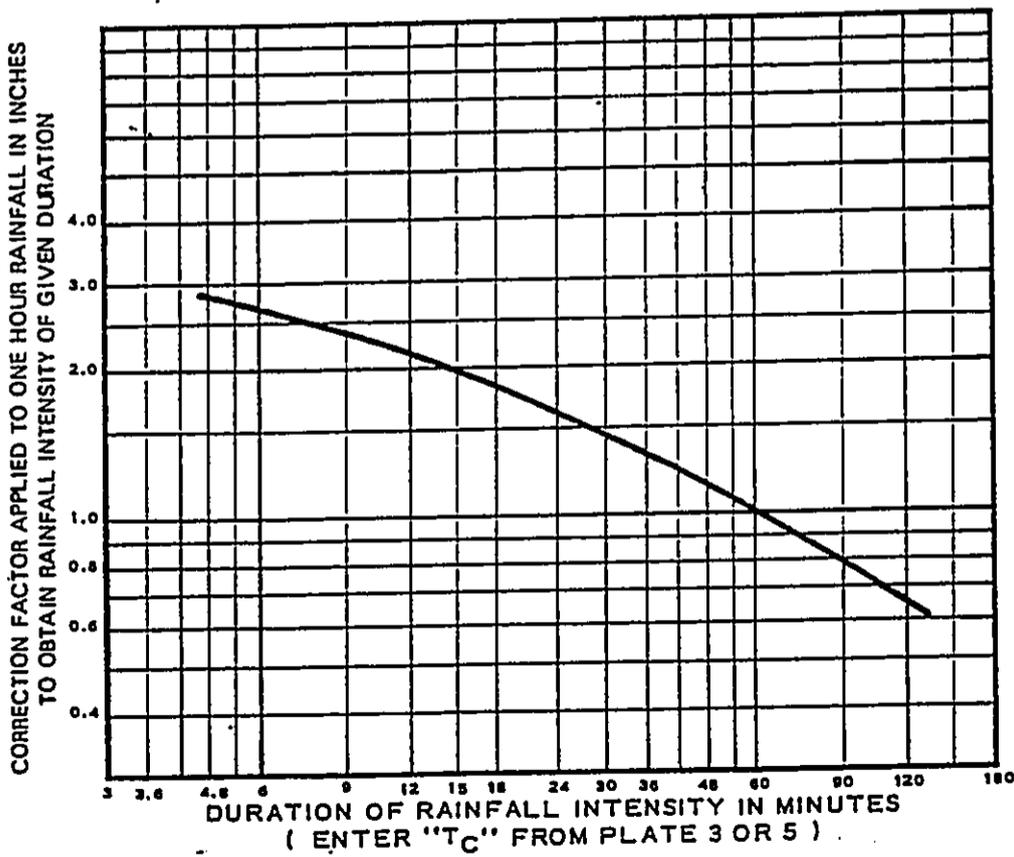
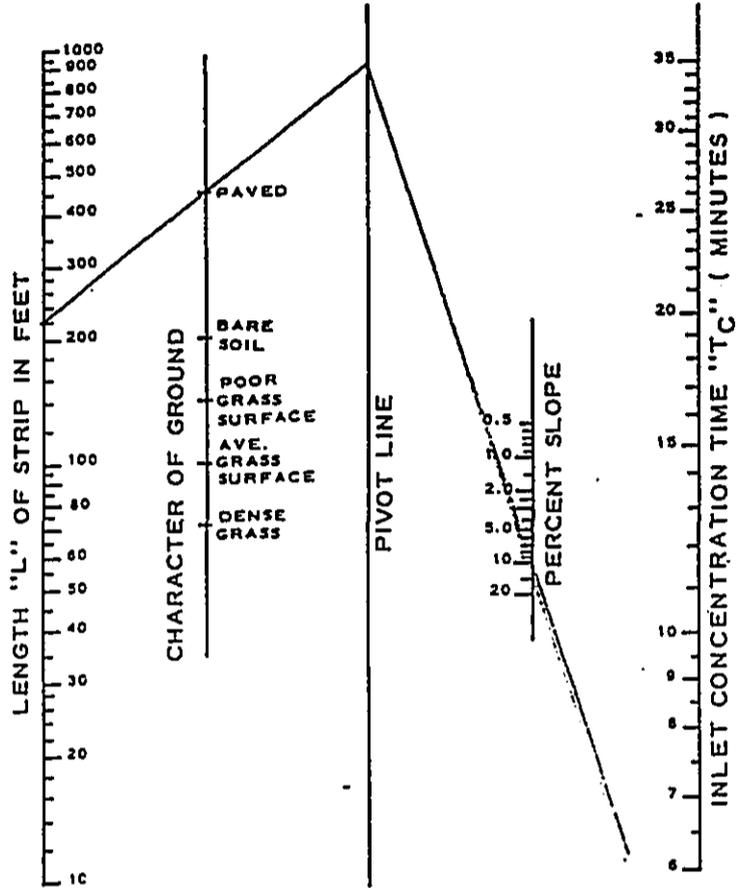
Furthermore, Best Management Practices should be implemented to prevent possible contamination and/or erosion during construction.

REFERENCES

1. Storm Drainage Standards, Department of Public Works, City and County of Honolulu, May 1988
2. Environmental Assessment for Dillingham Site Development Proposal, John Bowen Designer, Inc., September 1994

APPENDIX A  
HYDROLOGIC CALCULATIONS

**Plate 3**  
**Overland**  
**Flow**  
**Chart**

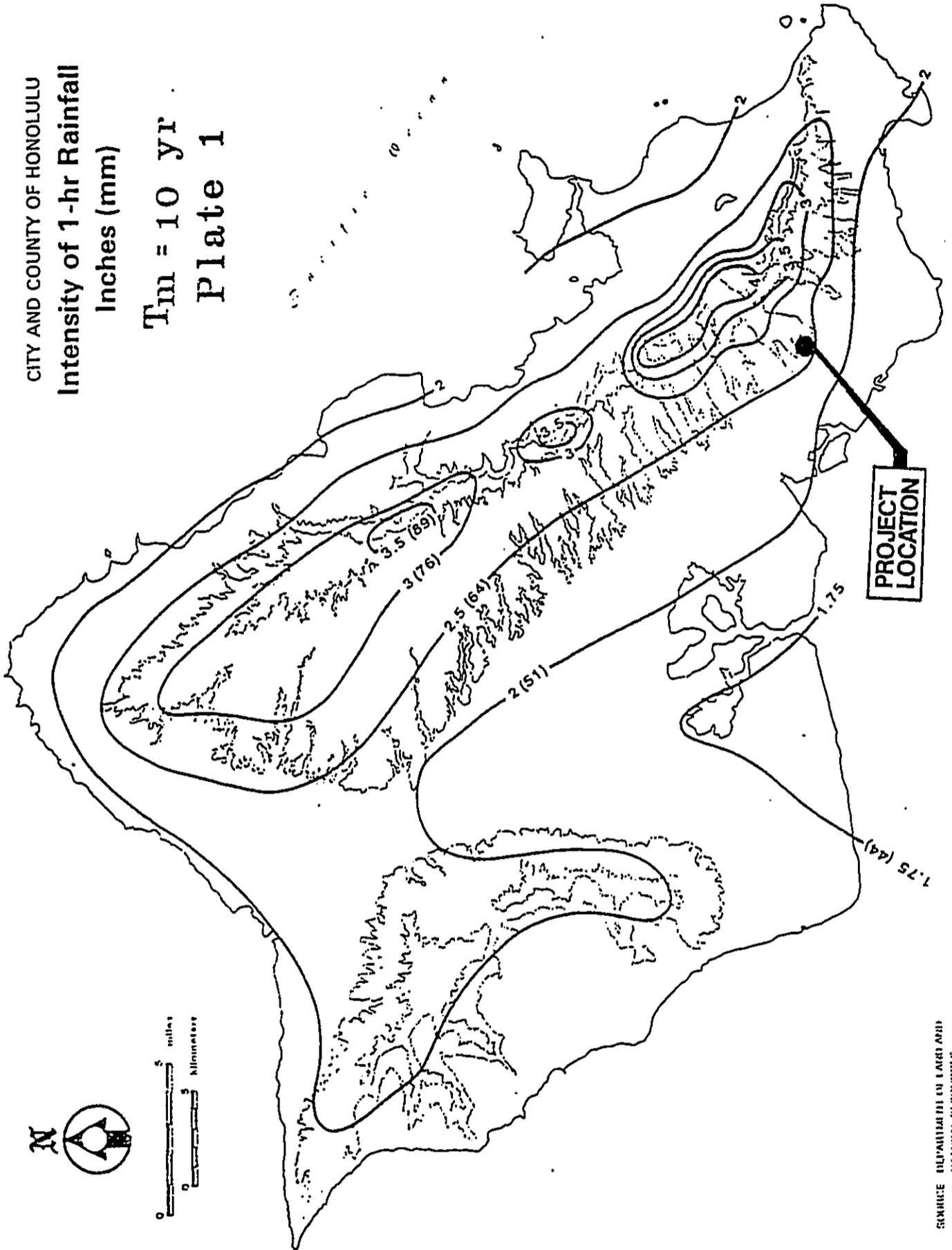


**Plate 4**

**CORRECTION FACTOR**  
FOR CONVERTING 1 HR. RAINFALL  
TO RAINFALL INTENSITY  
OF VARIOUS DURATIONS

TO BE USED FOR AREA  
LESS THAN 100 ACRES  
(See Plate 6 on page 20 for  
area more than 100 acres)

CITY AND COUNTY OF HONOLULU  
Intensity of 1-hr Rainfall  
Inches (mm)  
T<sub>m</sub> = 10 yr  
Plate 1



PROJECT  
LOCATION

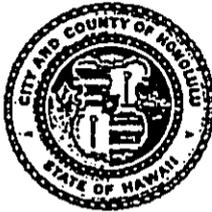
SOURCE: DEPARTMENT OF LAND AND  
NATURAL RESOURCES  
STATE OF HAWAII



DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

EA APPENDIX B

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

Kenneth E. Sprague  
Acting Director and Chief Engineer

IN REPLY REFER TO:

94-12-0425

November 29, 1994

RECEIVED  
DEC 01 1994

Hida, Okamoto & Associates, Inc.  
The Commerce Tower  
1440 Kapiolani Boulevard, Suite 915  
Honolulu, Hawaii 96814

HIDA, OKAMOTO & ASSOCIATES, INC.

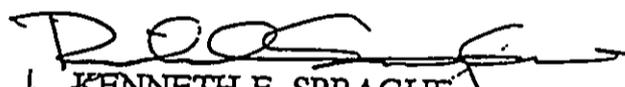
Gentlemen:

Subject: Your Letter of November 9, 1994 Regarding the Preliminary Drainage Report for the Dillingham Site Development, TMK: 2-5-15: 4 and 5

The preliminary drainage study dated November 1994 is acceptable. We will retain the report for our files.

If you have any questions, please contact Sumio Tano at 523-4756.

Very truly yours,

  
KENNETH E. SPRAGUE  
Acting Director and Chief Engineer

IN WAIKEE  
DR. OF HAWAII



1993 FEB 23 P 1:56

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

February 16, 1993

Ms. Kathy Dadey  
Belt Collins & Associates  
680 Ala Moana Blvd., 1st floor  
Honolulu, Hawaii 96813

Dear Ms. Dadey:

**SUBJECT: Conservation District Use Application for Driveway  
Improvement on Tantalus  
Honolulu, Kona, O'ahu  
TMK: 2-5-15:5**

A review of our records shows that this parcel has not undergone archaeological survey. Our records for this area of Oahu indicate historic sites are found at lower elevations in the lower portion of Makiki Valley (to the southwest of the above parcel in TMK: 2-5-19) such as State site nos. 80-14-3985, an agricultural and habitation complex (consisting of terraces, irrigated pond fields (lo'i), walls, rock shelters, enclosures, and platforms) and 80-14-2297, the Makiki Valley burial shelter. However, it appears that no historic sites extended up into the upper elevations, based on current records.

Thus, it is likely that the proposed driveway improvements at the above parcel will have "no effect" on significant historic sites. If historic remains such as artifacts, shell or charcoal deposits, burials, stone platforms, pavings, or walls are found during construction of the driveway, please direct your client to stop work in the immediate area and contact the State Historic Preservation Division at 587-0047 immediately. Our office will assess the situation and make recommendations for mitigative action, if needed.

If you have any questions call June Cleghorn at 587-0015.

Sincerely,

DON HIBBARD, Administrator  
State Historic Preservation Division

JC:amk

EA APPENDIX C

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS

WATER AND LAND DEVELOPMENT

LOG NO: 7545  
DOC NO: 9302JC09

Handwritten notes and stamps in the bottom right corner, including a list of names and initials like 'KAD', '2 Alan Kato', and '3 Cheryl Pales'. There are also some illegible stamps and markings.

BENJAMIN J. CAYETANO  
Governor of Hawaii



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621  
Honolulu, Hawaii 96809

REF:OCEA:SKK

MAR 14 1995

In reply, please refer  
to: FILE NO.: OA-2765  
Acceptance Date: 02-28-95  
180-Day Exp. Date: 08-27-95  
DOC. NO.: 5403

Mr. Keith A. Tamura  
c/o John Bowen Designer, Inc.  
1128 Bethel Street, #16  
Honolulu, Hawaii 96813

Dear Mr. Tamura:

NOTICE OF ACCEPTANCE AND PRELIMINARY ENVIRONMENTAL DETERMINATION  
Conservation District Use Application No. OA-2765

This acknowledges the receipt and acceptance for processing your application for renovations to existing single family residence facilities.

According to your information, you propose to upgrade and renovate existing facilities to improve their utility and function while preserving the existing character of the property.

After reviewing the application, we find that:

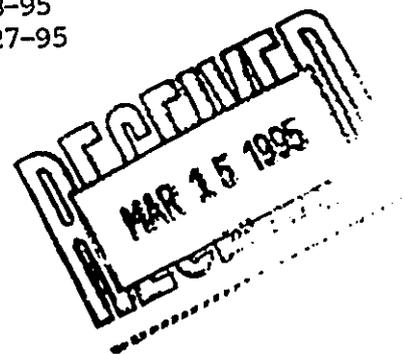
1. The proposed use is an identified land use within the Resource subzone of the Conservation District according to Administrative Rules, Title 13, Chapter 5, as amended;
2. No public hearing pursuant to Chapter 183C, Hawaii Revised Statutes (HRS), will be required; and
3. In conformance with Title 11, Chapter 200, of the Hawaii Administrative Rules, and Act 241, SLH 1992, a negative declaration is anticipated based on the draft environmental assessment for the proposed action.

EA APPENDIX D

Chairperson  
MICHAEL D. WILSON  
Board of Land and Natural Resources

Deputy Director  
GILBERT COLOMA-AGARAN

Aquaculture Development  
Aquatic Resources  
Boating and Ocean Recreation  
Bureau of Conveyances  
Conservation and Environmental Affairs  
Conservation and Resources Enforcement  
Forestry and Wildlife  
Historic Preservation  
Land Management  
State Parks  
Water and Land Development



Mr. K. Tamura

- 2 -

File No.: OA-2765

As the applicant, please be advised that it will be your responsibility to comply with the provisions of Section 205A-29(b), Hawaii Revised Statutes, relating to Interim Coastal Zone Management (Special Management Area) requirements.

Negative action as required by law, on your application by the Board of Land and Natural Resources can be expected should you fail to obtain from the County thirty (30) days prior to the 180-day expiration date, as noted on the first page of this notice, one of the following:

1. A determination that the proposed development is outside the Special Management Area (SMA);
2. A determination that the proposed development is exempt from the provisions of the county ordinance and/or regulation specific to Section 205A-29(b), HRS; or
3. A Special Management Area (SMA) permit for the proposed development.

Pending action on your application by the Department in the near future, your cooperation and early response to the matters presented herein will be appreciated. Should you have any questions, feel free to contact Roy Schaefer of our Office of Conservation and Environmental Affairs staff at 587-0377.

Aloha,



MICHAEL D. WILSON

Attachment (receipt)

cc: Oahu Board Member  
Mr. Kenneth R. Brown,  
First Hawaiian Bank  
C&C Planning Dept.  
C&C DLU, DEW, DP&R, EWS  
DOH/OHA/DOI/OSP

EA APPENDIX B

RECEIVED -  
DIVISION OF  
STATE PARKS

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Office of Conservation and Environmental Affairs  
Honolulu, Hawaii

- TO:  ADMINISTRATOR
- ASST. ADMIN.
- DEV. BR.
- PLAN. BR.
- RES. MGT. BR.
- PROJ. CONTROL
- SV. REC. PLAN.
- CLERICAL STAFF
- ADMIN. ASST.
- INTERP. BR.
- FOR:  CIRCULATE/POST/STAFF RM
- COMMENTS & REC.
- DRAFT REPLY
- FILE
- FOLLOW UP
- INFO.
- RUSH (DUE \_\_\_\_\_)
- SEE ME
- SEND COPY TO: \_\_\_\_\_

In reply, please refer  
to: FILE NO.: QA-2765  
Acceptance Date: 02-28-95  
180-Day Exp. Date: 08-27-95  
DOC. NO.: 5404  
SUSPENSE DATE: 21 Days

MAR 14 1995

MEMORANDUM

~~TO:~~  
FROM: Aquatic Resources; Conservation & Resources Enforcement; Forestry & Wildlife; Historic Preservation; Land Management; Natural Area Reserves System; State Parks; Water and Land Development; Water Commission; Boating and Ocean Recreation

FROM: ~~TC:~~ Roger C. Evans, Administrator  
Office of Conservation and Environmental Affairs

SUBJECT: REQUEST FOR COMMENTS  
Conservation District Use Application

APPLICANT: Mr. Harold Dillingham Jr.

FILE NO.: QA-2765

REQUEST: Renovations to Existing Single Family Residence Use

LOCATION: Tantalus, Oahu

TMK(s): 2-5-15: 4, 5

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

DLNR  
OCEA

RECEIVED  
95 MAR 20 AM 9:02

DOCARE: Please conduct a field inspection on this project. Should you require additional information, please call Roy Schaefer at 7-0377.  
If no response is received by the suspense date, we will assume there are no comments.

Attachment(s)

No comments

RALSTON NAGATA, State Parks  
Administrator

Date: 3/17/95

If development visible from low-lying areas, screen planting and earth-tone wall colors should be required to minimize visual impact

*OCEA*

DEPARTMENT OF LAND & NATURAL RESOURCES  
Division of Forestry & Wildlife  
1151 Punchbowl Street, Rm. 325  
Honolulu, HI 96813  
Tel. (808) 587-0166  
Fax. (808) 587-0160

March 20, 1995

*RE*

MEMORANDUM:

TO: Roger Evans, OCEA

FROM: Michael G. Buck, Administrator

*[Signature]*

SUBJECT: Renovations to Existing Single Residence Use; File No. OA-2765

We have reviewed File No. OA-2765 and have the following comments and/or recommendations:

- 1) We have no objections to the proposed request as it falls within the criteria of the conservation district resource subzone.
- 2) All waste material must be removed from the premises immediately after the construction of the project.
- 3) A fire contingency plan must be submitted to this Division prior to any construction.

cc: Oahu Branch

DLMR  
OCEA

95 MAR 21 11 33 AM '95

RECEIVED

431

5201

213

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

JEREMY HARRIS  
MAYOR



CHERYL D. SOON  
CHIEF PLANNING OFFICER  
CAROLL TAKAHASHI  
DEPUTY CHIEF PLANNING OFFICER  
GO 3/95-0519

March 23, 1995

The Honorable Michael D. Wilson, Chairperson  
Board of Land and Natural Resources  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Conservation District Use Application  
Dillingham Site Development Proposal,  
Tantalus, Oahu, File No.: OA-2765

*[Handwritten signature]*  
RECEIVED  
95 MAR 30 P 2: 05  
DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

In response to your letter of March 14, 1995, we have reviewed the subject application and have no comments at this time.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Gary Okino of our staff at 527-6067.

Sincerely,

*[Handwritten signature: Cheryl D. Soon]*  
CHERYL D. SOON  
Chief Planning Officer

CDS:js

RECEIVED  
95 APR 4 AM 8: 42  
DLNR  
OCEA



**OFFICE OF STATE PLANNING**  
Office of the Governor

MAILING ADDRESS: P.O. BOX 3540, HONOLULU, HAWAII 06811-3540  
STREET ADDRESS: 250 SOUTH HOTEL STREET, 4TH FLOOR  
TELEPHONE: (808) 587-2848, 587-2800

Benjamin J. Cayetano, Governor  
FAX: Director's Office 587-2848  
Planning Division 587-2824

Ref. No. C-1111

March 24, 1995

MEMORANDUM

TO: The Honorable Michael D. Wilson, Chairperson  
Department of Land and Natural Resources

FROM: Gregory G.Y. Pai, Ph.D., Director *Gregory G. Y. Pai*

SUBJECT: Conservation District Use Application for Renovations to the  
Harold Dillingham, Jr. Residence  
# OA-2765

We have reviewed the Conservation District Use Application for the existing single-family residence renovations and do not have any comments to offer at this time.

Thank you for the opportunity to review this document.

RECEIVED  
95 APR 4 AM 8:42  
DLNR  
OCEA

RECEIVED  
95 MAR 30 P 2: 04  
DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

March 31, 1995

RS

MEMORANDUM

LOG NO: 14142  
DOC NO: 9503EJ20

TO: Roger C. Evans, Administrator  
Office of Conservation and Environmental Affairs

FROM: *for lead*  
Don Hibbard, Administrator  
*for* Historic Preservation Division

SUBJECT: Conservation District Use Application (CDUA) for  
Renovations to Existing Single Family Residence,  
Mr. Harold Dillingham Jr. (File No. OA-2765)  
Tantalus, Honolulu, Kona, O'ahu  
TMK: 2-5-15:004-005

Our "no effect" determination for this project is reproduced as  
Appendix B in the CDUA. We have no further comments..

EJ:amk

DLNR  
OCEA

95: MAR 31 PM 2:08

RECEIVED

JCEA . . .

BENJAMIN CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
SAM CALLEJO  
GLENN M. OKIMOTO

IN REPLY REFER TO:  
STP 8.6681

April 3, 1995

TO: The Honorable Mike Wilson, Chairperson  
Board of Land and Natural Resources

FROM: Kazu Hayashida *K.H.*  
Director of Transportation

SUBJECT: REQUEST FOR COMMENTS  
CONSERVATION DISTRICT USE APPLICATION (CDUA)  
APPLICANT: MR. HAROLD DILLINGHAM JR.  
FILE NO.: 0A-2765

DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

95 APR 5 P 1: 12

RECEIVED

Thank you for your memorandum of March 14, 1995, requesting our comments on the subject CDUA.

The proposed renovations to the existing single family residence is not anticipated to have a significant impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

DLMR  
OCEA

'95 APR 7 AM 10: 37

RECEIVED

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



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

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  
WATER RESOURCE MANAGEMENT

Ref: LM:JD

MEMORANDUM

APR - 6 1995

File No.: OA-2765  
Doc. No.: 5404

TO: Roger C. Evans, Administrator  
Office of Conservation and Environmental Affairs

FROM: *Cecil Santos*  
Cecil Santos, Oahu District Land Agent  
Land Management Division

SUBJECT: Renovation to Existing Single Family Residence Use

The Oahu District Office of Land Management has the following comments:

1. That mitigative measures be taken to prevent spillage of construction debris on to adjacent forrest reserve lands, also in the conservation district.
2. That no further subdivision of the land be utilized which would increase the intensity of the land use in the conservation district.
3. That the applicant obtain the required Federal, State and County permits prior to initiating the proposed work.

Should you have any questions regarding this matter, please contact John Dooling at 587-0433.

DLNR  
OCEA

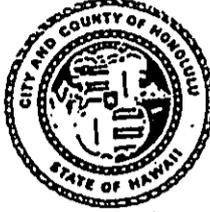
'95. APR 6 PM 3:27

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618

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

JEREMY HARRIS  
MAYOR



PATRICK T. ONISHI  
DIRECTOR  
LORETTA K.C. CHEE  
DEPUTY DIRECTOR  
95-01522 (DT)

April 3, 1995

Mr. Keith A. Tamura, AIA  
Vice-President  
John Bowen Designer, Inc.  
1127 Bethel Street, Suite 16  
Honolulu, Hawaii 96813

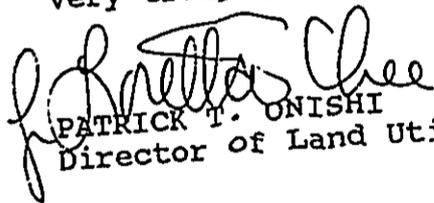
Dear Mr. Tamura:

Special Management Area (SMA) Review  
Tax Map Key: 2-5-15: 4 and 5

We have reviewed the above Conservation District Use Application No. OA-2765 for Harold Dillingham Jr. The above-described properties are within the P-1 Restricted Preservation District and are not within the SMA. Permitted uses and structures in the Conservation District are not governed by the City's Land Use Ordinance. Thank you for the opportunity to comment.

If you have any questions regarding this letter, please call Dana Teramoto of our staff at 523-4648.

Very truly yours,

  
PATRICK T. ONISHI  
Director of Land Utilization

PTO:am

✓cc: DLNR, OCEA (Mr. Roy Schaefer)

g:25154.djt

DLNR  
OCEA

95 APR 5 AM 8:32

RECEIVED

**A. Response to State Parks Comments:**

Both structure additions will be constructed of "color, style and materials to match the existing house", which is composed of natural earth tones. See reference to this in sections 4.2 and 4.4 of the Environmental Assessment.

**B. Response to DLNR Division of Forestry & Wildlife:**

In response to item #2, all waste material will be removed from the site "according to all applicable Federal, State and County ordinances". See section 4.3 of the Environmental Assessment.

A fire contingency plan will be submitted to Division of Forestry and Wildlife prior to any construction. See appendix F.

**C. Response to DLNR Division of Land Management:**

1. In response to item 1, any and all debris will be removed from the site "according to all applicable Federal, State and County ordinances". Such measures will be included in detailed specifications for the project. See section 4.3 of the Environmental Assessment.
2. No further subdivision will be done as this application encompassed a master plan for all improvements planned by applicant.
3. All required permits will be obtained prior to initiating any work on project.

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

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

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

I. NAME: John Bowen Designer

ADDRESS: 1127 Bethel St. Ste. 16

Honolulu, HI 96813

TELEPHONE: (808) 539-9312

II. LOCATION:

Island: Oahu

Tax Map Key: 2-5-15:4&5

Fire Station Name/Number Closest to Project: \_\_\_\_\_

Makiki Fire Station 1202 Wilder Ave.

Miles from Fire Station: 5.6 MI.

III. APPROVED USE:

Residential

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

Roofing with asphalt tile.

Page 2  
Fire Contingency Plan

V. Describe the type of firefighting resources available.

Residential water hoses fed from catchment system.

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

Access through Poloke Place and driveway large enough for city and county garbage trucks.

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

VIII. Other Comments.

APPROVED:

CONCUR:

\_\_\_\_\_  
Branch Manager, DOFAW

\_\_\_\_\_  
Administrator, DOFAW

\_\_\_\_\_  
Island

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

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

*Rog - File / DeMOO*

DEPARTMENT OF LAND & NATURAL RESOURCES  
Division of Forestry and Wildlife

MEMORANDUM:

September 19, 1994

TO: Roger Evans, OCEA  
FROM: Michael G. Buck, Administrator  
SUBJECT: Updated Fire Contingency Plan



Attached for your staff's use is an updated Fire Contingency Plan application form. Please discard the current form and use the attached form in future CDUAs that require a fire contingency plan. Thank you for your attention on this matter.

attachment  
cc: Branch Managers

DLN  
OCEA

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EA APPENDIX E

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DIVISION OF  
STATE PARKS

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Office of Conservation and Environmental Affairs  
Honolulu, Hawaii

TO: ADMINISTRATOR  
ASST. ADMIN.  
DEV. BR.  
PLAN BR.  
RES. MGT. BR.  
PROJ. CONTROL  
SW. REC. PLAN.  
CLERICAL STAFF  
ADMIN. ASST.  
INTERP. BR.  
FOR: CIRCULATE/POST/STAFF RM  
COMMENTS & REC.  
DRAFT REPLY  
FILE  
FOLLOW UP  
INFO.  
RUSH (DUE \_\_\_\_\_)  
SEE ME  
SEND COPY TO: \_\_\_\_\_

In reply, please refer  
to: FILE NO.: OA-2765  
Acceptance Date: 02-28-95  
180-Day Exp. Date: 08-27-95  
DOC. NO.: 5404

MAR 14 1995

SUSPENSE DATE: 21 Days

MEMORANDUM

TO: Aquatic Resources; Conservation & Resources Enforcement;  
Forestry & Wildlife; Historic Preservation; Land  
Management; Natural Area Reserves System; State Parks;  
Water and Land Development; Water Commission; Boating and  
Ocean Recreation

FROM: Roger C. Evans, Administrator  
Office of Conservation and Environmental Affairs

SUBJECT: REQUEST FOR COMMENTS  
Conservation District Use Application

APPLICANT: Mr. Harold Dillingham Jr.

FILE NO.: OA-2765

REQUEST: Renovations to Existing Single Family Residence Use

LOCATION: Tantalus, Oahu

TMK(s): 2-5-15: 4, 5

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

DOCARE: Please conduct a field inspection on this project. Should you  
require additional information, please call Roy Schaefer at 7-0377.

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

Attachment(s)

No comments

RALSTON NAGATA, State Parks  
Administrator

Date: 3/17/95

If development visible from low-lying areas, screen planting  
and earth-tone wall colors should be required to minimize visual impact

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DLNRP  
OCEA



JOHN BOWEN DESIGNER, INC.

Architecture, Interiors &  
Construction Consulting

1127 Bethel Street, Suite 16  
Honolulu, Hawaii 96813  
Phone: 808 539-9312  
Fax: 808 537-4725

June 1, 1995

Department of Land and Natural Resources  
State Parks Division  
1151 Punchbowl Street, Rm. 301  
Honolulu, Hi 96813  
Attn: Ralston Nagata, State Parks Administrator

**SUBJECT: Response to comments for environmental assessment File No.: OA-2765  
Dillingham Renovation Letter To Roger Evans (OCEA) March 17, 1995**

Dear Mr. Nagata,

Thank you for your comments regarding our project.

In response to your comments, both structure additions will be constructed of "color, style and materials to match the existing house", which is composed of natural earth tones. See reference to this in sections 4.2 and 4.4 of the Environmental Assessment.

Please feel free to call if there are any questions concerning this letter.

Yours Truly,

Keith A. Tamura, A.I.A.

enc.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



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

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  
WATER RESOURCE MANAGEMENT

Ref: LM:JD

APR - 6 1995

File No.: OA-2765  
Doc. No.: 5404

MEMORANDUM

TO: Roger C. Evans, Administrator  
Office of Conservation and Environmental Affairs

FROM: *Cecil Santos*  
Cecil Santos, Oahu District Land Agent  
Land Management Division

SUBJECT: Renovation to Existing Single Family Residence Use

The Oahu District Office of Land Management has the following comments:

1. That mitigative measures be taken to prevent spillage of construction debris on to adjacent forest reserve lands, also in the conservation district.
2. That no further subdivision of the land be utilized which would increase the intensity of the land use in the conservation district.
3. That the applicant obtain the required Federal, State and County permits prior to initiating the proposed work.

Should you have any questions regarding this matter, please contact John Dooling at 587-0433.

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Architecture, Interiors &  
Construction Consulting

1127 Bethel Street, Suite 16  
Honolulu, Hawaii 96813  
Phone: 808 539-9312  
Fax: 808 537-4725

June 1, 1995

State of Hawaii  
Department of Land and Natural Resources  
Division of Land Management  
P.O. Box 621  
Honolulu, HI 96809  
Attn: Mr. Cecil Santos, Oahu District Land Agent

**SUBJECT:** Response to comments for environmental assessment File No.: 0A-2765  
Dillingham Renovation Letter To Roger Evans (DLNR, OCEA) April 6, 1995

Dear Mr. Santos,

Thank you for your comments regarding our project.

In response to item 1, any and all debris will be removed from the site "according to all applicable Federal, State and County ordinances". Such measures will be included in detailed specifications for the project. See section 4.3 of the Environmental Assessment.

No further subdivision will be done as this application encompassed a master plan for all improvements planned by applicant.

All required permits will be obtained prior to initiating any work on project.

Please feel free to call if there are any questions concerning this letter.

Yours Truly,

Keith A. Tamura, A.I.A.

enc.

OCEA

DEPARTMENT OF LAND & NATURAL RESOURCES  
Division of Forestry & Wildlife  
1151 Punchbowl Street, Rm. 325  
Honolulu, HI 96813  
Tel. (808) 587-0166  
Fax. (808) 587-0160

March 20, 1995

MEMORANDUM:

TO: Roger Evans, OCEA

FROM: Michael G. Buck, Administrator

SUBJECT: Renovations to Existing Single Residence Use; File No. OA-2765

We have reviewed File No. OA-2765 and have the following comments and/or recommendations:

- 1) We have no objections to the proposed request as it falls within the criteria of the conservation district resource subzone.
- 2) All waste material must be removed from the premises immediately after the construction of the project.
- 3) A fire contingency plan must be submitted to this Division prior to any construction.

cc: Oahu Branch

DLMR  
OCEA

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JOHN BOWEN DESIGNER, INC.

Architecture, Interiors &  
Construction Consulting

1127 Bethel Street, Suite 16  
Honolulu, Hawaii 96813  
Phone: 808 539-9312  
Fax: 808 537-4725

June 1, 1995

Department of Land and Natural Resources  
Division of Forestry & Wildlife  
1151 Punchbowl Street, Rm. 325  
Honolulu, Hi 96813  
Attn: Michael G. Buck, Administrator

**SUBJECT:** Response to comments for environmental assessment File No.: 0A-2765  
Dillingham Renovation Letter To Roger Evans (DLNR, OCEA) March 20,  
1995

Dear Mr. Buck,

Thank you for your comments regarding our project.

In response to item 2, all waste material will be removed from the site "according to all applicable Federal, State and County ordinances". See section 4.3 of the Environmental Assessment.

A fire contingency plan will be submitted to Division of Forestry and Wildlife prior to any construction. See appendix F.

Please feel free to call if there are any questions concerning this letter.

Yours Truly,

Keith A. Tamura, A.I.A.

enc.

## 1.0 INTRODUCTION

### 1.1 Purpose:

To support a Conservation District Use Application (CDUA). Parcels where proposed actions are to take place (164 Poloke Place, T.M.K. 2-5-15:4 & 5), are located in a state conservation district.

### 1.2 Applicant:

Harold Dillingham Jr. and The First Hawaiian Bank Trust - Real Estate.

### 1.3 Approving Agency:

The State Department of Land and Natural Resources (DLNR). Area of proposed action is in a state conservation district, resource subzone.

### 1.4 Agencies Consulted:

Preliminary plans were submitted to these following agencies for review:

Based on recommendations from these agencies, the proposed actions were revised.

## 2.0 Project Summary

### 2.1 Existing:

(See sheet A-2) The site of proposed action is located on Tantalus, Makiki, Oahu and is composed of 2 parcels, (T.M.K. 2-5-15:4 & 5) both owned by the applicant (See sheet A-1). There are two existing structures on site consisting of a main house and garage (164 Poloke Place), and a guest cottage (164A Poloke Place). Access to the two houses is provided by a driveway that runs along the property line between the two parcels, straddling both parcels (See sheet A-2). A new secondary access driveway exists on T.M.K. parcel 2-5-15:5 to provide access to two adjacent properties (168 Poloke Place, T.M.K. 2-5-15:22 Charles and Allison Holland; 169 Poloke Place, T.M.K. 2-5-15:3 Robert and Judy Buntin). A CDUA was filed and approved for construction of this driveway (See DLNR file #OA-5/15/93-2645). Adjacent property owners' use of this driveway is protected by an easement. (See Appendix A)

### 2.2 Proposed: (See sheet A-3)

## 1.0 INTRODUCTION

### 1.1 Purpose:

To support a Conservation District Use Application (CDUA). Parcels where proposed actions are to take place (164 Poloke Place, T.M.K. 2-5-15:4 & 5), are located in a state conservation district.

### 1.2 Applicant:

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### 1.4 Agencies Consulted:

Preliminary plans were submitted to these following agencies for review:

Based on recommendations from these agencies, the proposed actions were revised.

## 2.0 Project Summary

### 2.1 Existing:

(See sheet A-2) The site of proposed action is located on Tantalus, Makiki, Oahu and is composed of 2 parcels, (T.M.K. 2-5-15:4 & 5) both owned by the applicant (See sheet A-1). There are two existing structures on site consisting of a main house and garage (164 Poloke Place), and a guest cottage (164A Poloke Place). Access to the two houses is provided by a driveway that runs along the property line between the two parcels, straddling both parcels (See sheet A-2). A new secondary access driveway exists on T.M.K. parcel 2-5-15:5 to provide access to two adjacent properties (168 Poloke Place, T.M.K. 2-5-15:22 Charles and Allison Holland; 169 Poloke Place, T.M.K. 2-5-15:3 Robert and Judy Buntin). A CDUA was filed and approved for construction of this driveway (See DLNR file #OA-5/15/93-2645). Adjacent property owners' use of this driveway is protected by an easement. (See Appendix A)

### 2.2 Proposed: (See sheet A-3)

## 1.0 INTRODUCTION

### 1.1 Purpose:

To support a Conservation District Use Application (CDUA). Parcels where proposed actions are to take place (164 Poloke Place, T.M.K. 2-5-15:4 & 5), are located in a state conservation district.

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The State Department of Land and Natural Resources (DLNR). Area of proposed action is in a state conservation district, resource subzone.

### 1.4 Agencies Consulted:

Preliminary plans were submitted to these following agencies for review:

Based on recommendations from these agencies, the proposed actions were revised.

## 2.0 Project Summary

### 2.1 Existing:

(See sheet A-2) The site of proposed action is located on Tantalus, Makiki, Oahu and is composed of 2 parcels, (T.M.K. 2-5-15:4 & 5) both owned by the applicant (See sheet A-1). There are two existing structures on site consisting of a main house and garage (164 Poloke Place), and a guest cottage (164A Poloke Place). Access to the two houses is provided by a driveway that runs along the property line between the two parcels, straddling both parcels (See sheet A-2). A new secondary access driveway exists on T.M.K. parcel 2-5-15:5 to provide access to two adjacent properties (168 Poloke Place, T.M.K. 2-5-15:22 Charles and Allison Holland; 169 Poloke Place, T.M.K. 2-5-15:3 Robert and Judy Buntin). A CDUA was filed and approved for construction of this driveway (See DLNR file #OA-5/15/93-2645). Adjacent property owners' use of this driveway is protected by an easement. (See Appendix A)

### 2.2 Proposed: (See sheet A-3)