

1997-02-08-0A-*FEA-Adair Single
Family Residence*

FEB 8 1997

FILE COPY

CONSERVATION

DISTRICT

USE

APPLICATION

RECEIVED
DIVISION OF
LAND MANAGEMENT
JAN 10 3 52 PM '97

PROPOSED CONSTRUCTION OF
NEW SINGLE FAMILY RESIDENCE
ROBIN DENNIS & CYNTHIA SUE SMYLE ADAIR

TMK: 4-4-38: 02
KANEOHE, KOOLAUPOKO, OAHU
AUGUST 1996

APPLICATION FORM	2 pages
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CONSERVATION DISTRICT USE
APPLICATION FORM

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

CONSERVATION DISTRICT USE APPLICATION FORM

(Print or Type)

Dec. 1994

FOR DLNR USE ONLY

Reviewed by _____
Date _____
Accepted by _____
Date _____
Docket/Fine No. _____
180-Day Exp. _____
EIS Required _____
PH Required _____
Board Approved _____
Disapproved _____

SUMMARY PAGE

I. LANDOWNER

(If State land, to be filled
by State of Hawaii or
government entity with
management control over
parcel.)

Name ^{ROBIN} Dennis & Cynthia Adair

Address 44-684 Iris Place
Kaneohe, HI 96744

Telephone No. 235-1920

SIGNATURE *R. D. Adair*

DATE _____

NOTE: Signature of an
authorized representative
of DLNR under this section
is not to be construed as
an approval or as an
application which shall be
submitted separately with
the appropriate fee. Also,
for private lands with multiple
owners, the application shall
be signed by landowners whose
property interests constitute
or exceed 85% of the fee
ownership of the parcel(s).

II. APPLICANT

Name Dennis & Cynthia Adair

Address 44-684 Iris Place

Kaneohe, HI 96744

Telephone No. 235-1920

Interest in Property _____

Owner/Applicant

(Indicate interest in property;
submit written evidence of this
interest.)

*SIGNATURE *R. D. Adair*

Date _____

*If for a Corporation, Partnership,
Agency or Organization, must be
signed by an authorized officer.

AGENT

Name _____

Address _____

Telephone No. _____

CONSERVATION DISTRICT USE APPLICATION (Rev. 12/94)

III. TYPE OF PERMIT

- (1) Departmental permit (see section 13-5-33);
- (2) Board permit (see section 13-5-34)
- (3) Emergency permit (see section 13-5-35)
- (4) Temporary variance (see section 13-5-36)
- (5) Nonconforming uses (see section 13-5-37)
- (6) Site plan approval (see section 13-5-38); or
- (7) Management plan (see section 13-5-39)

IV. LAND PARCEL LOCATION

Island	Oahu
County	Honolulu
District	Conservation
Tax Map Key(s)	4-4-38:02
Area of Parcel	120,364 sq ft (Indicate in acres or sq. ft.)
Term (if lease)	n/a

V. SUMMARY OF PROPOSED IDENTIFIED LAND USE: (Cite applicable section of Title 13-5, HAR. Attach additional sheet(s) as needed.)

VI. ENVIRONMENTAL REQUIREMENTS

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, a Draft Environmental Assessment of the proposed use must be attached. The Draft Environmental Assessment shall include, but not be limited to the following:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (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 suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

Following the end of a 30-day review period for the Draft Environmental Assessment, any comments received along with their responses must be incorporated into the Final Environmental Assessment. If appropriate, the text, figures, tables, maps, and other ancillary parts of the Environmental Assessment should be revised.

CDUA
ATTACHMENT "A"

Michael Wilson, Chairperson
Office of Conservation & Environmental Affairs
State of Hawaii - Department of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

CONSERVATION DISTRICT USE APPLICATION
ATTACHMENT A

SUBJECT PROPOSED: NEW SINGLE FAMILY RESIDENCE FOR
R. DENNIS ADAIR & CYNTHIA SUE SMYLE ADAIR AT KANEOHE,
KOOLAUPOKO, OAHU

.TMK #4-4-38: 02 / Lot Area: 120,364.0 sq ft/ Zone: P-1

ITEM # I: LANDOWNER

See form for name, address & signature etc.

ITEM # II: APPLICANT

See form for name, address & signature etc.

ITEM # III: TYPE OF PERMIT

Board Permit

ITEM # IV: LAND PARCEL LOCATION

See form for details

ITEM # V: SUMMARY OF PROPOSED IDENTIFIED LAND USE

The proposed land use is single-family residential, the application and permit process to be per section 13-5-34, HAR. The landowner/applicant proposes to construct a new single family residence approximately 4,941 sq. ft.

ITEM # VI: ENVIRONMENTAL REQUIREMENTS

See Draft Environmental Assessment - under separate heading

ITEM # VII: DESCRIPTION OF PARCEL

A. Existing structures / use: Map #2

One existing single family residence is located in the urban zoned area of property. The use is single-family residential.

B. Existing utilities: Map # 3

For location of utilities (sewer, water, electric, telephone & cable)

C. Existing access: Map # 2

Access to property (parcel 02) is via an existing driveway connecting at Iris Place. The applicant Robin Dennis and Cynthia Sue Smyle Adair are also the Owners.

D. Flora & Fauna:

The surrounding area of the existing home and driveway (located in the urban zoned area) has been replanted. The vegetation which covers the property is a mixture of shrubbery and trees such as Christmas berry, guava, ti, ficus, haole koa and low growing grasses and weeds can be found on the lower slopes.

Mongese, pigs, and rats although not observed on the property are likely inhabitants because of their occurrence in similar surroundings on Oahu. After review of available references it may also be presumed that the dove, thrush, bulbul, common mynah, Japanese white-eye ricebird, sparrow and cardinal are also common to this area.

No rare native species of plants, birds or mammals are known to inhabit the property.

E. Topography: Map #4

See Maps Section

ITEM # VII: DESCRIPTION OF PARCEL

F. Shoreline:

The land use is not within a costal/shoreline zone.

G. Existing covenants, easements, restrictions:

See Owners Warranty Deed

H. Historic sites affected:

No historic sites are affected - as stated in the letter received from the State Historic Preservation Division, dated July 5, 1996.
(see Related Letters section)

ITEM # VIII:

COMMENCEMENT DATE:

Within one year of approval.

COMPLETION DATE:

Within three years of approval.

ITEM # VIII: CITE AND DESCRIBE IN DETAIL THE PROPOSED IDENTIFIED LAND USE

1. The existing structure on the property currently accommodates a single family residence, the conservation zoned area of property is currently vacant and idle.
2. Access to the property is over an existing driveway which connects at Iris Place.
3. The proposed use on the 2.76 acre property is the construction of a 4,941 sq. ft., single family residence with a two car carport. The new residence will be a wood framed pole house with poured in place concrete footings. The attached carport will be concrete (slab on grade).

ITEM # VIII: CITE AND DESCRIBE IN DETAIL THE PROPOSED IDENTIFIED LAND USE: continued...

4. The new house will sit in a valley because of the existing natural slope of property. Grading and site work will be held to a minimum and disturbed areas will be replanted with appropriate plant material. Because of the slope of the property and surrounding vegetation the house will not be visible from access roads, Iris Place, Mikiola Drive or Kaneohe Bay Drive.

ITEM # VIII: AREA OF PROPOSED USE

<u>Approximate Land Use</u>	<u>Area in Square Feet</u>
Residence & Carport	4,941
Driveway	5,000
Landscaping (each side of driveway & around house)	<u>5,000</u>
Total affected area	14,941 sq. ft.
Total lot size <u>2.76</u> ac x <u>43,560</u> (sf/1 ac) =	<u>120,364.0</u> SF
Percentage of approximate usage =	12%

ITEM # XI: NAME & DISTANCE OF NEAREST TOWN OR LANDMARK:

Within the limits of Kaneohe Bay Town.

ITEM # XII: LAND USE COMMISSION BOUNDARY INTERPRETATION

See Related Letters section-LUC letter dated February 9, 1996

ITEM # XIII: SUBZONE BOUNDARY DETERMINATION

The proposed use is in the General subzone and is not within the 50' of the subzone boundary.

ITEM # XIV: FEES

\$ 100 - payable to the State of Hawaii - as noted in Section 13-5-33. Fee is attached with this application.

ITEM # XV: PLANS

A. Area Plan

See Maps #1 & 3 for area/lot location. Subject property is in the general subzone. Abutting properties are as follows:

Lot 256:	Richard Chun	44-686 Iris Place
Lot 169:	John & Keli Zeller, Ann Morita	Nanamoana Street
Lot 154:	Richard & Beatrice Ainsworth	44-171 Nanamoana Street
Lot 155/6:	Stephen & Janet Miyagawa	44-179 Nanamoana Street
Lot 187:	Tongjin & Sarah Lee, Trust	44-683 Iris Place

B. Site Plan

Map #2, shows the dimensions and shape of the property also, the metes and bounds description of the boundary.

C. Construction Plan - (preliminary floor & elevations)

See Drawings section - shows proposed structure and elevations including floor plan with critical dimensions.

D. Maintenance Plans

Not applicable for a single-family dwelling.

E. Management Plans

No management plan is required for single-family dwelling.

F. Historic or Archaeological Site Plan

None. There are no known historic sites on the property.

ITEM # XVI: DEMONSTRATE THAT THE PROPOSED USE IS
CONSISTENT WITH THE FOLLOWING CRITERIA:

1. The proposed land use is consistent with the purpose of the Conservation District as this application aims to fully comply to all standards required for this submittal within the Conservation Jurisdiction.

2. The land use is R-8: Single-family residence in the General Subzone.

In accordance with Section 13-5-14 and 13-5-25, the objective of this subzone is to designate open space where specific conservation uses may not be defined, but where urban use would be premature. The standards are in compliance with the Exhibit 4, HAR.

3. The land use is not within a Coastal Zone/SMA Determination DLU letter dated January 9, 1996. See Related Letters Section

4. The surrounding urban area has been in single-family residential use for more than 20 years; in an area that has already been developed for such use. Because of the privacy of the site location, the house will not be visible from access roadways (Iris Place, Mikiola Drive, Kaneohe Bay Drive).

5. In the planning process for the proposed construction (including grading and excavation) the location of the new dwelling is placed so as to cause minimal impact on the environment, the topography and on the existing vegetation. The proposed new house is designed to be compatible with the environment as much as possible and by choosing colors that will blend in with the surrounding landscape of flora.

6. Since the proposed construction site, including excavation and grading will effect less than 15% of the parcel, more than 85% of the parcel will remain in its present natural state forever.

FINAL
ENVIRONMENTAL
ASSESSMENT

JANUARY 1997

ITEM # VI: ENVIRONMENTAL REQUIREMENTS

1. Identification of applicant or proposing agency

Dennis Adair

2. Identification of approving agency.

DLNR

3. Identification of agencies consulted in making assessment

State - DLNR, Historic Preservation Division, Dept. of Health,
General Planning , Land Use Commission, Real Property Tax Office

County - DLU, Public Works, Board of Water Supply

4. General description of the actions technical, economic, social
and environmental characteristics:

A. Technical.

The objective of the CDUA is to seek permission to construct a single-family residence for R. Dennis and Cynthia Sue Smyle Adair (applicant/owner) within a portion of the property identified as TMK: 4-4-15 parcel 02; hereinafter referred to as "the property", which is located within the State Conservation District, General Subzone. The property covers approximately 2.76 acres and is presently vacant and idle. (that portion of which is P-1)

The proposed action will include the construction of a new single family residence approximately 4,941 sq. ft., and driveway as shown on the site plan. The new driveway will connect to the existing driveway and extend around the existing house structure at the right elevation. (Photo 1)

Attached are maps indicating location of "the property" #1-Island Map, #2-Site/Boundary Map, #3-Area Map, #4-Topographical Map

ITEM #VI: ENVIRONMENTAL REQUIREMENTS

4. General description of the actions technical, economic, social and environmental characteristics: cont'd....

A. Technical.

The new residence is approximately 2,628 sf at the upper level consisting of the kitchen, living and dining room, library, laundry, 2 bedrooms, 2.5 baths, entry and lanais. The lower level is approximately 1,980 sf with 2 bedrooms, 2 baths and a recreation room. The garage is approximately 333 sf is also at the lower level.

The new residence complies with new height, area and setback requirements as per Chapter 13-5 HAR .

B. Socioeconomic.

Currently, revenues to the City and County of Honolulu (real property taxes) are minimal in relation to the size of the property.

No employment is presently being provided on-site. The construction of the new house would provide employment and GE taxes (i.e. sales of construction materials). New jobs will occur from construction as well as from site work and landscaping. Once construction is completed, the improvements will increase taxable value of the property.

The area will remain unchanged as this property is part of a neighborhood where other residential homes already exist.

The privacy of the site and access to the house has no affect on highways and locality.

The proposed construction is intended for residential use and not for rental or commercial purposes.

ITEM #VI: ENVIRONMENTAL REQUIREMENTS

4. General description of action's technical, economic, social, and environmental characteristics. continued

C. Environmental.

The predominant public view of the site is from Kaneohe Bay. The majority of the site is covered with vegetation consisting of grasses, shrubbery and trees. According to the City and County of Honolulu's Coastal View Study,¹ the property lies within an area described as the Kailua Bay view shed. 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 view points considered by the study, the other being public spaces such as parks).

1. Aesthetics - Scenic and Visual Affected Environment.

- a. Photo 1 - shows the existing driveway & house. The new driveway will extend from the end of the existing driveway and pass to the right of the existing structure.
- b. Photo 2 - shows the residential character of neighborhood from Mikiola Drive.
- c. Photo 3 - shows the immediate roadway from the top of Mikiola Drive connecting to Iris Place.
- d. Photo 4 - shows the surrounding residential neighborhood looking from the approximate house site.
- e. Photo 5 - shows view from the approximate house site looking down the proposed new driveway.

2. Potential Impacts.

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

ITEM # VI: ENVIRONMENTAL REQUIREMENTS

C. Environmental.

3. Air Pollution During Construction.

Short term construction related impacts are usually in the form of fugitive dust emissions. Department of Health regulations stipulate control measures that are to be used to reduce this type of emission.

Primary control consists of wetting down loose soil areas, good housekeeping on the job site and the prompt paving or landscaping of soil areas.

4. Effect on Traffic Congestion.

The 1 year construction period would necessitate material being delivered but would cause no more congestion than any other new or existing single-family dwelling would.

5. Construction Related Noises.

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

6. Potential Effect on Water Quality.

Appropriate erosion control measures (siltation fencing) will be installed during and after construction to 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.

ITEM #VI: ENVIRONMENTAL REQUIREMENTS

5. Summary Description of the Affected Environment, including suitable and adequate location & site maps:

This project is located in the Koolaupoko District on Oahu. The vegetation which currently covers the property is a mixture of shrubs, trees and grasses generally found on the lower slopes of the area. Along with low growing weeds and grass, such shrubs and trees as Christmas berry, guava, ti, ficus and palms can be found. No rare native species of plants are known to exist on the property. Approximately 85% of the existing vegetation will remain in its natural state.

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-eyed rice bird, house sparrow, and cardinal.² All are common to urban or field situations.³

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 as well as one or more of the following may inhabit the property: roof rat, Norway rat, Polynesian rat and house mouse. No native birds or mammals are known to inhabit the property.

There are "no historic sites present", and that future development of this lot will have "no effect" on historic sites.⁴

Adjacent or neighboring parcels are similar in zoning, urban/conservation or urban with no outstanding natural resources known.

Located in the Mahinui neighborhood where other single-family residences are also serviced by Board of Water Supply, domestic water service will be provided via an existing water line which will in turn connect to an existing Board of Water Supply 6" water line at the end of Iris Place.

5. Summary Description of the Affected Environment, including suitable and adequate location & site maps: continued...

Storage/pressure service will be from the existing 2.0 million gallon capacity Kapaa Reservoir.

The disposal of waste water that will be generated will be through connection to a 4" sewer line makai of property. Ultimate flow will be to an existing County 8" sewer line at Iris Place/Mikiola Drive. Disposal and treatment will be via the Kailua Waste Water Treatment (WWTP) facility.⁵

Presently, solid waste generated by the adjoining residential area is collected and disposed of by the City and County, Dept. of Public Works, Refuse Division. It is anticipated that this method will be used for the new residence.

Other utilities such as electrical, cable and telephone will be met by connecting to the existing services in the area.

Location and Site Maps - See Maps Section

- a. Map #1 - shows area in which the property (Parcel 02) is located.
- b. Map #2 - shows approximate site location and driveway, boundary lines and proposed new residence.
- c. Map #3- shows available utilities (sewer, water, electric, telephone, cable and the property and the surrounding properties
- d. Map #4 - shows elevation, topography and roadway onto the property

ITEM #VI: ENVIRONMENTAL REQUIREMENTS.

6. Summary of Potential Major Impacts and Alternatives Considered, if any:

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

a. Potential for Soil Erosion. The impact of construction activities can be mitigated by conforming to erosion control measures, particularly those specified in the State Dept. of Health's Water Quality Standards, Chapter 37-A, Public Health regulations, and the SCS's Erosion and Sediment Control Guide for Hawaii.

b. Potential for Air Pollution During Construction. The principle 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. Primary fugitive dust control methods include wetting down loose soil areas, and good housekeeping on the job site.

c. 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 cleanup.

ITEM #VI: ENVIRONMENTAL REQUIREMENTS.

6. Summary of Potential Major Impacts and Alternatives Considered, if any: continued

The most obtrusive noise will occur during the first phases of construction because of the use of heavy duty construction equipment. Earth moving 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 property will be the most affected by the noise generated during construction, which will be limited to normal, daylight working hours.

The proposed Adair 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.

ITEM #VI: ENVIRONMENTAL REQUIREMENTS.

7. Proposed Mitigation Measures, if any:

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, prompt paving of driveway, and landscaping of bare soil areas after construction is completed.

Clearing, grubbing and grading will be kept to a minimum. Debris shall be contained and cleared throughout the construction to avoid littering the surrounding landscaping.

Short term construction related "air pollution" impacts are principally in the form of fugitive dust emission which will be controlled by watering, covering and prompt paving or replanting areas denuded of foliage. Air pollution control will be mitigated through compliance with the provisions of Title 11, Administrative Rules, Chapter 60.1, Air Pollution Control, Dept. of Health.

Noise pollution during construction-period will be mitigated through compliance with Title 11, Administrative Rules, Chapter 42 & 43, Vehicle Noise Control and Community Noise Control for Oahu, Dept. of Health.

Hours of construction activities will be limited and mufflers will be required of all vehicles or construction equipment. Traffic noise from heavy vehicles traveling to and from the site will be minimized near existing residential areas and schools.

As stated earlier, due to the location of the project there will be no adverse visual effects on the Makai views of Kaneohe Bay Drive, Mokapu Saddle Road, or H-3. The proposed new residence is compatible with existing residential homes built at the same elevation on the slopes of Oneawa Hills.

No significant significant visual impacts to the character of the surrounding area are to be expected.

ITEM # VI: ENVIRONMENTAL REQUIREMENTS

8. Determination;

The proposed project will not cause any significant impact to the environment.

9. Findings and reasons supporting determination;

This determination was based on the assessment that the proposed single-family dwelling 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;

Involve 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;

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

ITEM # VI: ENVIRONMENTAL REQUIREMENTS

9. Findings and reasons supporting determination;

.....continued

This determination was based on the assessment that the proposed single-family dwelling does not:

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

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.

10. Agencies to be consulted in the preparation of the EIS:

None.

¹*Chu, Michael S. & Robert B Jones. Coastal View Study . Prepared for the C & C of Honolulu DLU, 1987*

²*Nagata, K.M., Malulani Biological Survey, 5/28/89*

³*Ibid.*

⁴*State Historic Preservation Division, DLNR, July 5, 1996*

⁵*Public Works Dept., C & C of Hon., 1996*

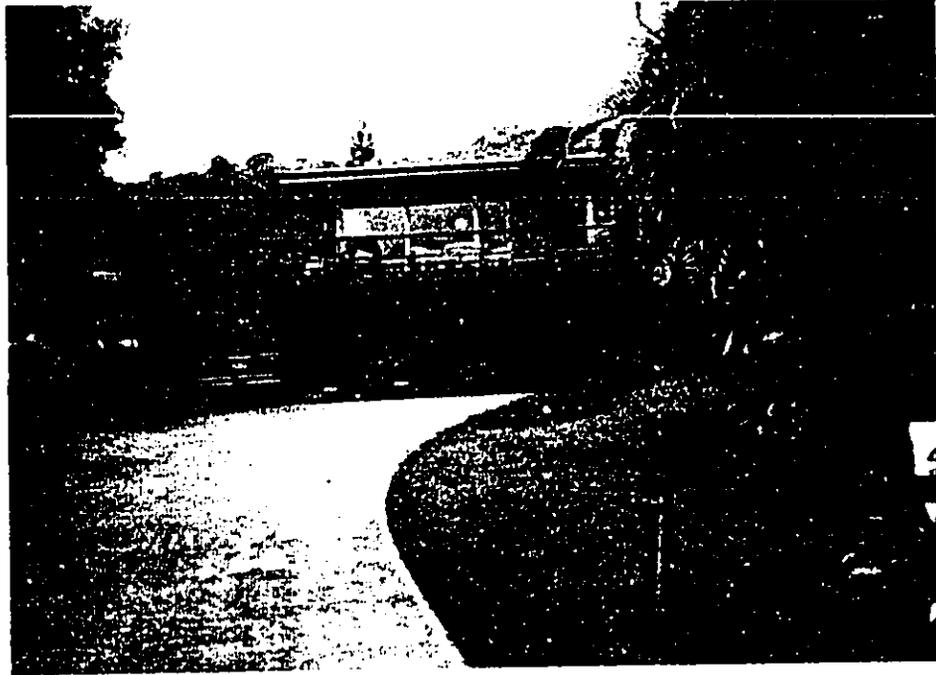


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

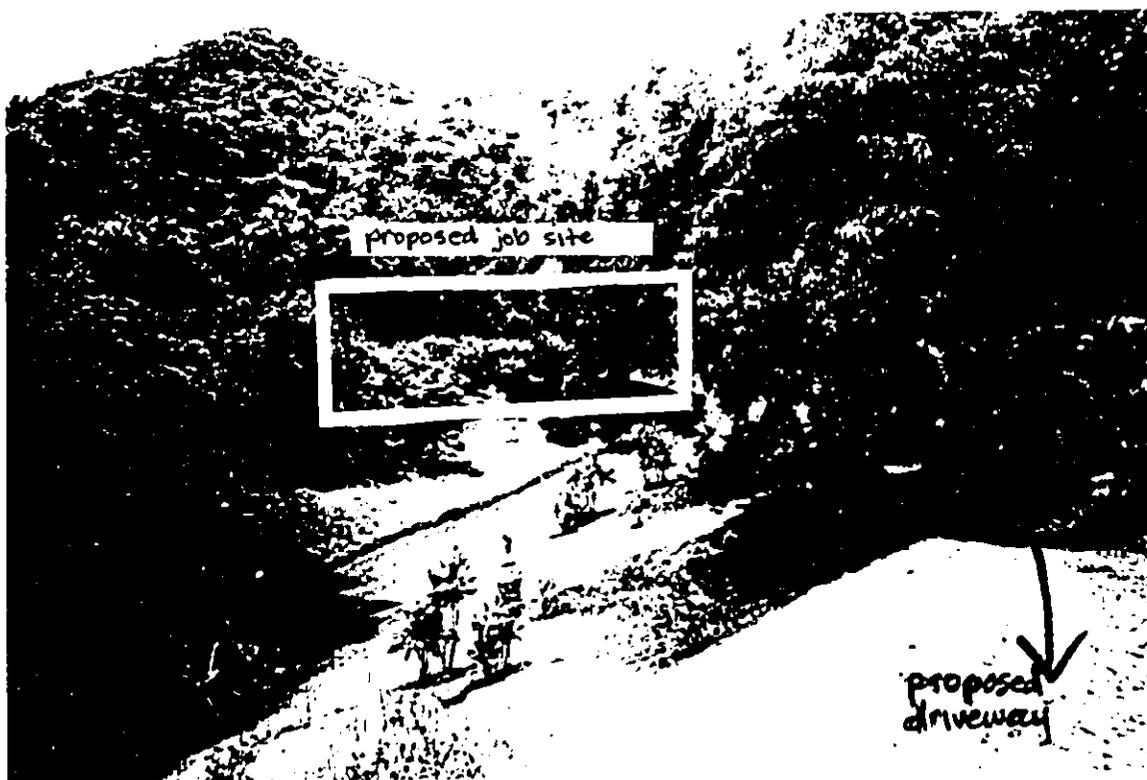
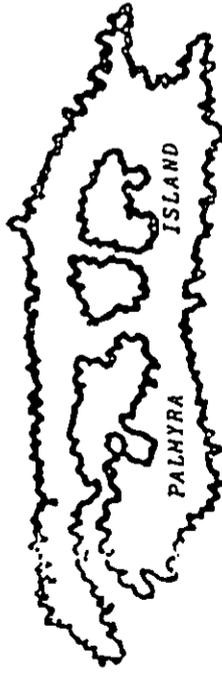
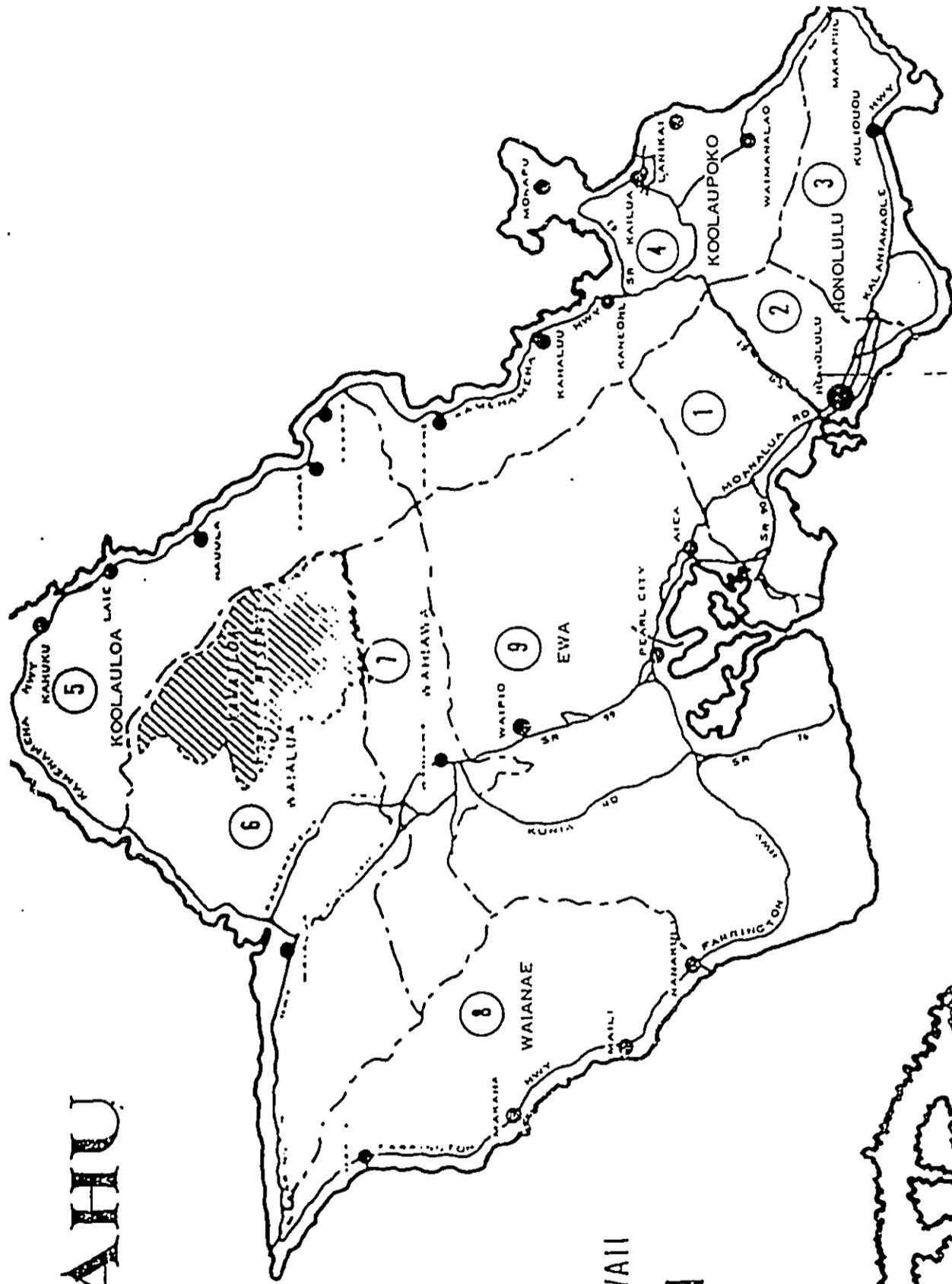


PHOTO 5

M A P S

OAHU

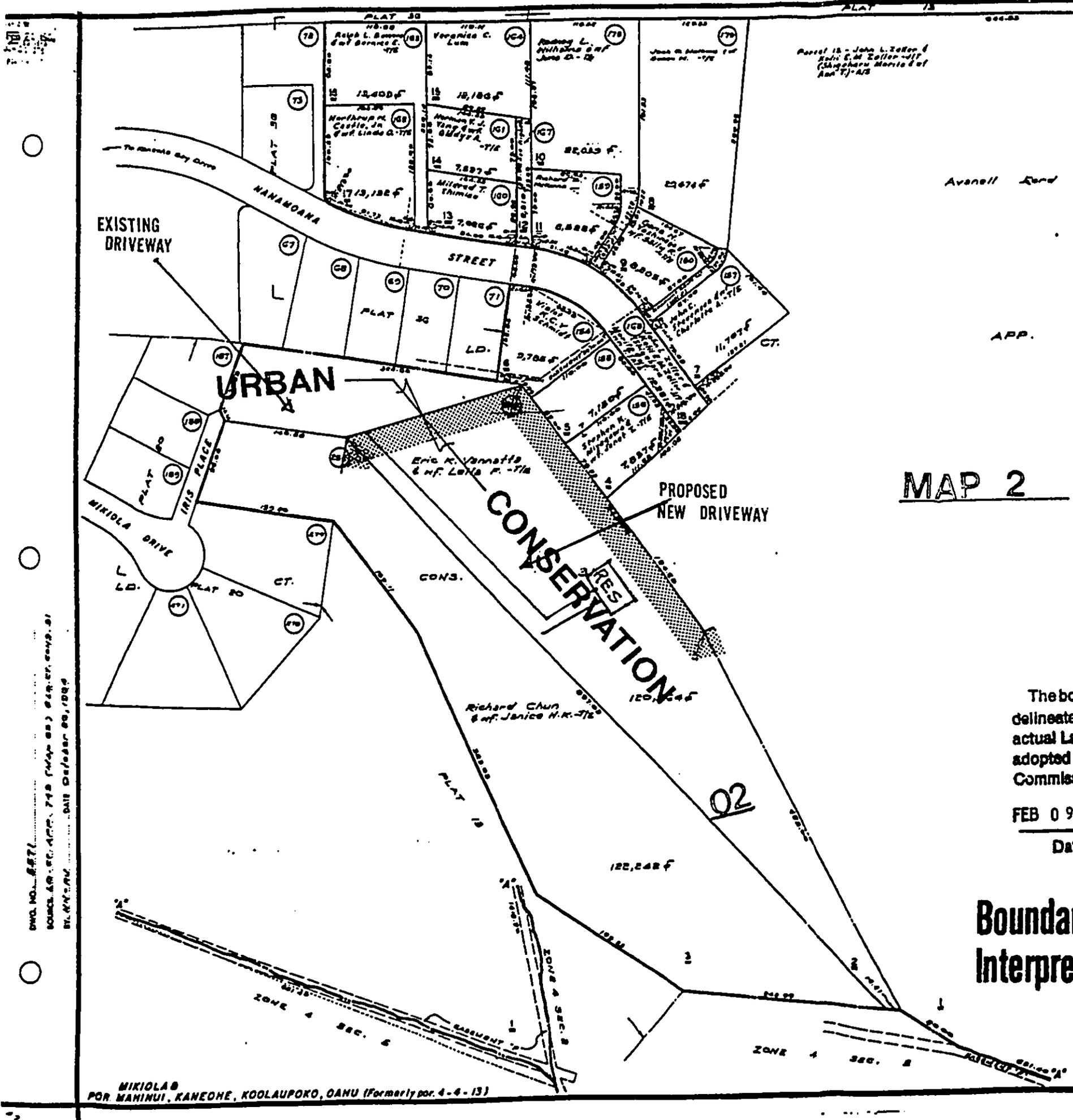
INDEX MAP OF HAWAII 1st DIVISION



LEGEND
--- ZONE BOUNDARY
⑤ ZONE NUMBER

KANEHOE AREA

MAP #1



MAP 2

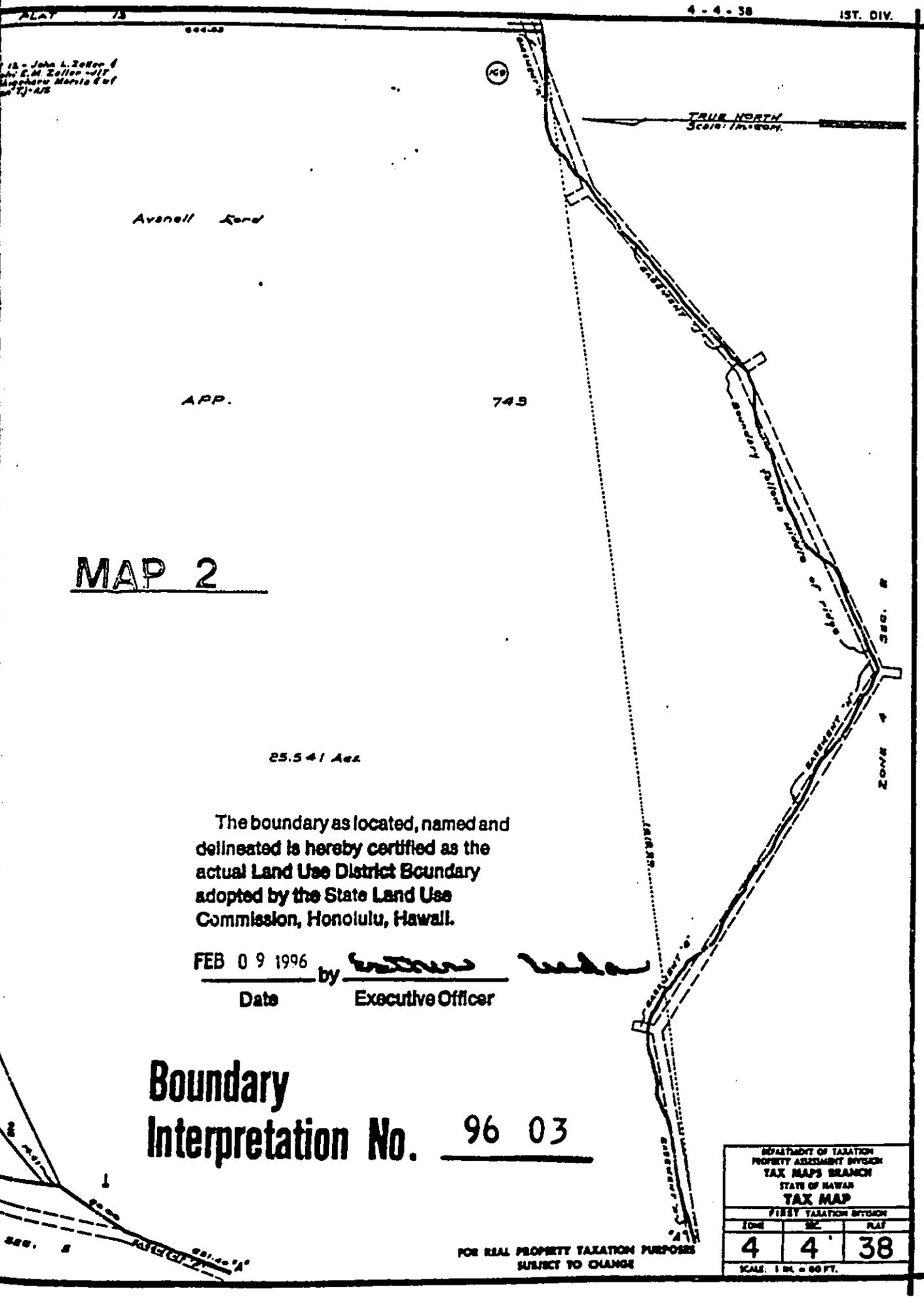
The boundaries delineated on this map are actual boundaries as adopted by the Planning Commission.

FEB 09

Boundary Interpretation

OWN. NO. 8871
 BOUND. MAP NO. 407, 749 (Map 88) 24.07.00, 24.07.01
 BY: M. J. M. DATE: October 08, 1994

MIKIOLA
 FOR MAHINUI, KANEHE, KOOLAUPOKO, OAHU (Formerly par. 4-4-13)



12 - John L. Zeller &
 John E. M. Zeller with
 Marguerite Marie of
 the 1st-AS

4 - 4 - 38 1ST. DIV.

Avonell Road

APP. 745

MAP 2

25.541 Aca

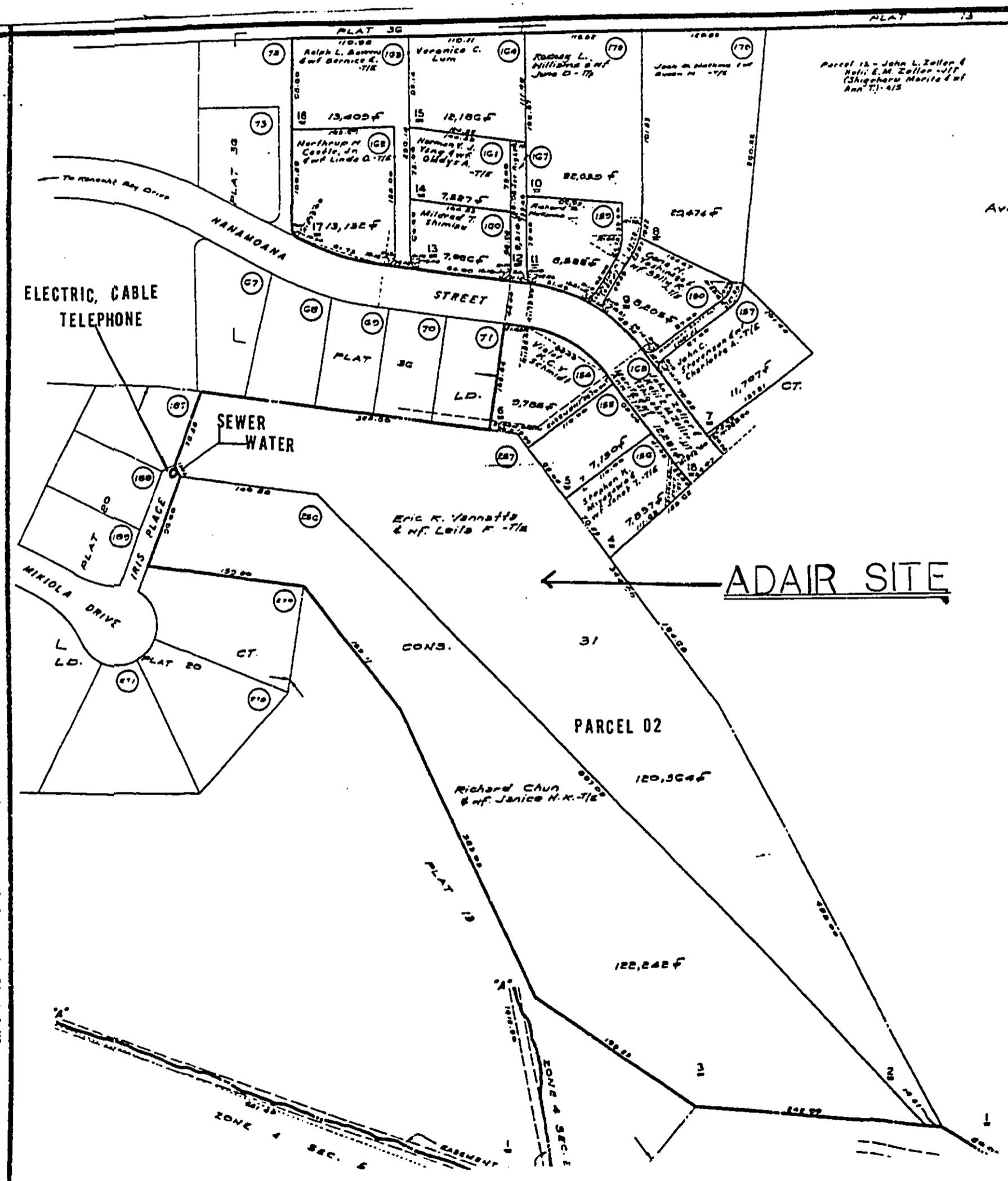
The boundary as located, named and delineated is hereby certified as the actual Land Use District Boundary adopted by the State Land Use Commission, Honolulu, Hawaii.

FEB 09 1996 by [Signature]
 Date Executive Officer

Boundary Interpretation No. 96 03

DEPARTMENT OF TAXATION PROPERTY ASSESSMENT DIVISION TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
FIRST TAXATION DIVISION		
TOWNSHIP	SECTION	PLAT
4	4	38
SCALE: 1 IN. = 100 FT.		

FOR REAL PROPERTY TAXATION PURPOSES
 SUBJECT TO CHANGE



Parcel 12 - John L. Zeller & wife E. M. Zeller -T/E
 (Shirley Marie & wife Ann T.) -T/E

ADAIR SITE

PARCEL 02

Richard CHAU & wife Janice H.K. -T/E

CONS.

Eric K. Yannotta & wife Leila F. -T/E

ELECTRIC, CABLE TELEPHONE

SEWER WATER

MIKJOLA DRIVE

IRIS PLACE

NANAWANA STREET

PLAT 30

PLAT 30

PLAT 20

PLAT 19

ZONE 4 SEC. 5

ZONE 1 SEC. 6

DWG. NO. 5571
 SOURCE 40-CF-APR 718 (MAP 68) 810-57 2042-31
 ST. MM-24 DATE October 20, 1964

Avanell

APP.

MA

4 - 4 - 38

1ST. DI

PLAN 13

Geo. 22

Ref 12 - John L. Zeller &
Kofu E. M. Zeller - J.P.
(Shigeharu Marita & of
Ann T.) - 418

(160)

TRUE NORTH
Scale 1/4" = 500'

Avonell Land

APP.

749

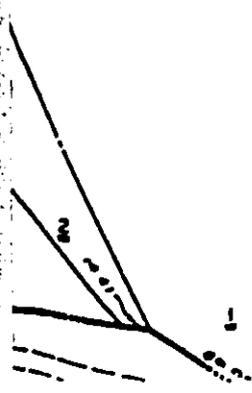
SITE

25.541 Acs.

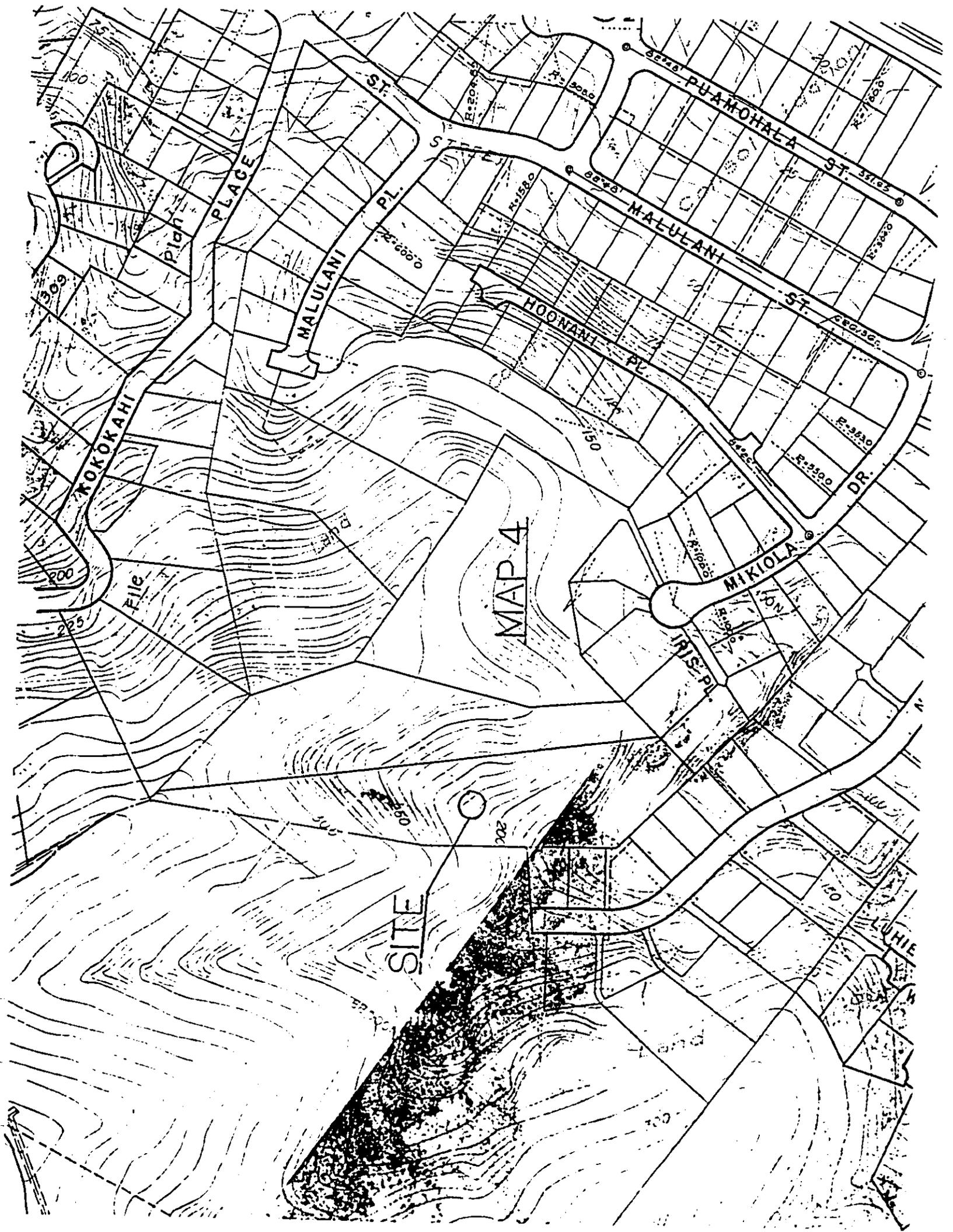
MAP 3

1 144

DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP



DOCUMENT CAPTURED AS RECEIVED



**OWNERS
WARRANTY DEED**

TMK: 4-4-38: 02
44-684 IRIS PLACE

OFFICE OF THE
ASSISTANT REGISTRAR OF LAND COURT
STATE OF HAWAII
(Honolulu)

The original of this document was
recorded at _____

DOCUMENT NO. 1971703

DATE 11/18/92 at 1:53 p.m.

and from _____
402 099 _____

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail () Pickup () To:

COUSINE AMERSON QUINN & ASSOC.
1085 ALIPIA ST.
SUITE 1000 HONOLULU
HI 96813

Scott A. Mokuakana

44-684 Iris Place
Kaneohe, Hawaii 96744
TMK: (1) 4-4-38-2

DEED

THIS INDENTURE, made this 16th day of
July, 1992, by and between ROBIN DENNIS
ADAIR, also known as Robin Adair, and CYNTHIA SUE SMYLE
ADAIR, also known as Cynthia S. Adair and Cynthia Sue
Adair, husband and wife, of the City and County of Hono-
lulu, State of Hawaii, hereinafter called the "Grantors",
and ROBIN ADAIR, also known as Robin Dennis Adair, whose
residence and post office address is 44-684 Iris Place,
Kaneohe, Hawaii 96744, as Trustee under that certain unre-
corded Robin Adair Trust dated July 16, 1992,
made by said Robin Adair, as Settlor and Trustee (a "Short
Form" of said Robin Adair Trust having been recorded in the
Office of the Assistant Registrar of the Land Court of the
State of Hawaii prior to the recordation of this convey-
ance), and CYNTHIA S. ADAIR, also known as Cynthia Sue
Adair and Cynthia Sue Smyle Adair, whose residence and post
office address is 44-684 Iris Place, Kaneohe, Hawaii 96744,
as Trustee under that certain unrecorded Cynthia S. Adair
Trust dated July 16, 1992, made by said

Cynthia S. Adair, as Settlor and Trustee (a "Short Form" of said Cynthia S. Adair Trust having been recorded in said Office prior to the recordation of this conveyance) (collectively called "Trusts"), hereinafter called the "Grantees".

W I T N E S S E T H:

That the Grantors, in consideration of One Dollar (\$1.00) and other valuable consideration to them paid by the Grantees, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said ROBIN ADAIR, as Trustee as aforesaid, and his successors in trust and assigns, an undivided one-half (1/2) interest, and unto said CYNTHIA S. ADAIR, as Trustee as aforesaid, and her successors in trust and assigns, an undivided one-half (1/2) interest, together as tenants in common, the Grantors' right, title and interest in and to the property described in Exhibit A attached hereto and hereby made a part hereof;

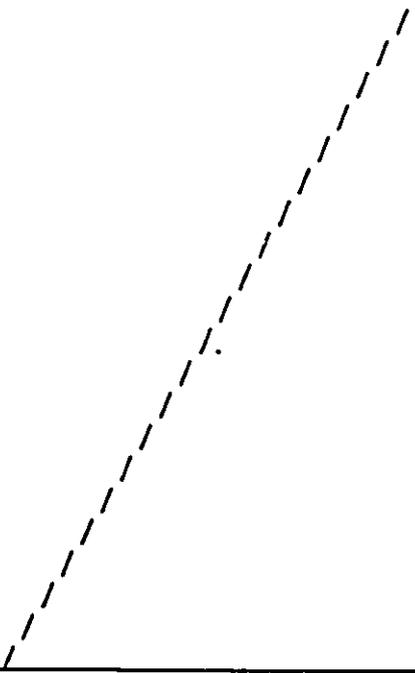
TO HAVE AND TO HOLD the same, together with the rents, issues and profits thereof, the improvements thereon, and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto the Grantees, as Trustees as aforesaid, and their respective successors in trust and assigns, but in trust nevertheless for the uses and purposes set forth in said respective Trusts, as the same now exist or as they may hereafter be amended, with full power as to the interests in the property hereby conveyed in the Grantees, and their respective successors in trust and assigns, to deal with said property in accordance with the terms of said Trusts.

The Grantees, as Trustees as aforesaid and not individually, do hereby, for themselves and their respective successors in trust and assigns, in consideration of the foregoing conveyance, covenant and agree to and with the Grantors and to and with EMPIRE OF AMERICA REALTY CREDIT CORP., present holder of that certain Mortgage dated October 27, 1986, referred to in said Exhibit A, that the Grantees, as Trustees as aforesaid and not individually, will assume and pay the entire remaining balance of principal and interest of the indebtedness secured by said Mortgage as said principal and interest become due in accordance with the terms and provisions of said Mortgage and the note secured thereby, and will observe and perform all

of the covenants and conditions contained in said Mortgage and the note secured thereby, and that the Grantees will indemnify and hold harmless the Grantors from any and all liability by reason of any claim made against the Grantors on account of said Mortgage and the note secured thereby.

The Grantees, as Trustees as aforesaid and not individually, do hereby, for themselves and their respective successors in trust and assigns, in consideration of the foregoing conveyance, covenant and agree to and with the Grantors and to and with FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AMERICA, Mortgagee under that certain Mortgage dated November 26, 1991, referred to in said Exhibit A, that the Grantees, as Trustees as aforesaid and not individually, will assume and pay the entire remaining balance of principal and interest of the indebtedness secured by said Mortgage as said principal and interest become due in accordance with the terms and provisions of said Mortgage and the note secured thereby, and will observe and perform all of the covenants and conditions contained in said Mortgage and the note secured thereby, and that the Grantees will indemnify and hold harmless the Grantors from any and all liability by reason of any claim made against the Grantors on account of said Mortgage and the note secured thereby.

IN WITNESS WHEREOF, the Grantors and the



Grantees, as Trustees as aforesaid and not individually,
have executed this instrument the day and year first above
written.


ROBIN DENNIS ADAIR, also
known as Robin Adair


CYNTHIA SUE SMYLE ADAIR, also
known as Cynthia S. Adair,
and Cynthia Sue Adair

Grantors

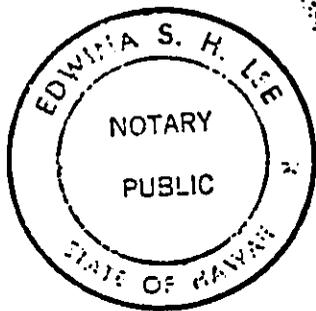

ROBIN ADAIR, also known as
Robin Dennis Adair


CYNTHIA S. ADAIR, also known
as Cynthia Sue Adair and
Cynthia Sue Smyle Adair, as
Trustee as aforesaid

Grantees

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 16th day of July, 1992,
before me personally appeared ROBIN DENNIS ADAIR, also
known as Robin Adair, to me known to be the person des-
cribed in and who executed the foregoing instrument, and
acknowledged that he executed the same as his free act and
deed.

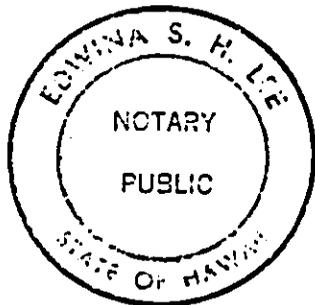


Edwina S. H. Lee
Notary Public
State of Hawaii

My Commission expires 1/24/94

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 16th day of July, 1992,
before me personally appeared CYNTHIA SUE SMYLE ADAIR, also
known as Cynthia S. Adair and Cynthia Sue Adair, to me
known to be the person described in and who executed the
foregoing instrument, and acknowledged that she executed
the same as her free act and deed.

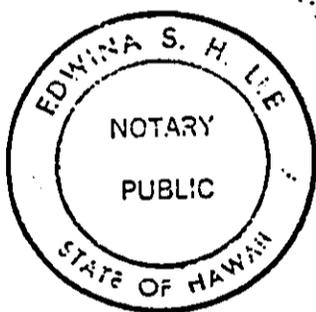


Edwina S. H. Lee
Notary Public
State of Hawaii

My Commission expires 1/24/94

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.

On this 16th day of July, 1992,
before me personally appeared ROBIN ADAIR, also known as
Robin Dennis Adair, Trustee under that certain unrecorded
Robin Adair Trust dated July 16, 1992, to me
known to be the person described in and who executed the
foregoing instrument, and acknowledged that he executed the
same as his free act and deed as such Trustee.

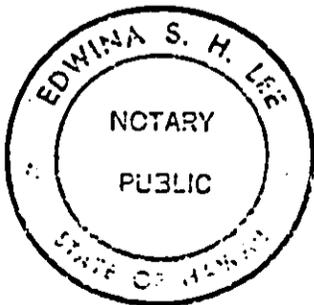


Edwina S. H. Lee
Notary Public
State of Hawaii

My Commission expires 1/24/94

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.

On this 16th day of July, 1992,
before me personally appeared CYNTHIA S. ADAIR, also known
as Cynthia Sue Adair and Cynthia Sue Smyle Adair, Trustee
under that certain unrecorded Cynthia S. Adair Trust dated
July 16, 1992, to me known to be the person
described in and who executed the foregoing instrument, and
acknowledged that she executed the same as her free act and
deed as such Trustee.



Edwina S. H. Lee
Notary Public
State of Hawaii

My Commission expires 1/24/94

EXHIBIT A

That certain parcel of land situate at Mikiola, Kaneohe, Koolaupoko, City and County of Honolulu, State of Hawaii, described as follows:

Lot 257, area 120,364.0 square feet, more or less, as shown on Map 13, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 31 of Retlaw Corporation, Limited.

Together with a perpetual right of way for access to the ocean, in common with others thereunto entitled, over and across Lot F, as shown on Map 2 of said Land Court Consolidation No. 31.

Being the land described in Transfer Certificate of Title No. 263,105 issued to Robin Dennis Adair and Cynthia Sue Smyle Adair, husband and wife, Tenants by the Entirety.

SUBJECT, HOWEVER, to the following:

1. Title to all minerals and metallic mines reserved to the State of Hawaii.
2. Covenants, conditions, restrictions, reservations, agreements, obligations and other provisions set forth in the Deed, dated August 5, 1948, filed August 11, 1948, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 103167.
3. Covenants, conditions, restrictions, reservations, agreements, obligations and other provisions set forth in the Deed, dated October 10, 1955, filed October 14, 1955, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 180126.
4. Reserving, However, unto the Grantor the right to convey to the City and County of Honolulu or the State of Hawaii the fee simple title to said right-of-way Lot F, to be used as a public right-of-way, in which event all private rights therein and thereto shall cease, as reserved in those certain Deeds made by Retlaw Corporation, Limited to Eric Keawepoole Vannatta and Leila Fern Vannatta, husband and wife, dated August 5, 1948, and to Richard Chun and Janice Hanako Kunishige Chun, husband and wife, et al., dated October 10, 1955, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document Nos. 103167 and 180126, respectively.

5. Mortgage dated October 27, 1986, filed October 31, 1986, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1412638, to secure the repayment of \$129,000.00, and any additional advances and other amounts secured thereby, under the terms and provisions thereof,
Mortgagor: Robin Dennis Adair and Cynthia Sue Smyle Adair, husband and wife
Mortgagee: Mason-McDuffie Mortgage Corporation, a Delaware corporation duly authorized to do business in the State of Hawaii

By mesne assignments assigned by an instrument dated July 1, 1991, filed December 27, 1991, in said Office, as Document No. 1877029,

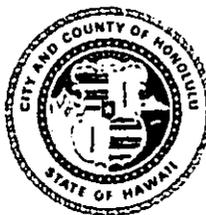
To: Empire of America Realty Credit Corp., a New York corporation

6. Mortgage dated November 26, 1991, filed December 17, 1991, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1873626, to secure the repayment of \$180,000.00, and any additional advances and other amounts secured thereby, under the terms and provisions thereof,
Mortgagor: Robin Dennis Adair and Cynthia Sue Smyle Adair, husband and wife
Mortgagee: First Federal Savings and Loan Association of America, a federally chartered savings and loan association

RELATED LETTERS

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

95-08707 (DT)

January 9, 1996

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

Dear Mr. Slenk:

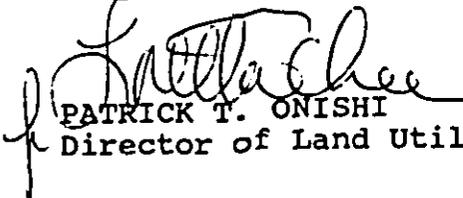
Special Management Area (SMA) Determination
New Single Family Dwelling
44-684 Iris Place, Kaneohe, Oahu
Tax Map Key: 4-4-38: 02

This is in response to your letter dated December 11, 1995. Please be advised that the above property is not within the SMA.

The property is zoned P-1 Restricted Preservation District and R-5 Residential District. As no plans were submitted for the proposed dwelling, we were not able to determine whether a portion of the dwelling will be constructed within the R-5 Residential District. Permitted uses and structures in P-1 zoned land are not governed by the City's Land Use Ordinance (LUO). However, any portion of the new dwelling constructed within the R-5 Residential District must comply with the LUO. The new dwelling will require a city building permit.

Should 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: Department of Land & Natural Resources

9508707.djt

BENJAMIN J. CAYETANO
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822
February 9, 1996

Ms. Christine Slenk
Slenk's Builders
44-115 Nanamoana Street
Kaneohe, Hawai'i 96744

Dear Ms. Slenk:

Subject: BOUNDARY INTERPRETATION No. 96-03 for TMK: 4-4-38: 2, Kaneohe,
Oahu, Hawai'i

Pursuant to your January 24, 1996, letter requesting a boundary interpretation for the subject parcel, please be advised that we have determined an approximate location of the State Land Use Urban / Conservation District boundary.

Our determination is based on the Commission's records and official maps currently on file at our office. For your information, State Land Use Docket No. A66-125 / Erik and Leila Vannatta reclassified approximately 8,400 square feet on the southern or mauka side of the subject parcel from the Conservation District to the Urban District.

A copy of TMK 4-4-38 with an approximate location of the State Land Use Urban / Conservation District boundary delineated is enclosed for your reference.

If you have any questions, please call Fred Talon or Bert Saruwatari of my staff at 587-3822.

Sincerely,

ESTHER UEDA
Executive Officer

EU:ft

encl.: Boundary Interpretation Map dated February 9, 1996

cc: Michael D. Wilson, BLNR Chairperson (w/encl.)
Attn: Dean Uchida, Land Management
Patrick Onishi, C&C of Honolulu DLU Director (w/encl.)
Attn: Carolyn Miyata
Glenn Y. Sato, Tax Maps & Records Supervisor (w/encl.)
C&C of Honolulu, Department of Finance

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAK

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

July 5, 1996

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

LOG NO: 17390
DOC NO: 9606EJ17

Dear Mr. Slenk:

**SUBJECT: Chapter 6E-42, Historic Sites Review for DLNR Conservation District Use
Application of Lot 257, Located in Kaneohe, O'ahu
Kane'ohe, Ko'olaupoko, O'ahu
TMK: 4-4-38:2**

Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel. A review of our records shows that there are no known historic sites at the project location, although no archaeological survey has been conducted for this parcel.

Several historic sites, including Ahukini heiau (Site -352) at Kokokahi ridge, and Mahinui and Mikiola fishponds along the coast were located in nearby areas. A field check conducted in 1995 on a nearby CDUA parcel, with similar steep slopes did not locate any cultural remains, and found it very unlikely that historic sites would be buried on such slopes. Because it is unlikely that historic sites will be found on the steep slopes of this parcel, we believe that future development of this lot will have "no effect" on historic sites.

In the unlikely possibility that historic sites, including human burials are uncovered during routine construction activities all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Aloha,

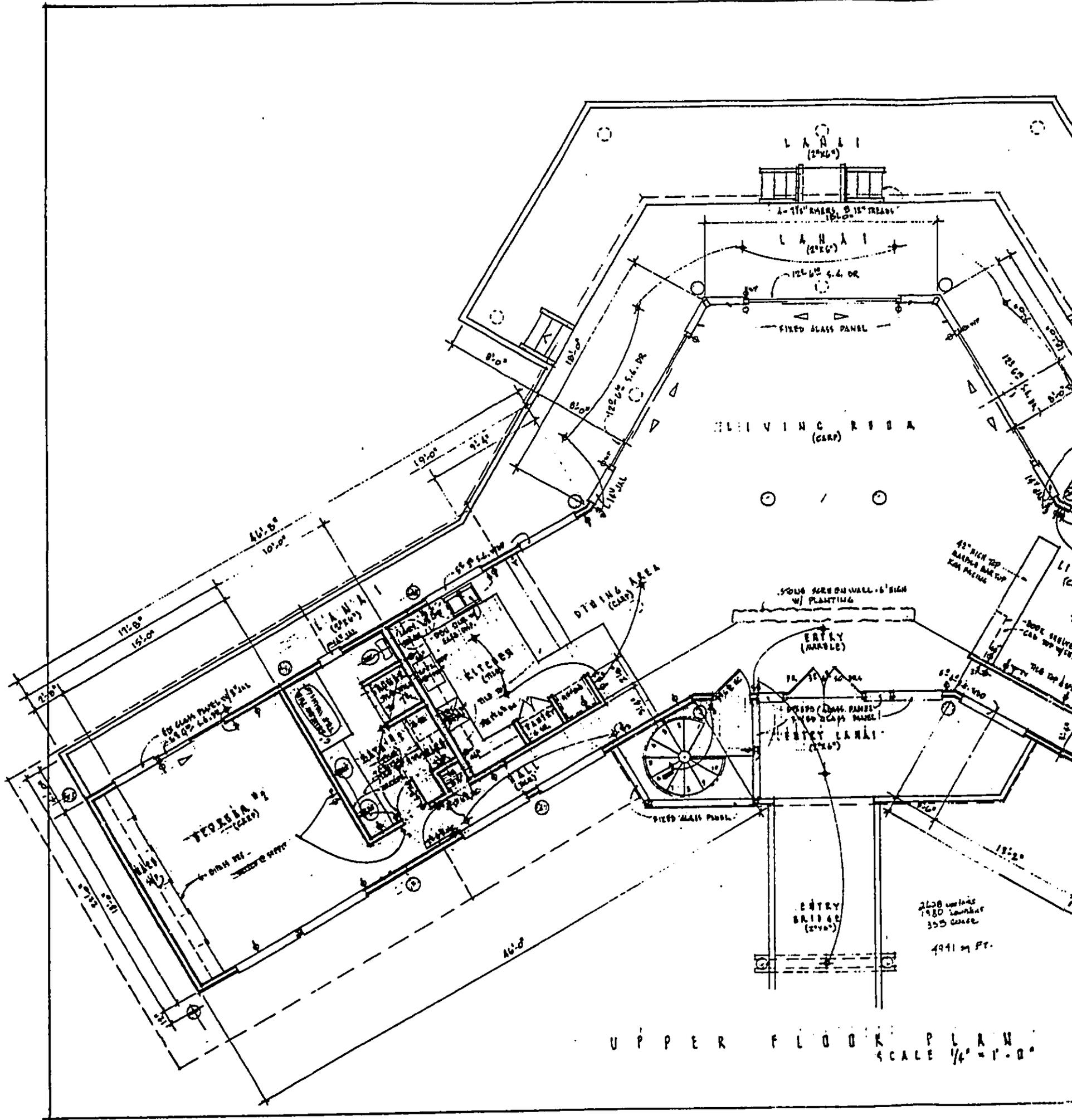
A handwritten signature in cursive script, appearing to read "Don Hibbard".

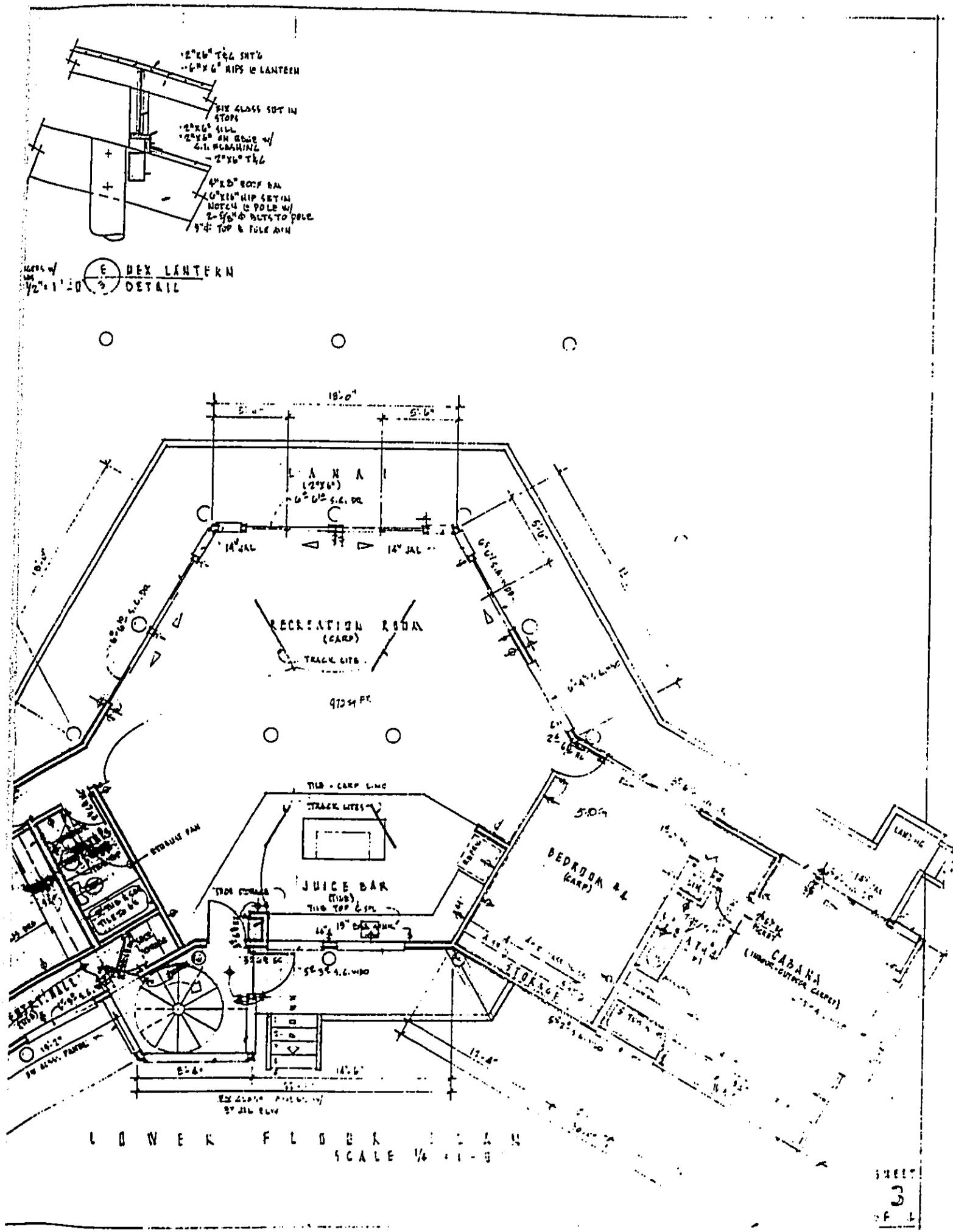
for DON HIBBARD, Administrator
State Historic Preservation Division

EJ:jk

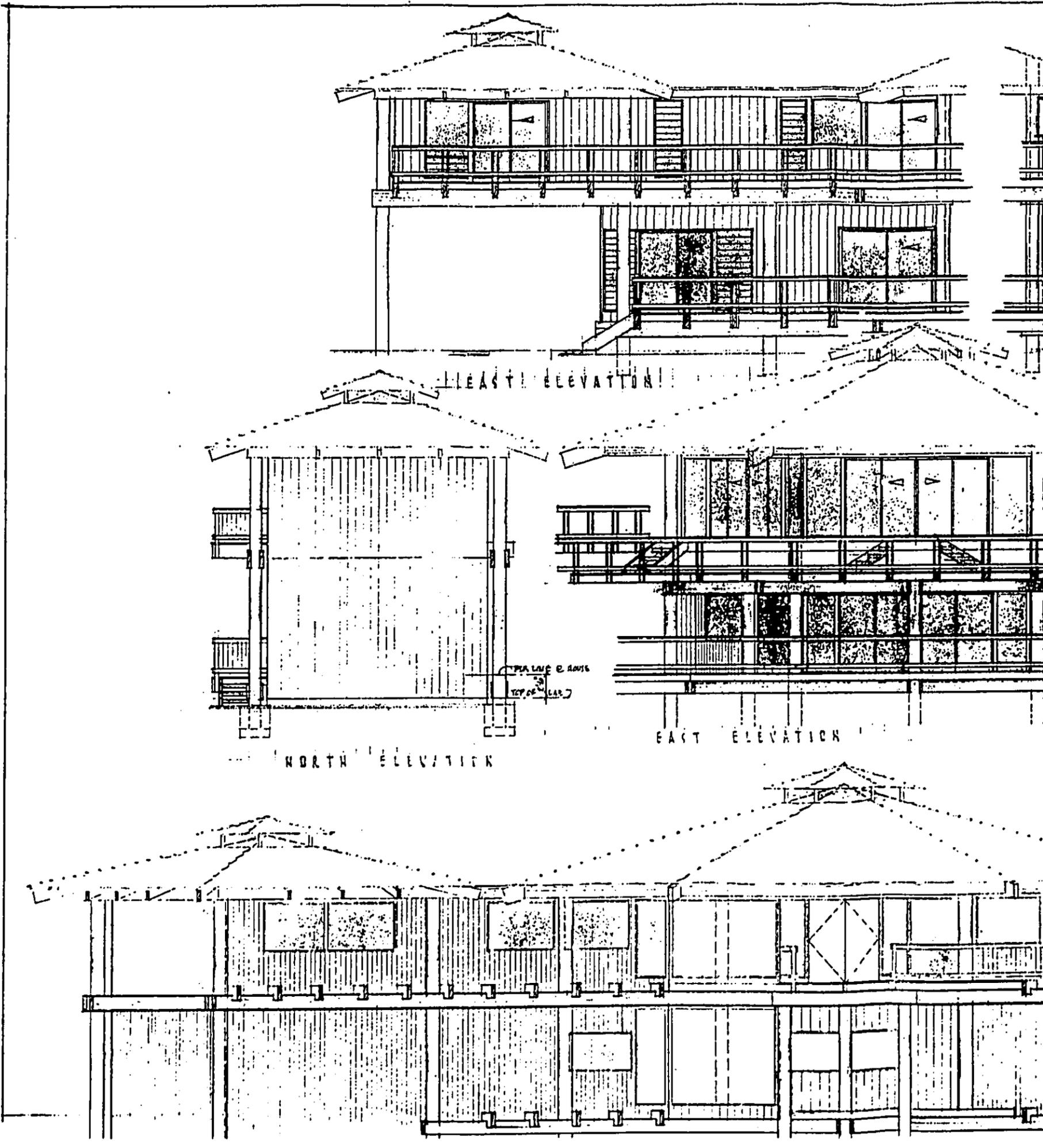
D R A W I N G S

PROPOSED PRELIMINARY
FLOOR PLAN & ELEVATIONS





DOCUMENT CAPTURED AS RECEIVED

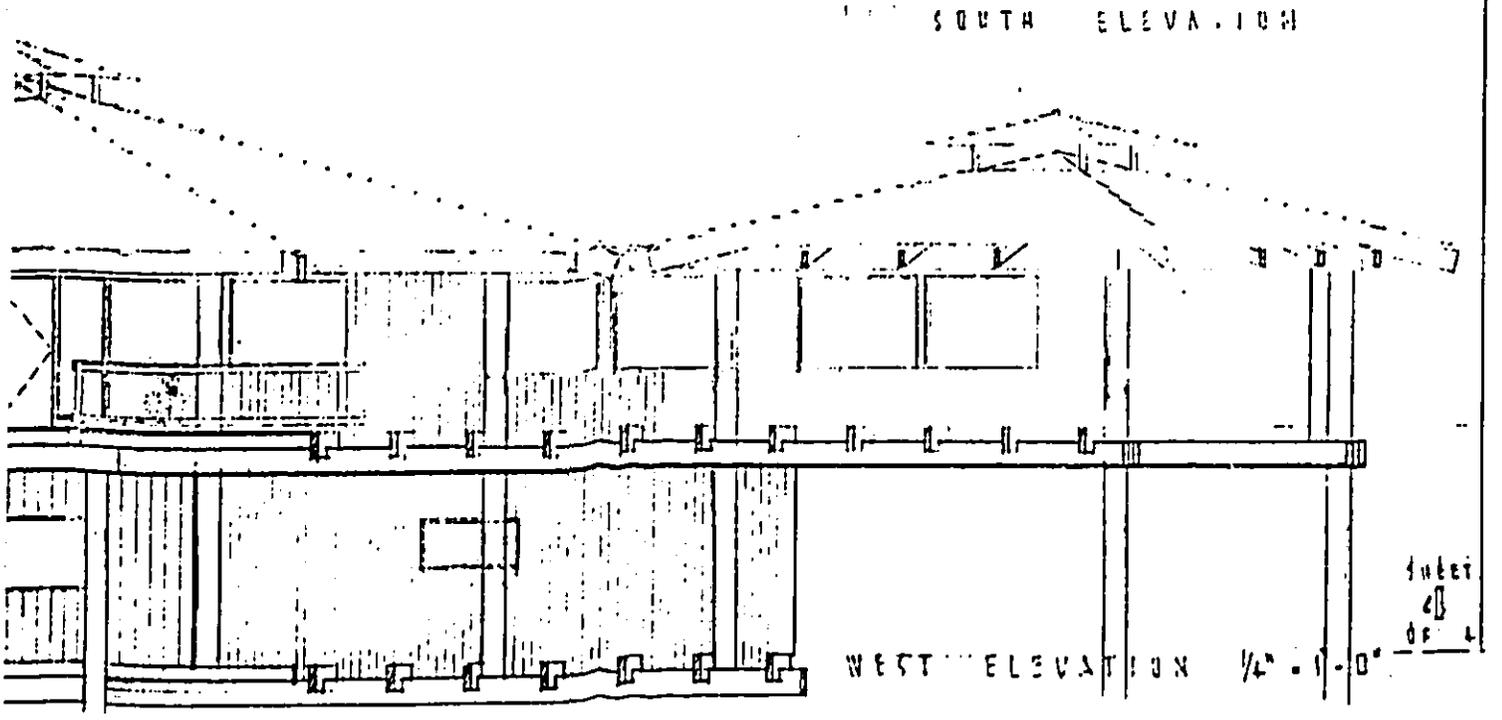
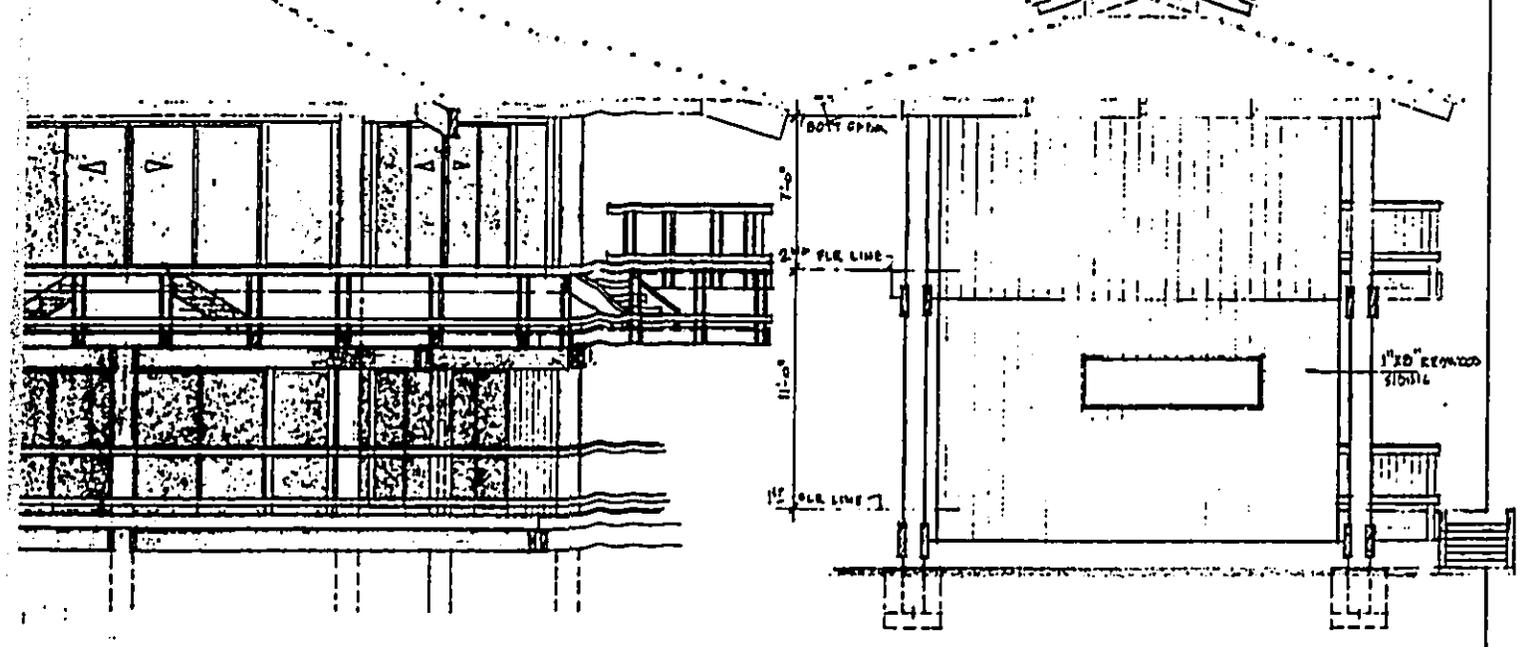
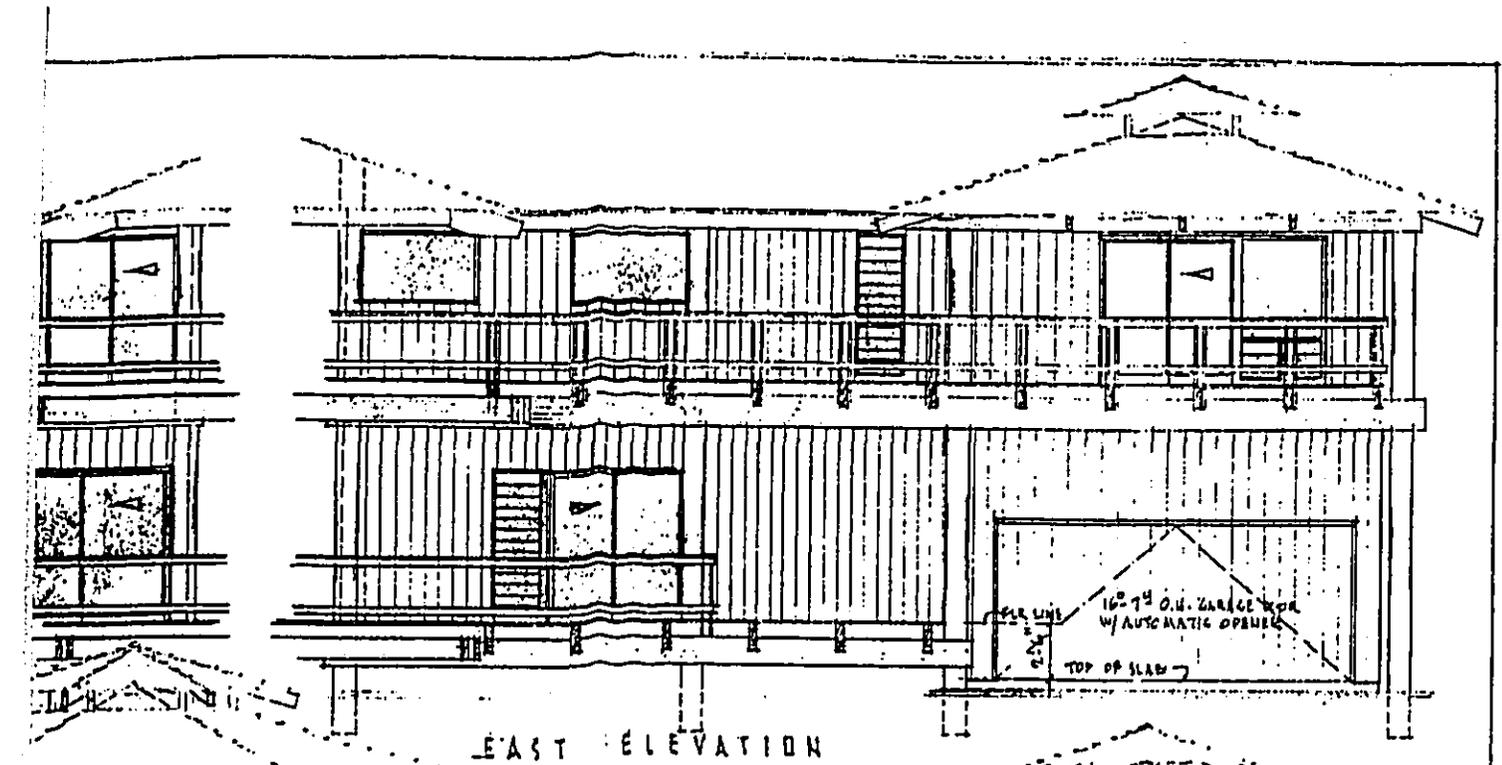


NORTH ELEVATION

EAST ELEVATION

LEAST ELEVATION

PLA LANE @ HOUSE
TOP OF LANE



SHEET
OF
4

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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.: PB:SL

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

Dennis and Cynthia Adair
44-684 Iris Place
Kaneohe, Hawaii 96744

HONOLULU, HAWAII 96809

DEC 16 1996

Dear Ms. Adair:

Subject: Draft Environmental Assessment for a Single Family
Residence at Kaneohe, Hawaii (TMK: 4-4-38:02)

Thank you for your November 8, 1996 transmittal addressing agency comments. There are four additional comment letters that you need to address in an adequate manner prior to the Department of Land and Natural Resources issuing a Finding of No Significant Impact to the Environment (FONSI). We have attached copies of the letters for your use.

Please make the necessary corrections/additions to the environmental assessment (EA) and attach all comments and your response to the comments to the Final EA. Submit five (5) copies of the Final EA to this Department for our review. A FONSI will be issued when all comments have been adequately addressed.

If all comments are not adequately addressed and a final EA is not submitted to this office by January 13, 1997, we will recommend denial of the subject application at the Board's February 7, 1997 meeting. If the final EA is submitted in a timely manner, and accepted by the Department, the item will be scheduled for Board decision making on February 7, 1997. Acceptance of the final EA does not mean endorsement of the proposed use.

Please contact Sam Lemmo of our Land Divisions's Planning and Technical Services Branch, at 587-0386 should you have any questions.

Aloha,

A handwritten signature in black ink, appearing to read "Dean Y. Uchida".

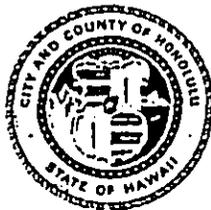
Dean Y. Uchida, Administrator
Land Division

Attachments

cc: Chairman's Office
Oahu Board Member
OEQC

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

JEREMY HARRIS
MAYOR



DONA L. HANAIKE
DIRECTOR

ALVIN K. C. AU
DEPUTY DIRECTOR

September 17, 1996

SEP 17 2 33 PM '96
HONOLULU, HAWAII
DEPARTMENT OF PARKS AND RECREATION

Mr. Dean Y. Uchida, Administrator
Land Division
Department of Land and Natural Resources
State of Hawaii
Post Office Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Conservation District Use Application for a
Single-Family Residence at Kaneohe, Hawaii
Tax Map Key 4-4-38: 02
File No. OA-2830

Thank you for the opportunity to review the subject application. The proposed project does not encroach on any City and County of Honolulu's park property. Therefore, we have no comments to offer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dona L. Hanaike", is written over the word "Sincerely,".

DONA L. HANAIKE
Director

DLH:ei

BENJAMIN J. CAYTAHO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

September 20, 1996

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

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

MEMORANDUM

LOG NO: 18128 ✓
DOC NO: 9609TD22

TO: Dean Y. Uchida, Administrator
Land Division

FROM: Don Hibbard, Administrator
Historic Preservation Division *[Signature]*

SUBJECT: Conservation District Use Application (CDUA), Single Family Residence
for Dennis and Cynthia Adair (File No. OA-2830)
Kane`ohe, Ko`olaupoko, O`ahu
TMK: 4-4-38:2

This CDUA contains our determination (Log No. 17390) that this project will have "no effect" on historic sites. We have no objections to issuing a Conservation District Use Permit for this project.

TD:jk

RECEIVED
DIVISION OF
LAND MANAGEMENT
SEP 26 11 38 AM '96

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

Ref.: PB:SL

OCT 23 1996

Mr. Dennis Adair
44-684 Iris Place
Kaneohe, Hawaii 96744

Dear Mr. Adair

Subject: Draft Environmental Assessment for the Adair Single
Family Residence at Kaneohe, Hawaii (TMK: 4-4-38:02)

The Department of Land and Natural Resources has enclosed public/agency comments received during the 30-day review period which began on September 23, 1996. Please review the comments and respond in writing to the author of each letter. Provide a copy of each response to this office.

Please make the necessary corrections/additions to the environmental assessment (EA) and attach all comments and your response to the comments to the EA. Submit five (5) copies of the Final EA to this Department for our review. A negative declaration determination will be issued when all comments have been adequately addressed.

Please contact Sam Lemmo of our Land Divisions's Planning and Technical Services Branch, at 587-0386 should you have any questions.

Aloha,

A handwritten signature in cursive script, appearing to read "D. Uchida".

Dean Y. Uchida, Administrator
Land Division

Attachments

cc: Oahu Board Member
City and County of Honolulu
Planning Department
Department of Land Utilization
Department of Public Works
Board of Water Supply

BENJAMIN J. CAVETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

Ref.: LD-SL

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

DEPUTY
GILBERT S. COLOMA-AGARAN

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

SEP - 4 1996

FILE NO.: OA-2830
Acceptance Date: 8/30/96
180-Day Exp. Date: 2/26/97

Mr. Dennis Adair
44-684 Iris Place
Kaneohe, Hawaii 96744

Dear Mr. Adair:

NOTICE OF ACCEPTANCE AND PRELIMINARY ENVIRONMENTAL DETERMINATION
Conservation District Use Application #OA-2830

This acknowledges the receipt and acceptance for processing your application for a single family residence (SFR) at Kaneohe, Hawaii (TMK:4-4-38:02)

According to your information, you propose to construct a 4,941 sq./ft. SFR with a 5,000 sq./ft. driveway and 5,000 sq./ft. of landscaping.

After reviewing the application, we find that:

1. The proposed use is an identified land use within the General subzone of the Conservation District, according to Administrative Rules, Title 13, Chapter 5;
2. No public hearing pursuant to Chapter 183C Hawaii Revised Statutes will be required in that the proposed use is not represented to be a commercial use according to the Administrative Rules, Title 13, Chapter 5, HAR;
3. In conformance with Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200 of the Hawaii Administrative Rules, a negative declaration determination is anticipated for the proposed project.

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:

SEE ATTACHED LETTER

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.

Also, please provide us with the following information in the environmental assessment:

1. Estimated cubic yards of soil excavation and fill.
2. Average slope of property and percent slope of the proposed house site.
3. Grading and drainage plans.

In addition, we note that the maximum size of a single family residence in the Conservation District is 5,000 sq./ft. of total floor area (See Exhibit 4, Single Family Residential Standards). The maximum height is 25 feet from the highest point of the roof to the lower of the existing or finished grade at the lowest corner of the building.

Also, it is a practice of the Board to discourage land speculation in the Conservation District. Since there is an existing residence on the property, please explain why a second residence is needed.

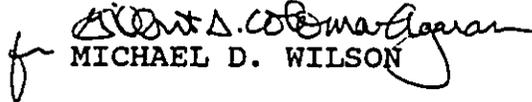
Adair

-3-

OA-2830

Pending action on your application by the Land Board in the near future, your cooperation and early response on these matters will be appreciated. Should you have any questions on this matter, please contact Sam Lemmo of our Land Division's Planning Branch staff at 587-0386.

Aloha,


for MICHAEL D. WILSON

cc: Oahu Board Member
County Departments
DOH

bcc: DAR/DOFAW/HP/SP
CWRM/Engineering Branch

Mr. Sam Lemmo
Dept. of Land and Natural Resources
Land Division Planning Branch
PO Box 621
Honolulu, HI. 96809

Re: File # OA - 2830

Mr. Lemmo,

First, I would like to thank you for your visit to our property several weeks ago.

In your letter to us dated September 4, 1996 you had several questions that you wanted addressed. Enclosed is a copy of a letter submitted with our application that addresses the negative action requirement. The remaining questions on page 2 are as follows...

#1. Estimated cubic yards of soil excavation and fill.

None. The road will follow the existing contour and lay of the land. The house will be built on poles with little if any excavation.

#2. Average slope of property and percent slope of the proposed house site.

Approx. 10%. The house site will have only minor site work excavation for footings. The house is a pole house design.

#3. Grading and drainage plans.

The amount of grading will be minimal. The roadway will follow existing terrain and land contour. The drainage will be left to the natural lay of the land as it is now, which goes into the storm drain system that is located on the lowest part of the property. Please see attached. There has been no erosion damage by rain or flood in the 15 years we have lived here. The property is naturally well drained.

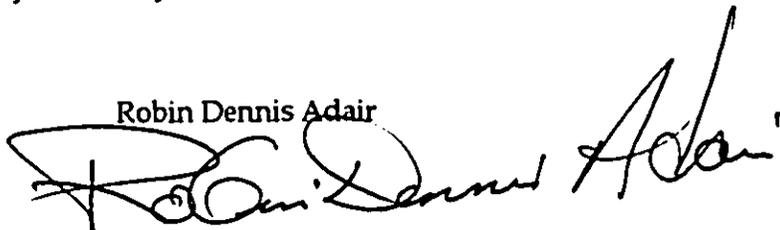
We are aware that the maximum house building size is 5,000 sq. ft. and the height limitation is 25'. Our final drawings when submitted to the Building Dept. will reflect those restrictions.

And finally, regarding your question of why the second residence is needed. The new home will be our primary residence when completed. I am now in my 50's and have an extended family including 2 sons, their wives, 4 grandkids, my inlaws and mother that reside in the mainland, but visit frequently. We have visitors 8 - 9 months out of the year and would like to use the older home as a guest residence for them and to preserve our privacy and sanity while they are here.

If you have additional questions, prior to October 14th, please contact Robert Slenk at 235-6582. His address is 44-115 Nanamoana St. Kaneohe, HI. 96744. I will be on vacation and will return on the 14th.

Thank you for all your time and consideration,

Robin Dennis Adair



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. CHEE
DEPUTY DIRECTOR

95-08707 (DT)

January 9, 1996

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

Dear Mr. Slenk:

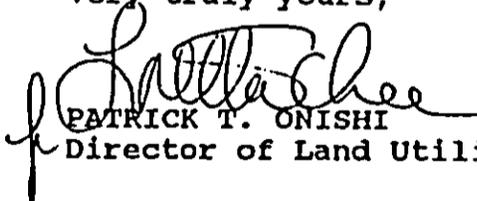
Special Management Area (SMA) Determination
New Single Family Dwelling
44-684 Iris Place, Kaneohe, Oahu
Tax Map Key: 4-4-38: 02

This is in response to your letter dated December 11, 1995. Please be advised that the above property is not within the SMA.

The property is zoned P-1 Restricted Preservation District and R-5 Residential District. As no plans were submitted for the proposed dwelling, we were not able to determine whether a portion of the dwelling will be constructed within the R-5 Residential District. Permitted uses and structures in P-1 zoned land are not governed by the City's Land Use Ordinance (LUO). However, any portion of the new dwelling constructed within the R-5 Residential District must comply with the LUO. The new dwelling will require a city building permit.

Should 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: Department of Land & Natural Resources

9508707.djt

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

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

Ref:PB:SL

SEP - 4 1996

MEMORANDUM

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

FROM: Dean Y. Uchida, Administrator *Y. Uchida*
Land Division, Department of Land and Natural Resources

SUBJECT: Draft Environmental Assessment
Adair Single Family Residence
Kaneohe, Hawaii (TMK:4-4-38:02)

Pursuant to Section 2 of the Environmental Impact Statement Rules, transmitted are four (4) copies of the Draft Environmental Assessment for the subject project. Also attached is a completed OEQC Bulletin Form. Please publish notice of availability for this project in the OEQC Bulletin as soon as possible. A negative declaration determination is anticipated for the subject project.

If there are any questions on this matter, please have your staff contact Mr. Sam Lemmo of the Planning Branch at 587-0386.

Attachment

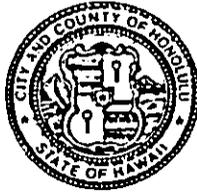
cc: Dennis Adair

SL

2121

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

9605837 (DT)

September 20, 1996

The Honorable Michael D. Wilson, Director
 Department of Land and
 Natural Resources
 State of Hawaii
 Kalanimoku Building
 1151 Punchbowl Street, Room 130
 Honolulu, Hawaii 96813

DEPT. OF LAND
 & NATURAL RESOURCES
 STATE OF HAWAII

RECEIVED
 DIVISION OF
 LAND MANAGEMENT
 SEP 24 3 40 PM '96

Dear Mr. Wilson:

Conservation District Use Application (CDUA)
 44-684 Iris Place, Kaneohe, Oahu
 Tax Map Key: 4-4-38: 02

We have reviewed the above CDUA, File No. OA-2830, in which the applicant proposes to construct a 4,941 square-foot, single-family dwelling. Although the project is not within the Special Management Area, we have the following comments:

1. A Plot Plan depicting an accurate drawing of the new dwelling and driveway should be included in the CDUA to view the size of the dwelling in relation to the parcel.
2. Map No. 3 shows the available utilities, such as sewer, water and electric, within the project area. Does the owner have permission by the Department of Wastewater Management to hook-up to the City municipal sewerline? If not, the type of septic tank system to be utilized for the dwelling should be included in the CDUA.

If you have any questions, please contact Ms. Dana Teramoto of our staff at 523-4648.

Very truly yours,

Patrick T. Onishi
 PATRICK T. ONISHI
 Director of Land Utilization

PTO:am

9605837.djt

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Mr. Patrick Onishi
Dept. of Land Utilization
650 S. King St.
Hono. HI. 96813

Re: File No. OA - 2830

November 7, 1996

Mr. Onishi,

Thank you for your time and comments on our application.

Comment 1: A plot plan depicting an accurate drawing of the new dwelling and driveway should be included in the CDUA to view the size of the dwelling in relation to the parcel.

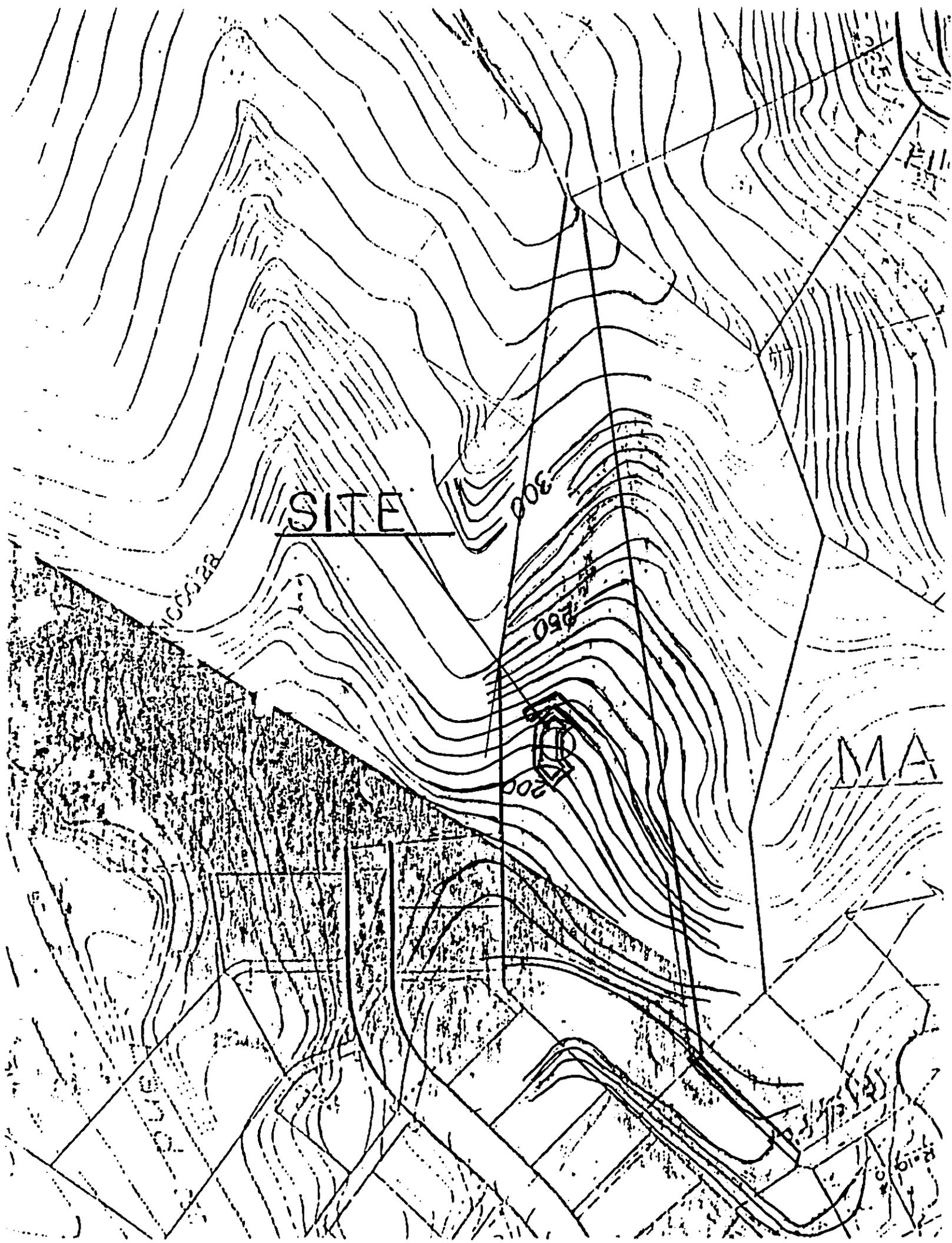
Attached is a topography map and plot plan showing the proposed dwelling and driveway.

Comment 2: Map #3 shows the available utilities, such as sewer, water and electric, within the project area. Does the owner have permission by the Dept. of Wastewater Management to hook up to the City municipal sewer line? If not, the type of septic tank system to be utilized for the dwelling should be included in the CDUA.

We are currently applying to the Wastewater Management for approval on a sewer line hook-up. We do not currently propose any septic tank systems being necessary.

Thank you again and please know that if you would like an on site viewing of the property, please just call to arrange a time.


Cynthia S. Adair



DOCUMENT CAPTURED AS RECEIVED

City and County of Honolulu
DEPARTMENT OF WASTEWATER MANAGEMENT

619
/15

SEWER CONNECTION APPLICATION
(Allow at least 2 weeks processing time)

RECEIVED
DEPT. WWM

PART A - TO BE FILLED BY APPLICANT (Please Print Legibly)

1. Project Name: New Adair Residence

2. Address: 44-684 IRIS PLACE, KANAOHE HI SERVICE CONTROL AT CHARGE

3. Tax Map Key: 4-4-38-02

4. Development: PD-H [] Cluster [] Apt. [] Subdiv. []
(Type) Other [] If Commercial, Area = _____

5. Total Number of Units Proposed: 1 (provide breakdown below)
Studio _____ 1 Bdrm. _____ 2 Bdrm. _____ 3 Bdrm. _____ 4 Bdrm.
Other _____

6. Sewer Connection Work Desired: (Give length, size, depth, etc.)
Attach to existing

7. Approximate Date of Connection: to be determined

8. Number & Type of Existing Structures on Property: 1 - 2bdrm 1 1/2 bath
single fam. home
Indicate Number of Structures: Remain Demolished _____

9. Remarks: _____

10. Information Provided By:
Name: Cynthia S. Adair Date: 11/18/96
Firm: _____ Phone: _____
Mailing Address: 44-684 Iris Pl. Kanaohe HI 96744
Street City, State Zip Code

PART B - TO BE FILLED BY THE CITY

1. Current Zoning: R-5/P-1 General Plan _____

2. Sewer System: Adequate Inadequate [] Unavailable []
Other: _____

3. Charges:
a. Sewer Assessment _____ times _____ Area (sq. ft.) _____ \$ _____
Rate
b. Wastewater System Facility Charge: _____ \$ 1196.00
c. Other (new laterals, etc.): _____ \$ _____
TOTAL CHARGES (estimated) = \$ 1196.00

4. Remarks: _____

5. Application:
Approved: A. Saavedra, Jr. Date: 11/19/96
Valid 2-years after approval date. Construction plans shall be completed & approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
Not Approved: _____ Date: _____

443
D

NO CC

1080

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERTANIA STREET
HONOLULU HAWAII 96813
PHONE (808) 527-6180
FAX (808) 533-2714



September 27, 1996

JEREMY HARRIS, Mayor
WALTER O. WATSON, JR. Chairman
MAURICE H. KAMAGATO, Vice Chairman
PAULI HAYASHIDA
MELISSA Y. J. LUM
FORREST C. MURPHY
KENNETH E. SPRAGUE
BARBARA KIM STANTON

RAYMOND H. SATO
Manager and Chief Engineer

RECEIVED
DIVISION OF
CONSERVATION
OCT 2 11 28 AM '96
GENERAL MANAGEMENT

Mr. Michael D. Wilson, Chairperson
Board of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Your Transmittal of September 4, 1996 on the Conservation District Use Application for the Adair Single Family Residence, File No. OA-2830, Kaneohe, Oahu, TMK: 4-4-38: 02

Thank you for the opportunity to review and comment on the Conservation District Use Application for the proposed project.

We have the following comments to offer:

1. The property owner(s) will be required to enter into an elevation agreement with us for any dwelling(s) constructed above the 172-foot elevation, which is the service limit for the area.
2. The existing off-site water system is presently adequate to accommodate the proposed single family residence.
3. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
4. There is an existing 5/8-inch water meter serving the project site.
5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
6. Our cross-connection control and backflow prevention requirements will be determined when the Building Permit Application is submitted for our review and approval.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

Raymond H. Sato
RAYMOND H. SATO
Manager and Chief Engineer

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Mr. Raymond Sato
Board of Water Supply
630 S. Beretania St.
Hono. HI. 96843

Re: File No. OA - 2830

November 7, 1996

Mr. Sato,

Thank you for your time and comments on our proposed project. We are writing in response to your comments that require answering.

Comment 1: The property owners will be required to enter into an elevation agreement with us for any dwelling(s) constructed above the 172-foot elevation, which is the service limit for the area.

We do estimate that our elevation may be approx. 200' - 210'. We understand that this will require the agreement that you mentioned.

Comment 2: OK

Comment 3: OK

Comment 4: OK

Comment 5: The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Dept.

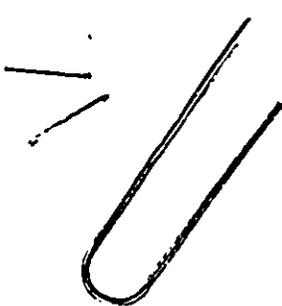
There is an accessible fire hydrant and we will request any additional requirements and suggestions from the Fire Prevention Bureau.

Comment 6: OK

Thank you again and please know that if you would like an on site viewing of the property, please just call to arrange a time.


Cynthia S. Adair

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JEREMY HARRIS
MAYOR

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE: (808) 523-4711 • FAX: (808) 523-4950



CHERYL D SOON
CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER
MH 9/96-1828

October 2, 1996

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

RECEIVED
DIVISION OF
LAND MANAGEMENT
OCT 8 8 01 AM '96

Dear Mr. Wilson:

Conservation District Use Application (CDUA)
No. OA-2830/Draft Environmental Assessment (DEA)
for the Proposed Construction of a New Single Family
Residence, Kaneohe, Koolaupoko, Oahu, TMK: 4-4-38: 02

In response to your department's request of September 4, 1996, we have reviewed the subject CDUA/DEA and have the following comments to offer:

1. The Final Environmental Assessment (FEA) should state that the proposed project site is currently designated for Preservation use on the Koolaupoko Development Plan Land Use Map.
2. The FEA should also state that there are no publicly funded nor privately funded improvements designated in the general vicinity on the Koolaupoko Development Plan Public Facilities Map.
3. Page 3 of the DEA states as follows:
"Due to the project location, there will be no adverse effects on makai views from Kaneohe Bay Drive or H-3."

Although there will be no adverse effects on makai views from Kaneohe Bay Drive or H-3, the Final Environmental Assessment (FEA) should further address mauka views in relationship to the proposed project from public places.

Honorable Michael D. Wilson, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources
October 2, 1996
Page 2

A visual impact assessment of mauka views from public places would determine if the proposal is consistent with Section 24-6.2.(a)(2) Public Views of the Development Plan Special Provisions for Koolaupoko, which states the following:

"In order to promote pleasing and attractive living environments and panoramic mauka and makai views from public places, views of major landmarks from public places shall be protected whenever possible."

Moreover, with regard to PHOTO 2, the site and simulated height of the proposed 2-story single-family residence should be disclosed in the FEA.

4. The FEA should disclose site soils series and its characteristics to provide additional information from which to assess the potential impacts of the proposed project.
5. Based on our review, the DEA lacks sufficient mauka views and soils/slope data. As a general policy, we oppose expansion of urban development on lands intended for Preservation.

Should you have any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,



CHERYL D. SOON
Chief Planning Officer

CDS:js

cc: Office of Environmental Quality Control

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Ms. Cheryl Soon
C & C Planning Dept
650 S. King St. Hono. HI. 96813-3017

Re: File No. OA - 2830

November 7, 1996

Ms. Soon,

Thank you for your comments on our proposed new residence. The requested responses to your comments are as follows:

Comment 1: The FEA should state that the proposed project site is currently designated for Preservation use on the Koolaupoko Development Plan Use Map.
We understand that the project site is currently designated Preservation use and will be stated in the FEA as such.

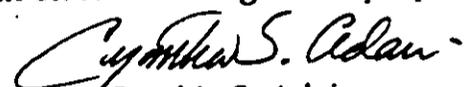
Comment 2: The FEA should also state that there are no publicly funded nor privately funded improvements designated in the general vicinity on the Koolaupoko Development Plan Public Facilities Map.
There are no publicly or privately funded improvements that we are aware of at this time, that are designated in this general vicinity. All agencies involved in the infrastructure have reviewed our request and stated that existing facilities are more than adequate.

Comment 3: ...the FEA should further address mauka views in relationship to the proposed project from public places....
Our home project will not be readily visible from any roadways or public areas. A 2 story building will not be at all visible from photo #2 in the FEA. The building project will be over the ridge line and down in the valley of our property.

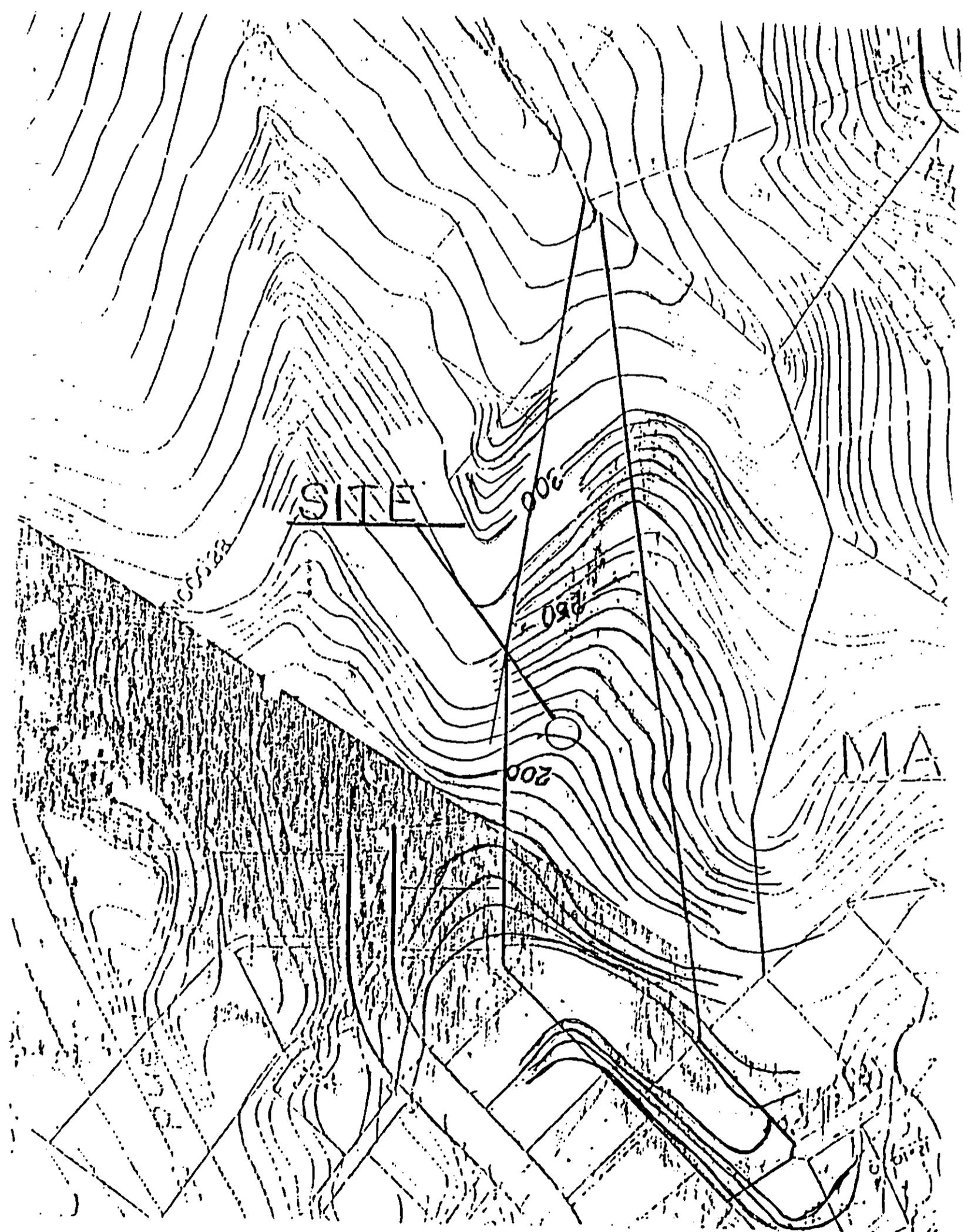
Comment 4: The FEA should disclose site soils series and it's characteristics to provide additional information from which to assess the potential impacts of the proposed site.
Significant existing ground cover will remain intact during the project. Construction is of a pole house design requiring little land work, and the driveway will follow the existing topography to the proposed house site. Available site soil reports are enclosed.

Comment 5: Based on our review, the DEA lacks sufficient mauka views and soil/slope data. As a general policy, we oppose expansion of urban development on lands intended for preservation.
Our proposed home site will be secluded and surrounded by mature trees in a valley on our property. It will barely be visible even by adjacent properties. Slope lines are visible on the topography maps in the FEA and soil data is enclosed. We understand your general policy of opposition, but hope you will reconsider.

Thank you again and please know that if you would like an on site viewing of the property and proposed site, please just call to arrange a time.

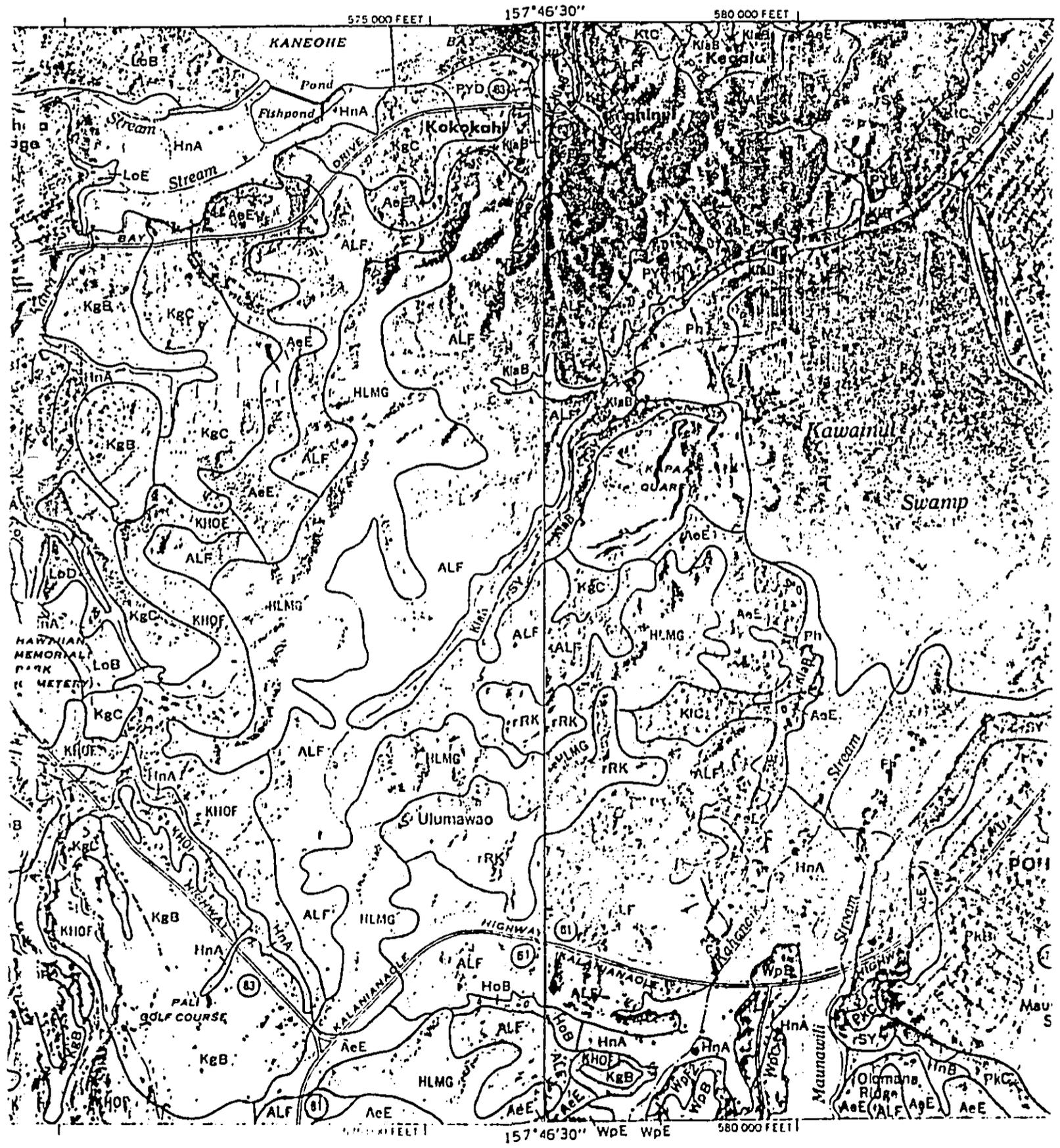

Cynthia S. Adair

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DOCUMENT CAPTURED AS RECEIVED

KIa B
AeE
ALF



HIGH AND MEDIUM INTENSITY

SYMBOL	NAME
AaB	Alae sandy loam, 3 to 7 percent slopes
AcA	Alae cobbly sandy loam, 0 to 3 percent slopes
ArB	Alae cobbly sandy loam, 3 to 7 percent slopes
AeB	Alaeloa silty clay, 3 to 7 percent slopes
AeC	Alaeloa silty clay, 7 to 15 percent slopes
AeE	Alaeloa silty clay, 15 to 35 percent slopes
EaA	Ewa silty clay loam, 0 to 2 percent slopes
EaB	Ewa silty clay loam, 3 to 6 percent slopes
EaC	Ewa silty clay loam, 6 to 12 percent slopes
ErA	Ewa cobbly silty clay loam, 0 to 3 percent slopes
EcB	Ewa cobbly silty clay loam, 3 to 7 percent slopes
EmA	Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes
EmB	Ewa silty clay loam, moderately shallow, 2 to 6 percent slopes
EsA	Ewa silty clay, 0 to 3 percent slopes
EsB	Ewa silty clay, 3 to 7 percent slopes
EtB	Ewa cobbly silty clay, 3 to 7 percent slopes
EwA	Ewa stony silty clay, 0 to 2 percent slopes
EwB	Ewa stony silty clay, 2 to 6 percent slopes
EwC	Ewa stony silty clay, 6 to 12 percent slopes
Fd	Fill land
HaB	Haiku silty clay, 3 to 7 percent slopes
HaC	Haiku silty clay, 7 to 15 percent slopes
HhB	Haiku clay, 3 to 7 percent slopes
HhC	Haiku clay, 7 to 15 percent slopes
HcB	Haleiwa silty clay loam, 0 to 10 percent slopes
HcC	Haleiwa very stony silty clay loam, 0 to 15 percent slopes
HeA	Haleiwa silty clay, 0 to 2 percent slopes
HeB	Haleiwa silty clay, 2 to 6 percent slopes
HfB	Halii gravelly silty clay, 3 to 8 percent slopes
HfC	Halii gravelly silty clay, 8 to 15 percent slopes
HfD2	Halii gravelly silty clay, 15 to 25 percent slopes, eroded
HfE2	Halii gravelly silty clay, 25 to 40 percent slopes, eroded
HgB	Haliimaile silty clay loam, 3 to 7 percent slopes
HgC	Haliimaile silty clay loam, 7 to 15 percent slopes
HhB	Haliimaile silty clay, 3 to 7 percent slopes
HhC	Haliimaile silty clay, 7 to 15 percent slopes
HhC2	Haliimaile gravelly silty clay, 7 to 15 percent slopes, eroded
HIB	Hamakuaopaka silty clay, 3 to 7 percent slopes
HIC	Hamakuaopaka silty clay, 7 to 15 percent slopes
HIC2	Hamakuaopaka silty clay, 7 to 15 percent slopes, eroded
HnA	Hanalei silty clay loam, 0 to 2 percent slopes
HnA	Hanalei silty clay, 0 to 2 percent slopes
HnB	Hanalei silty clay, 2 to 6 percent slopes
HnB	Hanalei stony silty clay, 2 to 6 percent slopes
HnA	Hanalei peaty silty clay loam, 0 to 2 percent slopes
HnB	Hanalei silty clay, deep water table, 0 to 6 percent slopes
HsB	Hanamaulu silty clay, 3 to 8 percent slopes
HsC	Hanamaulu silty clay, 8 to 15 percent slopes
HsD	Hanamaulu silty clay, 15 to 25 percent slopes
HsE	Hanamaulu silty clay, 25 to 40 percent slopes
HsE	Hanamaulu stony silty clay, 10 to 35 percent slopes
HsE	Hanamaulu bouldery silty clay, 10 to 35 percent slopes
HvA	Holomua silt loam, 0 to 3 percent slopes
HvB	Holomua silt loam, 3 to 7 percent slopes
HvB3	Holomua silt loam, 3 to 7 percent slopes, severely eroded
HvC	Holomua silt loam, 7 to 15 percent slopes
HvC3	Holomua silt loam, 7 to 15 percent slopes, severely eroded
HwC	Honouliuli silty clay, 7 to 15 percent slopes
HwD	Honouliuli silty clay, 15 to 25 percent slopes
HwA	Honouliuli clay, 0 to 2 percent slopes
HwB	Honouliuli clay, 2 to 6 percent slopes

HIGH AND MEDIUM INTENSITY

SYMBOL	NAME
HvB3	Honouliuli silty clay loam, 3 to 10 percent slopes, severely eroded
HxA	Honouliuli silty clay, 0 to 3 percent slopes
HxB	Honouliuli silty clay, 3 to 7 percent slopes
HxC	Honouliuli silty clay, 7 to 15 percent slopes
HxE	Honouliuli silty clay, 15 to 35 percent slopes
IaA	Iao silty clay, 0 to 3 percent slopes
IaB	Iao silty clay, 3 to 7 percent slopes
IhB	Iao cobbly silty clay, 3 to 7 percent slopes
IbC	Iao cobbly silty clay, 7 to 15 percent slopes
IcB	Iao clay, 3 to 7 percent slopes
IcC	Iao clay, 7 to 15 percent slopes
IaB	Ioleau silty clay loam, 2 to 6 percent slopes
IaC	Ioleau silty clay loam, 6 to 12 percent slopes
IaD2	Ioleau silty clay loam, 12 to 20 percent slopes, eroded
IaE2	Ioleau silty clay loam, 20 to 35 percent slopes, eroded
JaC	Jaucas sand, 0 to 15 percent slopes
JfC	Jaucas sandy, saline, 0 to 12 percent slopes
JfB	Jaucas loamy fine sand, 0 to 8 percent slopes
JfE	Jaucas loamy fine sand, dark variant, 0 to 8 percent slopes
KaB	Kaena clay, 2 to 6 percent slopes
KaC	Kaena clay, 6 to 12 percent slopes
KaE	Kaena stony clay, 2 to 6 percent slopes
KaC	Kaena stony clay, 6 to 12 percent slopes
KaD	Kaena stony clay, 12 to 20 percent slopes
KaE	Kaena very stony clay, 10 to 35 percent slopes
KaB	Kaena clay, brown variant, 1 to 6 percent slopes
KaC	Kaena clay, brown variant, 6 to 12 percent slopes
KbB	Kahana silty clay, 3 to 7 percent slopes
KbC	Kahana silty clay, 7 to 15 percent slopes
KbD	Kahana silty clay, 15 to 25 percent slopes
KcB	Kalae silty clay, 2 to 7 percent slopes
KcC	Kalae silty clay, 7 to 15 percent slopes
KcC3	Kalae silty clay, 5 to 15 percent slopes, severely eroded
KcD3	Kalae silty clay, 15 to 25 percent slopes, severely eroded
KcE3	Kalae silty clay, 25 to 40 percent slopes, severely eroded
KdD	Kalapa silty clay, 8 to 20 percent slopes
KdE	Kalapa silty clay, 20 to 40 percent slopes
KdF	Kalapa silty clay, 40 to 70 percent slopes
Ke	Kalihi clay
Kf	Kaloko clay loam
Kfa	Kaloko clay
Kfb	Kaloko clay, noncalcareous variant
KaB	Kaneohe silty clay, 3 to 8 percent slopes
KgC	Kaneohe silty clay, 8 to 15 percent slopes
KhB	Kanepuu silty clay, 3 to 7 percent slopes
KhB2	Kanepuu silty clay, 3 to 7 percent slopes, eroded
KhC	Kanepuu silty clay, 7 to 15 percent slopes
KhC2	Kanepuu silty clay, 7 to 15 percent slopes, eroded
KkB	Kapaa silty clay, 3 to 8 percent slopes
KkC	Kapaa silty clay, 8 to 15 percent slopes
KkD	Kapaa silty clay, 15 to 25 percent slopes
KkE	Kapaa silty clay, 25 to 40 percent slopes
KIA	Kawaihapai clay loam, 0 to 2 percent slopes
KIB	Kawaihapai clay loam, 2 to 6 percent slopes
KIC	Kawaihapai clay loam, 6 to 15 percent slopes
KIaA	Kawaihapai stony clay loam, 0 to 2 percent slopes
KIaB	Kawaihapai stony clay loam, 2 to 6 percent slopes
KIbC	Kawaihapai very stony clay loam, 0 to 15 percent slopes
KIcB	Kawaihapai silty clay loam, 2 to 7 percent slopes
KmA	Keaua clay, 0 to 2 percent slopes
KmB	Keaua stony clay, 2 to 6 percent slopes
KmbA	Keaua clay, saline, 0 to 2 percent slopes
KnB	Keahua silty clay loam, 3 to 7 percent slopes
KnC	Keahua silty clay loam, 7 to 15 percent slopes

LD
BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKE
DIRECTOR OF HEALTH

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

In reply, please refer to

October 23, 1996

96-144/epo

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

FROM: Lawrence Miike *Lawrence Miike*
Director of Health

SUBJECT: CONSERVATION DISTRICT USE APPLICATION
Applicant: Dennis and Cynthia Adair
File No.: OA-2830
Request: Construction of a Single Family
Residence
Location: Kaneohe, Hawaii
TMK: 4-4-38: 2

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

95 OCT 31 11:46

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Thank you for allowing us to review and comment on the subject request. We have the following comments to offer:

Wastewater

It has been determined that the subject property is located within the County sewer service system. As the area is sewered, we have no objections to the proposed new single family residence, provided the project is connected to the public sewers.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project. Non-availability of treatment capacity or distance to the City's sewer line will not be an acceptable justification for the use of a private treatment works.

Should you have any questions, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.

c: WWB

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DIVISION OF
LAND MANAGEMENT
OCT 31 3 52 PM '96

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Mr. Lawrence Miike
Dept. of Health
P.O. Box 3378
Hono. HI. 96801

Re: File No. OA - 2830

December 30, 1996

Mr. Miike,

Thank you for your time and comments on our application.

We intend to utilize the City's sewer lines and will be sure to work with the County in estimating any necessity for additional treatment capacity. We will address any problems with distance with them, should they arise, although we don't foresee any currently.

Thank you again and please know that if you would like an on site viewing of the property, please just call to arrange a time.


Cynthia S. Adair

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BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4188

October 23, 1996

Mr. & Mrs. Dennis & Cynthia Adair
44-684 Iris Place
Kāne'ohe, Hawai'i 96744

Dear Mr. & Mrs. Adair:

We submit for your response (required by Section 343-5(c), Hawai'i Revised Statutes) the following comments on an August 1996, draft environmental assessment (contained in a Conservation District Use Application) for the "Proposed Construction of [a] New Single Family Residence, Robin Dennis & Cynthia Sue Smyle Adair, TMK 4-4-38:02, Kāne'ohe, Ko'olaupoko, O'ahu". The document was submitted by a September 1, 1996, memorandum of Dean Uchida, Administrator, Land Division, Department of Land and Natural Resources (DLNR) to our office. Notice of availability of this draft environmental assessment was published in the September 23, 1996, edition of the *Environmental Notice*.

1. It is our understanding that construction in the area has lead to siltation of the Bay in the recent past. Please discuss any long or short-term direct, indirect and cumulative effects (e.g., siltation and runoff) from construction, grading, and the loss of ground cover in the conservation district parcel.
2. Please ascertain with the Department of Land and Natural Resources whether two single-family homes are permitted on a single lot, a portion of which falls in the Conservation District.
3. Please discuss the visual impacts of the project from the H-3 freeway, nearby roadways, and any nearby public projects or gathering areas.

Please submit to the Department of Land and Natural Resources for their inclusion in the final environmental assessment and notice of determination for this project, this letter, your response, and all timely-received comment letters and responses. Attached are comment letters received by our Office from the City and County of Honolulu, Planning Department, and Mr. Rodney L. Williams.

If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist at 586-4185. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Gill".

GARY GILL
Director

Enclosures (2)

- c: Hon. Michael D. Wilson, Chairperson, BLNR (w/ enclosures)
Mr. Dean Uchida, Administrator, DLNR Land Division (w/ enclosures)
Mr. Samuel Lemmo, DLNR Land Division (w/ enclosures)

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Mr. Gary Gill
Office of Environmental Quality Control
220 S. King St. 4th Flr.
Hono. HI. 96813

Re: File No. OA - 2830

December 30, 1996

Mr. Gill,

Thank you for your time and comments on our application.

Comment 1: ...Discuss any long or short term direct, indirect and cumulative effects (eg. siltation and runoff) from construction, grading and the loss of ground cover in the conservation district.

Significant existing ground cover will remain intact during the project. Construction is of a pole house design requiring little land work, and the driveway will follow the existing topography to the proposed house site. There should be minimal, if any, runoff and/or siltation.

Comment 2: Please ascertain with the DLNR whether two single-family homes are permitted on a single lot, a portion of which falls in the Conservation District.

The property is under two separate zonings, R-6 and P-1. When we purchased our home in 1981 we understood that we were able to build several additional residences on the parcel zoned R-6 and one home on the P-1. We chose not to build a home on the R-6 lot since it sits next to several adjacent homes, and chose instead to build our home in the valley so that there might be privacy and quiet. DLNR will be determining whether this is acceptable or not.

Comment 3: Please discuss the visual impacts of the project from the H-3 freeway, nearby roadways and any public projects or gathering areas.

The project will not be readily visible from any roadways or public areas. A 2 story building will not be visible from photo #2 in the FEA. The building project will be over the ridge line and down in the valley of our property. Our proposed home site will be secluded and surrounded by existing mature trees in a valley on our property. It will be only somewhat visible by 12 or so properties on a nearby hillside.

Thank you again and please know that if you would like an on site viewing of the property, please just call to arrange a time.


Cynthia S. Adair

4040

h0

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET
HONOLULU, HAWAII 96813

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30 SEP 30 9:04

JEREMY HARRIS
MAYOR



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

IN REPLY REFER TO
96-14-0560

September 26, 1996

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DIVISION OF
CONSERVATION
MANAGEMENT
SEP 30 1 13 PM '96

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

Dear Mr. Wilson:

Subject: Your Letter, OA-2830, Relating to a Conservation District Use Application for a Single-Family Residence at Kaneohe, Hawaii, Tax Map Key: 4-4-38: 02

We have reviewed the subject application and have the following comments:

Engineering:

Provide information of the proposed drainage plans and its impact on adjacent properties. Should there be any questions, please contact Dennis Toyama at 523-4756.

Refuse Collection:

We have no objection to the application. We will provide refuse service to the residents of this new home. Rubbish must be placed at the curb on Iris Place for City collection. Written notification must be submitted to the Refuse Division at least one month in advance when refuse collection service is expected to begin. Should there be any questions, please contact David Shiraishi at 527-5697.

Very truly yours,

KENNETH E. SPRAGUE
Director and Chief Engineer

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Mr. Kenneth Sprague
Dept. of Public Works
650 S. King St.
Hono. HI. 96813

Re: File No. OA - 2830

November 7, 1996

Mr. Sprague,

Thank you for your time and comments on our application.

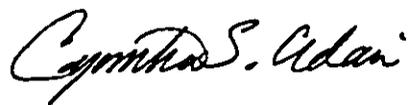
Engineering: Provide information of the proposed drainage plans and it's impact on adjacent properties.

The property is naturally well drained. The existing topography leads to an existing drainage system at the lowest end of the property. There should be no impact at all on adjacent properties. We have enclosed additional photos to better show you the existing drainage.

Refuse: We have no objection to the application... Written notification must be submitted to the Refuse Division at least one month in advance when refuse collection service is expected to begin.

We appreciate the readily available refuse service when the project is completed.

Thank you again and please know that if you would like an on site viewing of the property, please just call to arrange a time.


Cynthia S. Adair

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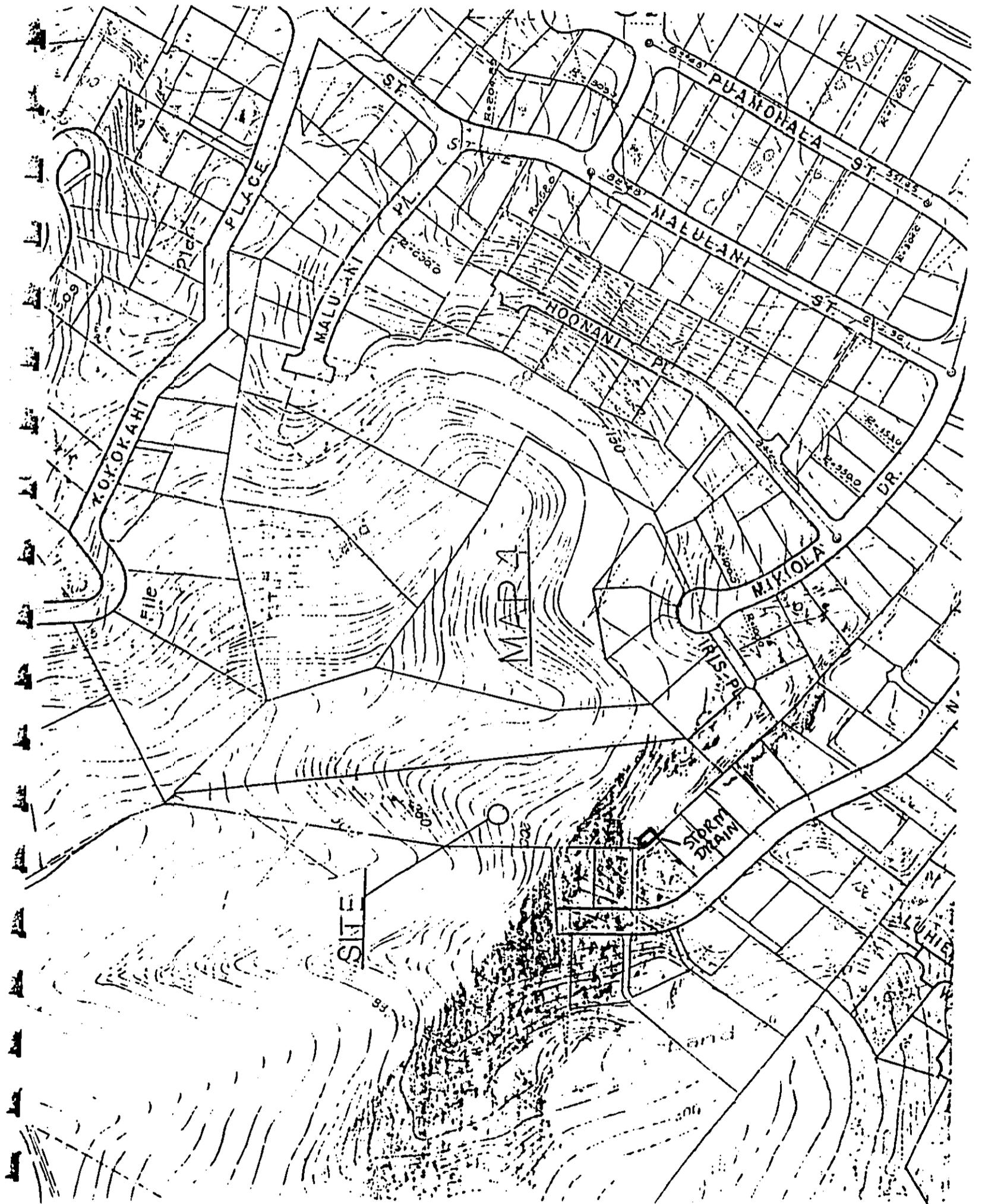


Photo A >
Shows natural path of drainage
where it passes in front of banana
trees, to existing storm drain at
the end of the banana patch.



Photo B
Looking up from storm drain to proposed
building site just beyond tree cover.

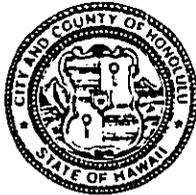


Photo C
Existing storm drain at lower flat end of
property, below proposed building site.

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

IN REPLY REFER TO

97-14-0002

January 2, 1997

Ms. Cynthia S. Adair
44-684 Iris Place
Kaneohe, Hawaii 96744

Dear Ms. Adair:

Subject: Your Letter of November 7, 1996, Relating to a Conservation District Use Application for a Single-Family Residence at Kaneohe, Hawaii, OA-2830, Tax Map Key: 4-4-38: 02

We have the following comment in response to your letter regarding the subject matter:

Information on the proposed drainage plans shall be included in the Conservation District Use Application. Should there be any questions, please contact Dennis Toyama of our Division of Engineering at 523-4756.

Very truly yours,


KENNETH E. SPRAGUE
Director and Chief Engineer

cc: State Department of Land and Natural Resources



KANEOHE NEIGHBORHOOD BOARD NO. 30

c/o KANEOHE SATELLITE CITY HALL • 46-024 KAMEHAMEHA HIGHWAY • KANEOHE, HAWAII 96744

October 30, 1995

Dennis & Cynthia Adair
44-684 Iris Place
Kaneohe, Hawaii 96744

Dear Mr. And Mrs. Adair:

The Kaneohe Neighborhood Board #30 requests that you include our comments in the Draft Environmental Assessment even though we have missed the October 23, 1996 deadline. The notification letter was sent to a little used address and because of sunshine law requirements could not be discussed prior to October 29, 1996.

A copy of our letter to the Office of Environmental Quality Control and the Department of Land and Natural Resources is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Elaine Murphy".

Elaine Murphy
Chair

Enclosure





KANEOHE NEIGHBORHOOD BOARD NO. 30

c/o KANEOHE SATELLITE CITY HALL • 46-024 KAMEHAMEHA HIGHWAY • KANEOHE, HAWAII 96744

October 30, 1996

Mr. Dean Y. Uchida
Administrator
Land Division
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Uchida:

RE: Proposed Construction of New Single Family Residence,
TMK-4-438:02, Kaneohe, Koolaupoko Oahu
Adair, 44-684 Iris Place

The Kaneohe Neighborhood Board #30 is late in responding to the project comments because of the address used to contact the board and its monthly meeting schedule. We urge you to include our comments in the Draft Environmental Assessment.

The Kaneohe Neighborhood Board #30 at its October 29, 1996, Planning Committee Meeting which included members of the Executive Committee, Transportation Committee, and sub-district representative 13 (where the proposed project is located). ~~We~~ voted unanimously to sustain its position that residential development of conservation land designated P-1 be limited to one residence per parcel as designated.

The Committee also has significant concerns regarding:

- The use intended for a residence of approximately 5,000 sq. ft. is suspect as many "single family residences" become "multiple family dwellings" in the Kaneohe area.
- Environmental damage caused during construction by large scale grading necessary for such a big house and expanded driveway.



Oahu's Neighborhood Board System - Established 1973

Page 2
DLNR
Adair, Iris Place

- The long term drainage and runoff that will be caused by the roof, concrete and driveway improvements to the property during heavy rains to adjoining properties and Kaneohe Bay.

We believe the property owners purchased the land knowing that they would be limited to one residence on the property. They can remove the existing residence and apply for a permit to construct a new one or they can up-grade and increase the size of the existing residence.

The State of Hawaii, Department of Land and Natural Resources, should uphold its mandated public responsibility to protect the community from "significant impact." The Kaneohe Neighborhood Board #30, as elected community representatives, urge you not to approve applications and permits for residential construction in Conservation Districts that increase urban density and further cause detrimental environmental impacts to the Kaneohe community.

The Kaneohe Neighborhood Board has also strongly held the position that it wishes to protect its ridgelines from development.

We urge you to require a full Environmental Impact Statement and to consider our recommendation to deny the permit application to construct a second residence on the subject property.

Sincerely,



Elaine Murphy
Chair

cc:
Dennis & Cynthia Adair
44-684 Iris Place
Kaneohe, Hawaii 96744

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Ms. Elaine Murphy
Kaneohe Neighborhood Board
c/o Kaneohe Satellite Hall
46-024 Kamehameha Hwy
Kaneohe, HI. 96744

Re: File No. OA - 2830

December 30, 1996

Ms. Murphy and the Board,

Thank you for your time and comments on our application. We will include your comments in the FEA as you requested.

Comment 1: ... (The Board) have voted unanimously to sustain it's position that residential development of conservation land designated P-1 be limited to one residence per parcel.

The property is under two separate zonings, R-6 and P-1. When we purchased our home in 1981 we understood that we were able to build several additional residences on the parcel zoned R-6 and one home on the P-1. We chose not to build a home on the R-6 lot since it sits next to several adjacent homes, and chose instead to build our home in the valley so that there might be privacy and quiet. DLNR will be determining whether this is acceptable or not.

Comment 2: ...5,000 sq. ft is suspect as many "single family residences" become "multiple family dwellings" in the Kaneohe area.

My husband and I have lived in our current home for 16 years by ourselves and have no intention of having any other permanent residents move in with us. We have children and grandchildren that come to visit throughout the year and many church related functions and friends that come over. We enjoy having the room to entertain as we wish.

Comment 3: ...Environmental damage caused during construction by large scale grading necessary for such a big house and expanded driveway.

Construction is of a pole house design, requiring little land work, and the driveway will follow the existing topography to the proposed house site. Significant existing ground cover will remain intact during the project.

Comment 4: The long term drainage and runoff that will be caused by the roof, concrete and driveway improvements to the property during heavy rains to adjoining properties and Kaneohe Bay.

We currently utilize a roof runoff catchment system on our home and use the water for maintaining the trees and yard areas during the dry season. We are hoping to utilize the same sort of system on the new house site. The property is naturally well drained and no neighboring properties are in any danger of flooding from our property. Our driveway will be running adjacent to our neighbors and should not cause any significant changes to the current drainage. The property is fully landscaped and should cause no siltation to the Bay, in heavy rains or otherwise.

General Comments: ... Believe the property owners purchased the land knowing that they would be limited to one residence on the property... increase urban density...cause detrimental environmental impacts... protect it's ridgelines from development... our recommendation to deny the permit...

As I said in comment #1, the property is under two separate zonings, R-6 and P-1. When we purchased our home in 1981 we understood that we were able to build several additional residences on the parcel zoned R-6 and one home on the P-1. We have chosen not to build a home on the R-6 lot since it sits next to several adjacent homes, and chose instead to build our home in the valley so that there might be privacy and quiet. We don't believe this secluded residence will significantly increase urban density or cause any great environmental impact and is located enough below the ridgeline that it will not be visible from any main roadways or public areas. We have worked on our property for 16 years to landscape and make it the beautiful and special place it is. We have planted over 100 trees and do not intent to destroy it for our home. It has always been our goal to enhance the home site as we saved to be able to build it.

We are sorry you chose to unanimously reject our project and hope you will reconsider.

Thank you again.

Cynthia S. Adair
Cynthia S. Adair

44-170 Nanamoana St.
Kaneohe, Hawaii 96744
15 October 1996

Department of Land and Natural Resources
Land Division
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Attn: Mr. Sam Lemmo

Dear Mr. Lemmo,

I have received a document from the Office of Environmental Quality Control, which has Draft Environmental Assessments. On page 4 of that document, R. Dennis and Cynthia S. Adair seek permission build a nearly 5000 square foot single family residence on property in the State Conversation District, zoned P-1. You are listed as the point of contact.

As a nearby property owner and concerned citizen, I respectfully request that permission for this dwelling be denied!!!

There are a number factors and concerns that are germane.

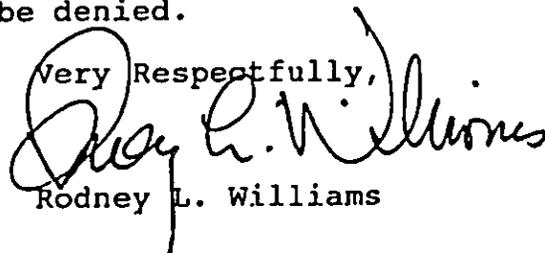
1. First, a 5000 square foot dwelling is a bit large for a single family residence by Hawaiian standards and more like a small hotel or bed and breakfast.
2. Second, the construction of a dwelling of this gigantic proportion and associated roadway are inconsistent with the character of the neighborhood and the P-1 zoning. The construction of this dwelling would irreversibly alter the mountain views and severely impact aesthetics of the entire area.
3. Third, there are number of large, majestic old trees in the Conservation District which would most probably be sacrificed.
4. Fourth, this P-1 zoned area is habitat for a number of bird species which may be displaced by this construction.

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5. Fifth, the grading required for a project of the magnitude could cause serious erosion and drainage problems. The proposed construction site is located in a very narrow valley with the storm drain running directly into Kaneohe Bay. A new dwelling will alter established drainage patterns and impact the system which runs almost entirely underground from the proposed dwelling. Run off during construction could have an adverse effect on Kaneohe Bay marine life.
6. Sixth, the Adairs already have a single family dwelling on the property. I was under the impression that only one dwelling was permitted on property of this classification. It would appear to me that this request is an effort to subdivide the property that not subdividable.

The rules and regulations concerning zoning were established for the good of the entire community. The intent of the Conservation District and the P-1 classification was to provide open undeveloped spaces so that the nature of Hawaii would be preserved for all. It was not intended that the preservation (only be) until some^{one} decides that the property is ripe for development. Since the Adairs are asking permission to construct this 5000 square foot single family dwelling, it seems to me that they are asking for an exception to a regulation that was established for the good of the entire community. This is not in our best interests. Permission for this dwelling should be denied.

Very Respectfully,


Rodney L. Williams

74-170 WANAMANOANA ST
KANEHEHEI HI 96741
22 October 1996

DEPARTMENT OF L&NR
LAND DIVISION
1151 PUNCHBOWL ST. ROOM 220
HONOLULU, HAWAII 96813
ATTN: MR. LEMMO

DEAR MR LEMMO

IT WAS NICE TO TALK TO
YOU ON MONDAY. THANKS
FOR THE ADDITIONAL INFO-
MATION ON THE ADAIR'S
CONSERVATION DISTRICT USE
APPLICATION. AFTER A
THROUGH REVIEW, I REMAIN
OPPOSED TO THIS APPLICATION
AND RESPECTFULLY REQUEST
THAT IT BE DENIED.

THE ADAIR DWELLING IS
MASSIVE AND IS NOT IN
KEEPING WITH THE
CONSERVATION DISTRICT
OR THE NEIGHBORHOOD.

2

MR ADAIR IMPLIES IN HIS APPLICATION THAT HIS 5000 ~~sq~~ SINGLE FAMILY DWELLING WILL BE TUCKED DISCREETLY IN A VALLEY HIDDEN FROM VIEW. THERE IS NO WAY THAT A 5000 ~~sq~~ DWELLING THAT IS TWO STORIES CAN BE HIDDEN FROM VIEW. HE SAYS THAT IT WILL NOT BE VISABLE FROM HIS PLACE, MIKIOLA DRIVE OR HANCOCK BAY DRIVE. WHILE THIS MAY BE TRUE IN PART, THE DWELLING WILL BE HIGHLY VISIBLE FROM NANA MARRA ST. IT WILL BE VISABLE FROM AT LEAST 12 PROPERTIES.

MOST OF THE HOMES IN THE AREA ARE RELATIVELY MODEST. THE NEIGHBORHOOD CONSISTED OF HOMES WHICH ARE ABOUT 2000 ~~sq~~. THE PROPOSED DWELLING WILL BE TWICE AS LARGE ANY

22

IN THE AREA. THIS IS NOT
CONSISTENT WITH THE
AREA.

ACCORDING TO THE CONTOUR
MAP, THE PROPOSED SITE
OF THE DWELLING IS AT
THE 215' ELEVATION. THIS
IS ABOUT 25' HIGHER THAN
ANY OF THE NEARBY HOUSES
PUTTING A TWO STORY HOME
WHICH APPEARS TO BE
ABOUT 24' HIGH ON POLES
ON THIS SITE WOULD PROBABLY
PRODUCE A DWELLING WHICH
WOULD REACH 245' TO 250'.
THIS DWELLING WOULD STICK
ON LIKE THE PROVERBIAL
"SORE THUMB".

THE APPLICATION STATES THAT
THERE ARE NO KNOWN
HISTORIC SITES ON THE
PROPERTY, WHILE I KNOW
OF NO SUCH SITES, THERE
HAVE BEEN HUMAN BONES
FOUND ON THE ADJACENT
PARCELS INDICATING THAT TO

4

AREA MAY HAVE BE USED
FOR BURIALS.

THERE ARE A NUMBER OF
GROUPS, BECAUSE OF THE
NOTIFICATION PROCESS, THAT
HAVE NOT BEEN HEARD
FROM ON THIS APPLICATION.

THE NEIGHBORHOOD BOARD AND
THE OUTDOOR CIRCLE TO
NAME TWO. THE CLOSEST
NEIGHBOR MRS BEVIE

AINSWORTH WAS UNAWARE
OF THE ADRIAN APPLICATION

IT IS REQUESTED ANY FAVORABLE
CONSIDERATION ON THIS

APPLICATION BE DEFERRED

UNTIL THE ENTIRE

COMMUNITY CAN BE

COMMENT.

THANK YOU

Rodney L. Williams

RODNEY L. WILLIAMS

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5

P.S. - IT WAS NOTED THAT
THREE LETTERS ADDRESSED TO
MR. SLENK WERE INCLUDED
WITH THE APPLICATION. -
WHAT IS HIS INVOLVE-
MENT WITH THE PRO-
POSED PROJECT?? IS HE
THE DESIGNATED BUILDER??
IF SO IT SHOULD BE
KNOWN THAT MR. SLENK
HAS BEEN CITED FOR
GRADING WITHOUT A
PERMIT AND THAT HIS
GRADING CAUSED ~~VARIOUS~~
PROBLEMS WHEN HE BUILT
A 3 STORY DWELLING ON
TOP OF A RIDGE ADJACENT
TO THE ADAIR PROPERTY.

PLEASE ACCEPT MY APOLOGY FOR
THE ROUGH NATURE OF THIS
LETTER. MY WORD PROCESSOR
CRASHED AT VERY POOR TIMES.

Dennis R. and Cynthia S. Adair
44-684 Iris Place
Kaneohe, HI. 96744
Ph: (808) 235-1920 Fax: (808) 247-7095

Mr. Rodney Williams
44-170 Nanamoana St.
Kaneohe, HI. 96744
Re: File No. OA - 2830

December 20, 1996

Mr. Williams,

Thank you for your time and comments on our application. Since you wrote 2 letters, I will try to answer your questions and concerns on both of them.

You are very concerned as to the size of our proposed home, but I can reassure you it is for our use only and not as any bed & breakfast or hotel. My husband and I both require offices in our home and we host several church activities throughout the year and want to have a large enough gathering room to enjoy the company of our guests.

From our existing home and it's view of the homes above Nanamoana and Shangri-La, there are several homes in the 5,000+ sq ft. range and all are 2 stories at least, as have been most of the new homes built in this area over the past few years. Several of these homes are above the 210 ft elevation of our proposed home. We realize that many of the older homes in the area are under 2500 sq ft., but we see no reason that our new home need conform to standards of 50 years ago. The home is well designed and fits nicely into our valley and suits our needs very well.

We have worked hard over the years to landscape and maintain our large yard and are pleased that you have enjoyed it's view. We have built long lasting friendships with our adjoining neighbors during the many years of yard work and "over the fence" conversations. We do not feel it will damage the beauty or the views of those residents who look over our yard. Of the homes bordering our property, half are below our property, only one or two look up towards the valley, and the remaining ones look down our yard towards our current home. The remaining properties on the hillside of Nanamoana that may have a full or partial view of our property, look over many other homes that offer far less attractive yards and views than our property even with the additional home. You also mentioned Mrs. Ainsworth. We have known Mrs. Ainsworth for many years and she has told us she has no objections to our home project. When you asked to view our property from her home that morning, she had just returned from an 8 week trip to Africa and was not clear as to your questions regarding our property.

The property has been cleared of any historical value according to the state and we

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

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WATER AND LAND DEVELOPMENT
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Ref.:PB:SL

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

File.:OA-2830

JAN 14 1997

MEMORANDUM

To: Gary Gill, Director
Office of Environmental Quality Control

From: Dean Y. Uchida, Administrator *[Signature]*
Land Division, Department of Land and Natural Resources

Subject: Final Environmental Assessment for a Single Family
Residence at Kaneohe, Hawaii (TMK:4-4-38:02)

The Department of Land and Natural Resources has reviewed the applicant's response to agency/public comments received during the review period which began on September 23, 1996. The Department has determined that the applicant has met the minimum content requirements for a Final Environmental Assessment for this project, and hereby issues a Finding Of No Significant Impact (FONSI) to the environment. [Note: Acceptance of a Final Environmental Assessment does not constitute the Department's endorsement of a project.] Please publish notice of availability for this project in the OEQC Bulletin as soon as possible.

We have enclosed a completed OEQC Bulletin Publication Form (on disk) and four copies of the Final EA. Please contact Sam Lemmo of our Land Divisions's Planning and Technical Services Branch, at 587-0367, should you have any questions.

Attachments

cc: Dennis/Cindy Adair