

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-8743

JEREMY HARRIS
MAYOR



RECEIVED

JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

'99 MAR -2 P1:17

1998/SV-501(ST)

February 26, 1999

OFFICE OF
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

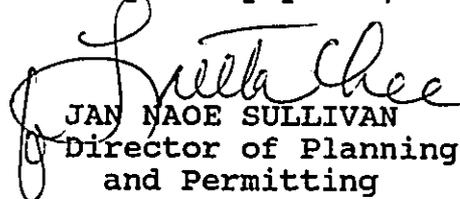
CHAPTER 343, HRS
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owners/
Applicants : Evershine Group VIII, L.P.
Agent : Wilson Okamoto & Associates, Inc.
Location : 567 Portlock Road, East Honolulu, Oahu
Tax Map Key : 3-9-26: 44
Request : Shoreline Setback Variance
Proposal : Replacement of existing foot bridge with
retractable version
Determination : A Finding of No Significant Impact is
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules (HAR), we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,


JAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am
Encls.

posse doc no. 2555

MAR 23 1999

FILE COPY

1999-03-23-0A-~~FEA~~ Portlock Road
Footbridge

Final
Environmental Assessment

**SHORELINE SETBACK
RENOVATIONS (FOOTBRIDGE REPLACEMENT)
AT 567 PORTLOCK ROAD**

Honolulu, Oahu, Hawaii

Prepared for:

EVERSHINE GROUP VIII L.P.

Prepared by:

**Wilson Okamoto & Associates, Inc.
Engineers and Planners**

February 1999

I. GENERAL INFORMATION

20 FEB 13 PM 2:47

- A. Type of Application: Shoreline Setback Variance (SSV) for a replacement footbridge.
- B. Applicant: Evershine Group VIII L.P.
10011 North Foothill Blvd, Suite 107
Cupertino, California 95014
Phone: (408) 343-1088
- C. Recorded Fee Owner: Evershine Group VIII L.P.
10011 North Foothill Blvd, Suite 107
Cupertino, California 95014
Phone: (408) 343-1088
- D. Agent: Wilson Okamoto & Associates Inc.
Honolulu, Hawaii 96826
Contact: Rodney Funakoshi,
Project Planner
Phone: (808) 946-2277
- E. Location: 567 Portlock Road
Honolulu, Oahu, Hawaii 96825
(See Figure P-1)
- F. Tax Map Key: 3-9-26: 44 (See Figure P-2)
- G. Lot Area: 34,542 Square Feet
- H. Agencies Consulted: City & County of Honolulu,
Department of Planning and
Permitting
State of Hawaii Department of Land
and Natural Resources

II. DESCRIPTION OF PROPOSED ACTION

A. General Description

1. Project Description

The applicant proposes to reconstruct a footbridge across the mouth of a private boat docking area. The proposed footbridge would be retractable and would replace an existing dilapidated footbridge.

In 1960, the then leasehold owner of the property, Mr. Henry J. Kaiser, obtained a U.S. Army Corps of Engineers Permit and a Shore Waters Construction Permit from the State of Hawaii Department of Transportation Harbors Division to dredge and construct a private boat harbor and construct an offshore seawall/breakwater and boat ramp. The subject footbridge was constructed across the mouth of the boat harbor to satisfy a condition of the Shore Waters Construction Permit to provide for public access along the shoreline.

2. Relation to Shoreline Setback

The proposed replacement footbridge and earthwork required for the retractable portion of the footbridge lie entirely within the 40-foot shoreline setback area.

3. Land Uses Approvals Required

A shoreline setback variance is required for the proposed use.

B. Technical Characteristics

1. Use Characteristics

The existing footbridge is used by nearby residents and the public for lateral shoreline access across the mouth of the private boat harbor. The former leasehold owner of the property, Mr. Kaiser,

agreed to construct a footbridge across the channel to satisfy a condition of the Shore Waters permit that public pedestrian access be provided along the shoreline fronting the property. The Harbors Division has also required that the property owner be responsible for maintaining access along the footbridge. A formal easement was since established for shoreline access purposes across the footbridge.

The proposed replacement footbridge is a suitable alternative in accommodating the required public access. The footbridge will most times remain closed to enable continued access across the mouth of the small boat harbor, but will be retractable for very short periods of time to enable the passage of incoming or outgoing boat(s).

2. Physical Characteristics

The proposed retractable bridge will be approximately 75 feet long and 5 feet wide (see Bridge Plan, sections and elevations, Figures S-1 to S-3). The bridge will be constructed of fiberglass or metal and would be mechanically retractable on rails which extend to the north. Handrails about 3.5 feet in height will be provided on both sides of the bridge for pedestrian safety.

Shoreline setback lines, ground elevations as well as the certified shoreline are shown on Figure C-1.

3. Construction Characteristics

Minor clearing and grading of land within the shoreline setback will be needed to provide a level ground surface to accommodate the rails for the retractable footbridge. The shoreline setback, existing and finish ground elevations in the area of the proposed work are shown in Figures C-1 to C-3. The existing footbridge will also be demolished and removed and the chain link fence realigned to accommodate the new bridge.

Care will be taken during construction work to prevent any construction materials and debris from entering the boat harbor and ocean. During grading work, silt fences will be erected makai of the area to be graded to help prevent soil and grubbed material runoff to the ocean.

A preliminary estimate of construction cost is \$200,000, with an anticipated construction time of about 3 months.

4. Other Information

A new retaining wall will also be built on the property, but it will be situated outside the 40-foot shoreline setback area, and thus will not require a variance. The existing boathouse and lands mauka of the shoreline setback will also be improved. Proposed improvements include:

- Renovation of existing boathouse/residence
- Construction of new guest house
- Construction of new garage
- Interior renovation of existing caretaker's house
- Site improvements:
 - Swimming pool
 - Waterfalls, koi ponds
 - Landscaping
- Construction of new fence along property line
- New sewer connection

III. AFFECTED ENVIRONMENT

A. Project Site and Surrounding Area

The project site is located at 567 Portlock Road, located in Hawaii Kai, Oahu (see Figure 1). The land parcel is identified as Tax Map Key 3-9-26: 44 and encompasses 34,542 square feet. Vehicular access is via Portlock Road from the north.

Surrounding uses include single-family residences to the north, west and south. Maunalua Bay lies to the east, where varied recreation watercrafts are in operation, including jet skis and motorboats. Fishing activities also take place in the vicinity of the project site.

B. Natural Hazards

1. Flood Hazards

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Map (FIRM), the project site in the shoreline setback area lies within Zone A. Zone A are lands designated as special flood hazard areas inundated by 100-year flood, with no base flood elevations determined. The limits of the flood zone are shown in Figure C-1.

C. Views

Within the shoreline setback area, elevations range from approximately 4 feet to 16 feet above mean sea level. The views offered from the property stretch from Portlock, down the shoreline, to the Wailupe area. Both the houses on the shoreline, as well as wall structures and existing vegetation obstruct views from Portlock Road.

D. Shoreline Access

Public shoreline access is available at Kokee Beach Park, which is located approximately 200 feet to the south. Lateral pedestrian access to the shoreline fronting the project site is available from rocky outcrop and small sandy areas to the south and rocky outcrops to the north.

The retractable footbridge will provide safe passage to people crossing the open bay fronting the project site. Although final design of the footbridge is still pending, it is anticipated that a light and safety gates, and possibly an audible warning system will be provided for pedestrian safety prior to footbridge retraction or closure. The bridge operation controls will be restricted to designated personnel on land, such as the resident caretaker.

E. Flora and Fauna

The project site is landscaped, but the landscaping has not been well maintained. The project site contains coconut trees, rocks and rocky outcrops, as well as grassy areas. Other common and introduced flora in the vicinity of the project site include Beach Naupaka (*Scaevola taccada*),

Finger grass (*Chloris inflata*), Koa-haole (*Leucaena leucocephala*) and Indian Fleabane (*Pluchea indica*).

Mammal species that may occupy the site include mice, rats, mongoose and feral cats. Avifauna probably present includes common exotic species such as myna, doves, sparrows, finches, cardinals and egrets. No endangered species were observed in the area.

IV. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

A. State Land Use Law

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes (HRS), classifies all lands in the State into four land use districts: Urban, Agricultural, Conservation and Rural. The project site is within the Urban District such that the proposed footbridge would be consistent with this designation.

B. City and County of Honolulu General Plan

The City and County of Honolulu General Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The plan is a statement of broad policies that facilitate the attainment of the objective of the Plan.

A long range General Plan goal is to provide convenient access to all beaches and inland recreation areas. Another goal is to provide for safe and secure use of public parks, beaches and recreation activities. The proposed project supports these goals and is thus consistent with the General Plan.

C. East Honolulu Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a framework for implementing objectives and policies of the General Plan on an areawide basis. The project site is located in the East Honolulu DP area which encompasses the area from Aina Koa Ridge to Makapuu Point.

One of the development priorities of the East Honolulu DP is to assure beach access. The construction of the footbridge will continue to assure

residents and others with lateral access to the shoreline on either side of the bay.

D. City and County of Honolulu Land Use Ordinance and Zoning

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the Oahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning map (See Figure P-3).

The property site is zoned R-10 Residential. This allows for single-family residences on 10,000-foot minimum lot sizes. The intent of the R-10 district is to provide areas of large lot urban residential development. In residential districts, nondwelling uses which support and complement residential neighborhood activities are permitted.

Shoreline Setback Regulations. The proposed footbridge replacement project lies within the 40-foot shoreline setback established by the City pursuant to Chapter 23, Revised Ordinances of Honolulu, wherein development is prohibited except through obtaining a shoreline setback variance.

Section 23-1.5 ROH provides, in part, that structures and activities are prohibited within the shoreline area, with the following exceptions:

(1) Minor structures and activities permitted under the rules adopted by the department which do not affect beach processes or artificially fix the shoreline and do not interfere with public access, public views or open space along the shoreline...

(4) Nonconforming structures or structures that have received a shoreline setback variance.

The proposed retractable bridge is intended to replace an existing deteriorated bridge that provides public access along the shoreline. The proposed bridge would not affect beach processes – there is an existing seawall for the bridge abutments, and the remainder of the shoreline is a rocky shoreline area.

Criteria for Granting a Shoreline Setback Variance. Relative to the criteria for granting a variance (Section 23-1.8, ROH), the proposed footbridge

replacement meets the Shoreline-Dependent Facility Standard and the Hardship Standard.

The footbridge is a shoreline dependent facility – it must be located along the shoreline at its present location to provide access across the mouth of the boat harbor. It is the most practicable alternative that meets both the public access needs as well as the property owner's needs. The footbridge will most times remain closed to enable continued access across the mouth of the small boat harbor, but will be retractable for very short periods of time to enable the passage of incoming or outgoing boat(s).

Hardship will be caused to the applicant if the proposed structure is not allowed within the shoreline setback. The existing bridge is in a deteriorated state that poses a potential public safety concern for pedestrian access along the shoreline. Removal of the bridge would eliminate this safety concern, but impede public access along the shoreline and be contrary to the requirement to provide for public access across the harbor mouth. The replacement bridge is proposed to be retractable such that a boat would also be able to access the private boat harbor. Presently, no boat access is possible since the existing bridge is fixed less than four feet above the high water level.

V. SUMMARY OF MAJOR IMPACTS

All anticipated impacts are short term in nature. The proposed retractable footbridge will not affect the surrounding environment in the long-term. Construction impacts will be minimal and all efforts to contain and minimize construction activities will be practiced.

During grading operations and removal and installation of the footbridge, mitigating measures such as the installation of silt fences and debris containment will be implemented to minimize any release of sediment into the ocean.

VI. ALTERNATIVES CONSIDERED

The retractable footbridge is needed to replace the temporary fixed bridge that is currently in place. A drawbridge type of structure is also an option, but has been rejected in favor of the present design due to cost and maintenance considerations. No other alternatives currently exist. The current footbridge is in a deteriorated state and should not be considered for safe, long-term usage. Without the footbridge, there will no longer be any above water public shoreline access across the open harbor fronting the property site. The no-action alternative will continue to keep the current footbridge in use, but due to its

relatively unstable condition, users would be increasingly at risk. Additionally, the current owners of the property would not be able to use their boat harbor to berth boats.

VII. MITIGATION MEASURES PROPOSED

During grading operations and removal and installation of the footbridge, mitigating measures such as the installation of silt fences and debris containment will be implemented to minimize any release of sediment into the ocean.

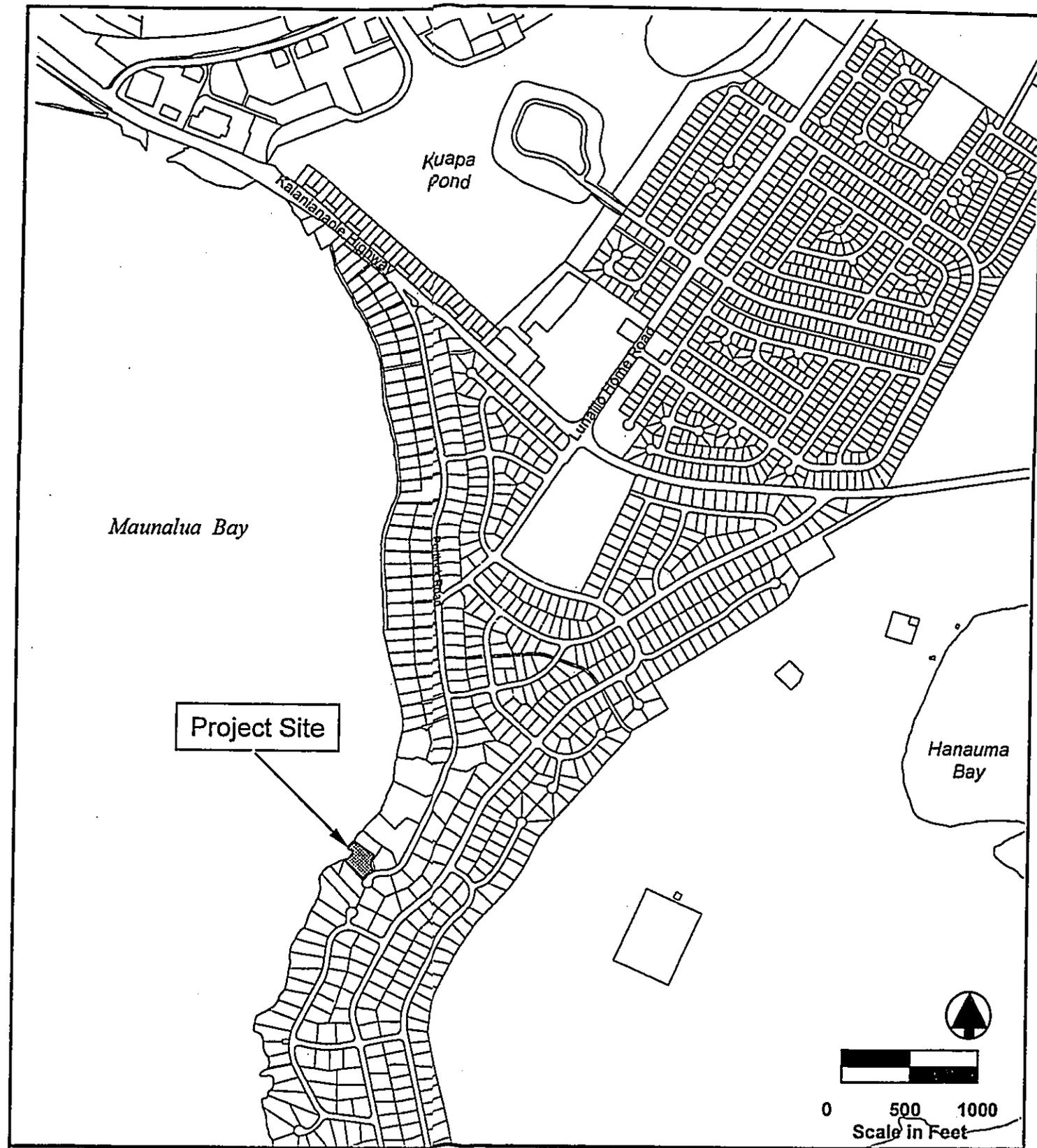


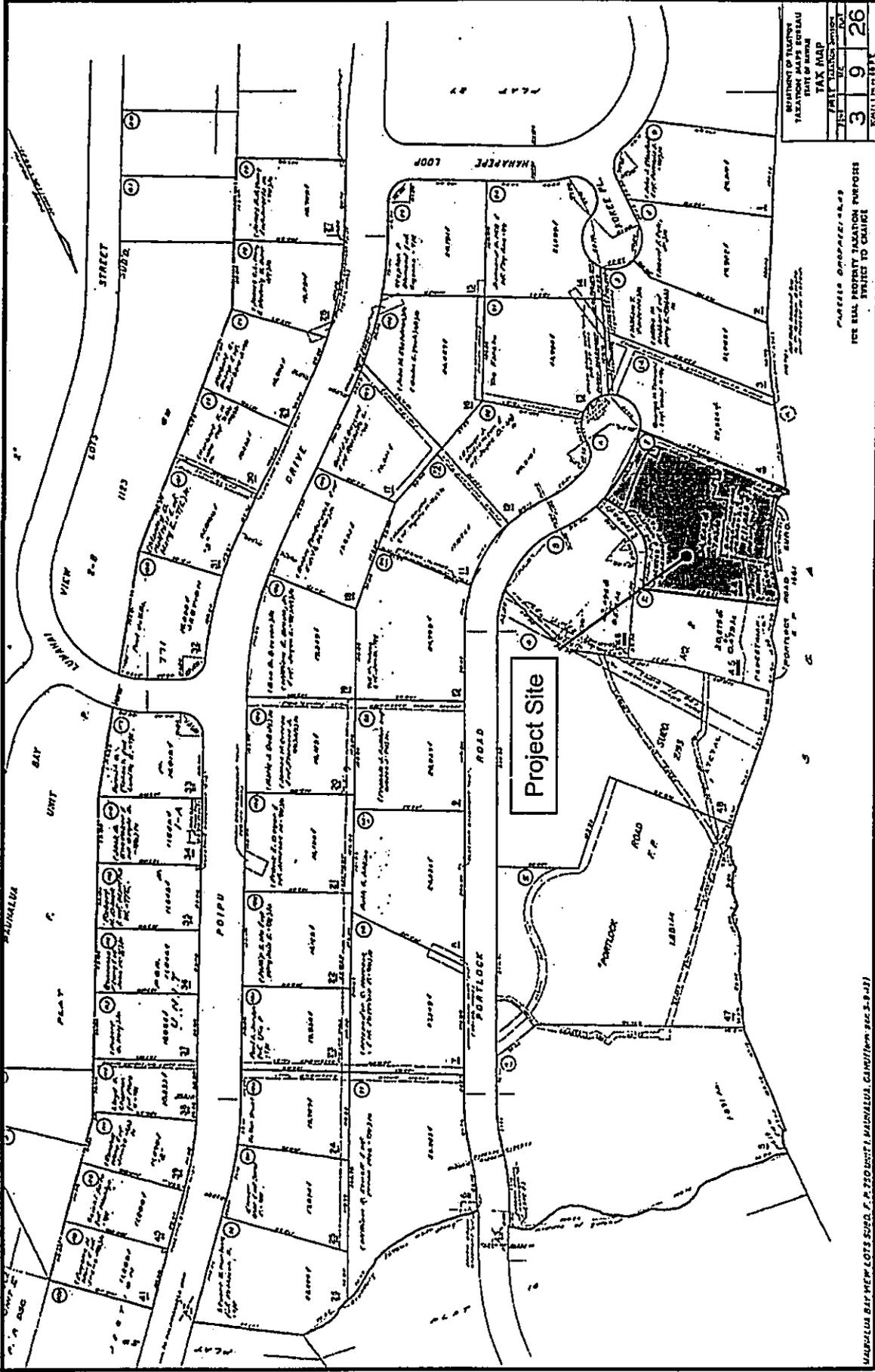
Fig. P-1

**RENOVATIONS AT
567 PORTLOCK ROAD**

LOCATION MAP

Prepared For:
Evershine Group VIII L.P.

Prepared By:
Wilson Okamoto & Associates Inc.



RENOVATIONS AT
567 PORTLOCK ROAD

TAX MAP KEY: 3-9-26: 44

Fig. P-2

Prepared For:
Evershine Group VIII L.P.

Prepared By:
Wilson Okamoto & Associates Inc.

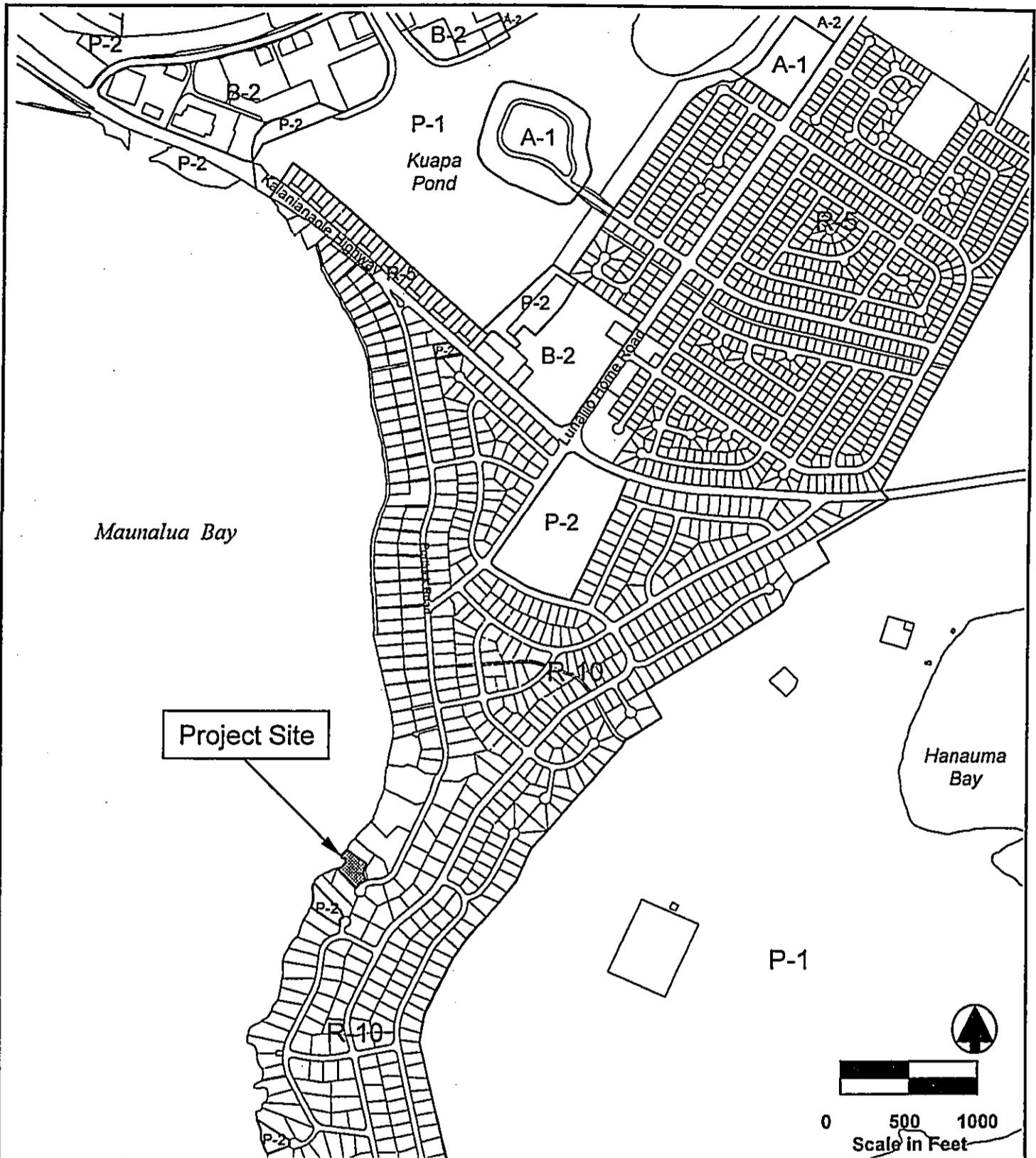


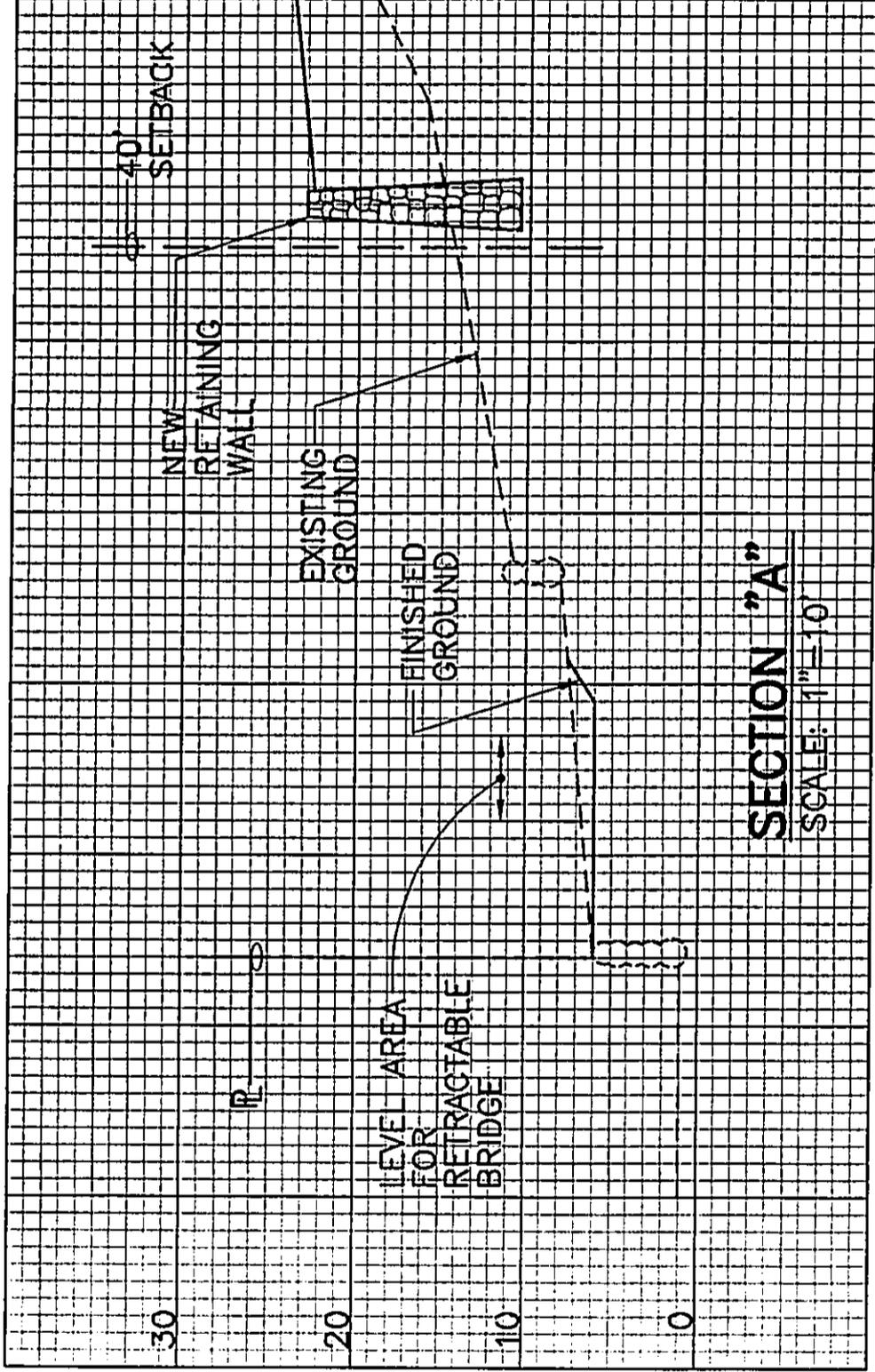
Fig. P-3

RENOVATIONS AT
567 PORTLOCK ROAD

ZONING MAP

Prepared For:
Evershine Group VIII L.P.

Prepared By:
Wilson Okamoto & Associates Inc.



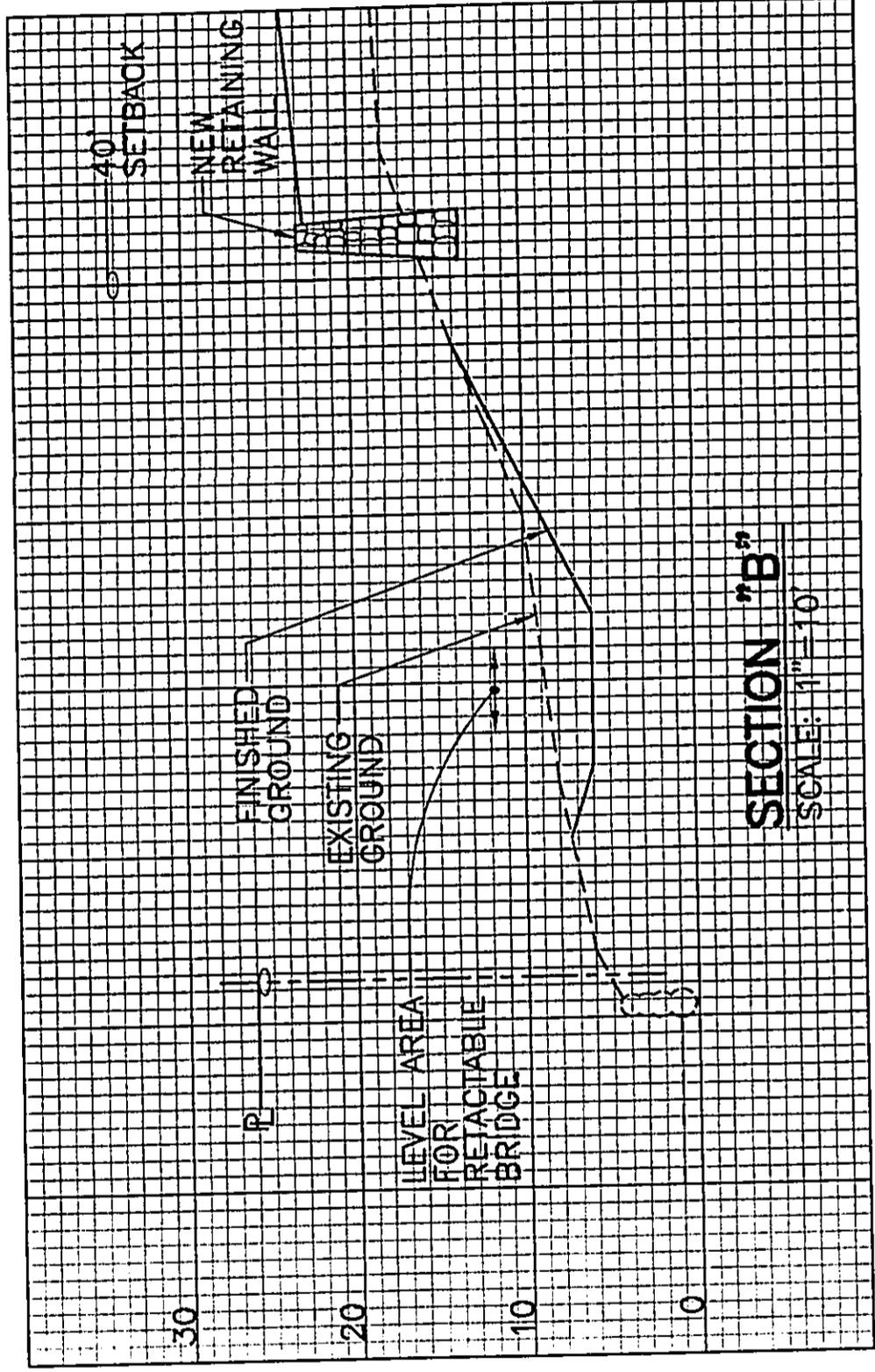
SECTION "A"
 SCALE: 1"=10'

**RENOVATIONS AT
 567 PORTLOCK ROAD**

Prepared for:
 EVERSINE GROUP VIII L.P.

Fig. C-2

Prepared by:
 WILSON OKAMOTO &
 ASSOCIATES, INC.



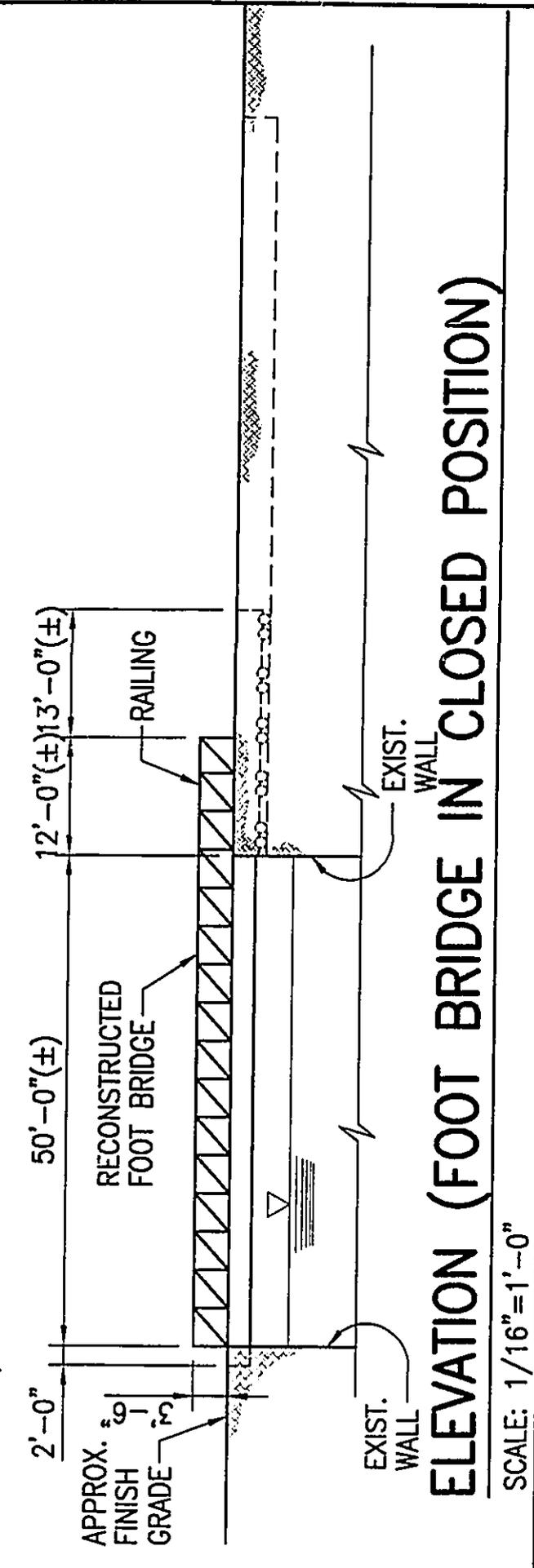
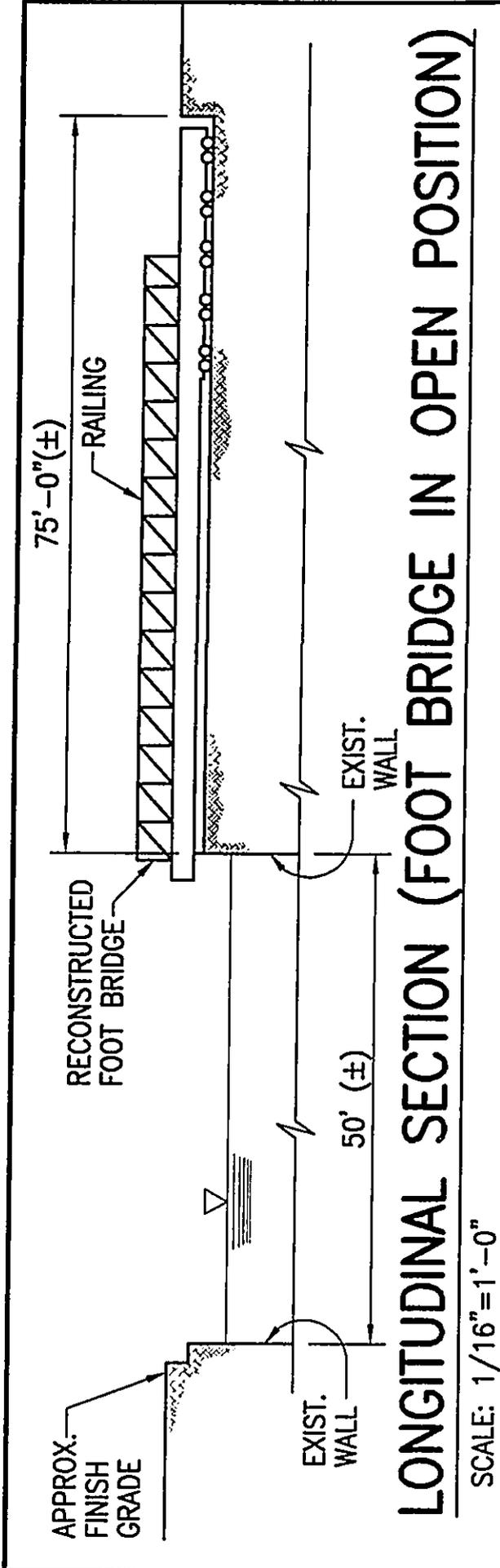
**RENOVATIONS AT
567 PORTLOCK ROAD**

Prepared for:
EVERSHINE GROUP VIII LP.

SITE SECTION

Fig. C-3

Prepared by:
WILSON OKAMOTO &
ASSOCIATES, INC.



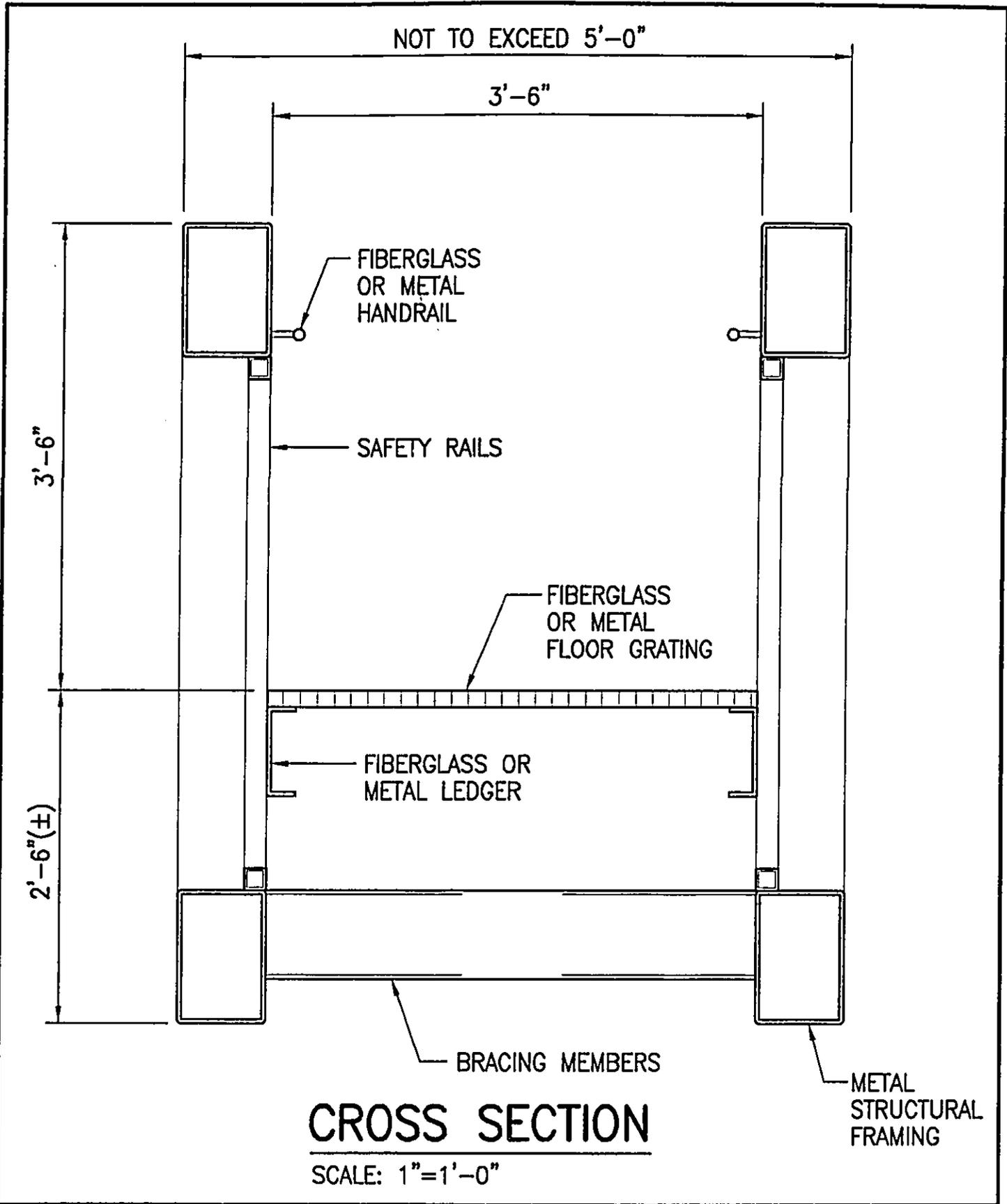
**RENOVATIONS AT
567 PORTLOCK ROAD**

Prepared for:
EVERSHINE GROUP VIII L.P.

Prepared by:
WILSON OKAMOTO &
ASSOCIATES, INC.

ELEVATION & LONGITUDINAL SECTION

Fig. S-2



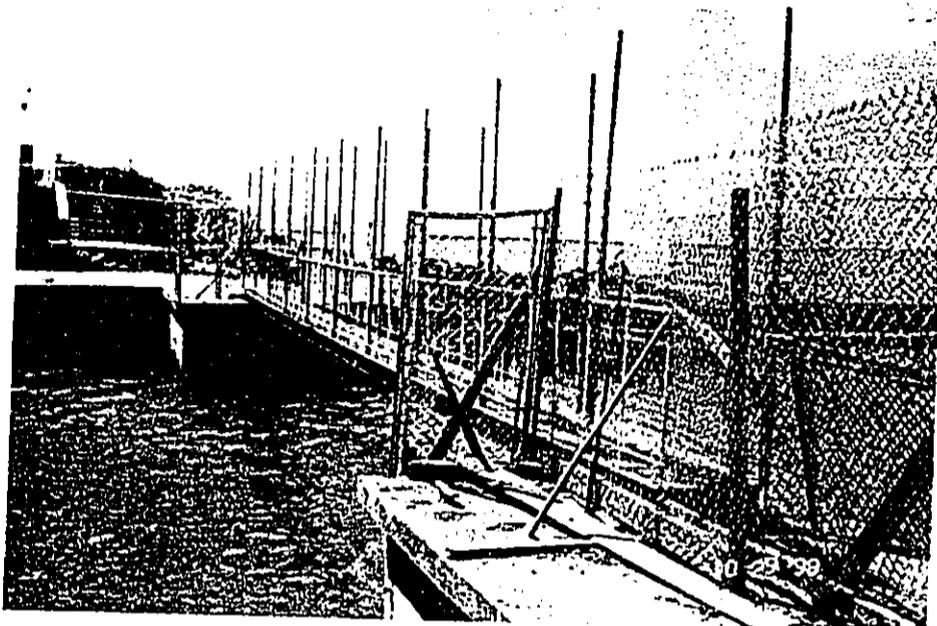
**RENOVATIONS AT
567 PORTLOCK ROAD**

CROSS SECTION

Fig. S-3

Prepared for:
EVERSHINE GROUP VIII L.P.

Prepared by:
WILSON OKAMOTO &
ASSOCIATES, INC.



Existing footbridge and fencing

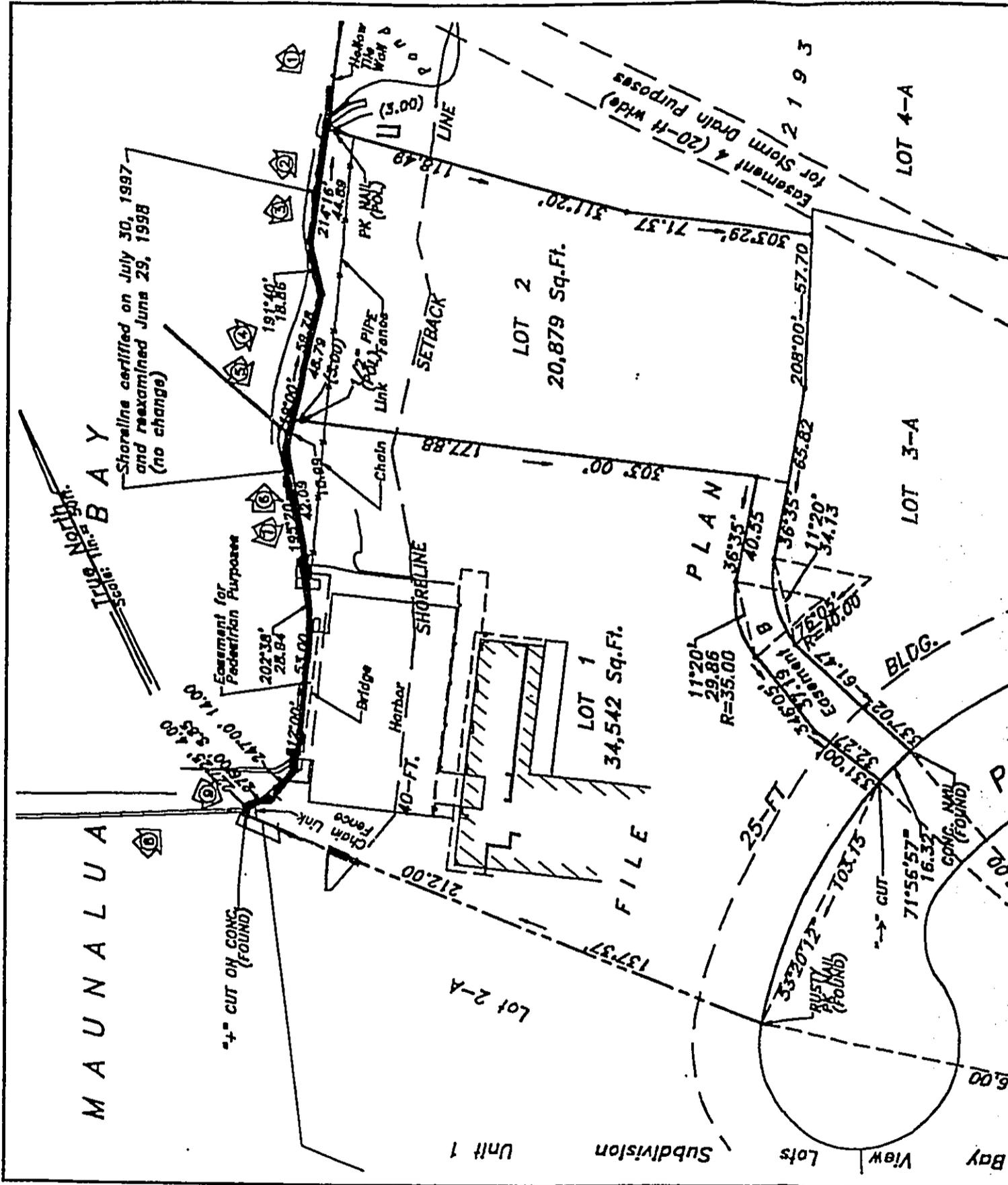


View looking south from northwest corner of property



Existing shoreline, extending north, fronting the property

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MAUNALOA

Maunaloa Bay

Shoreline certified on July 30, 1997 and reexamined June 29, 1998 (no change)

LOT 2
20,879 Sq. Ft.

LOT 1
34,542 Sq. Ft.

LOT 4-A

LOT 3-A

Subdivision
View
Lots

Lot 2-A

FILE

PLAN

BLDG.

4" CUT ON CONC (FOUND)

RUSTY PK NAIL (FOUND)

CONC. NAIL (FOUND)

Easement for Pedestrian Purpose

Easement for Storm Drain Purposes (20-ft wide)

Shoreline certified on July 30, 1997 and reexamined June 29, 1998 (no change)

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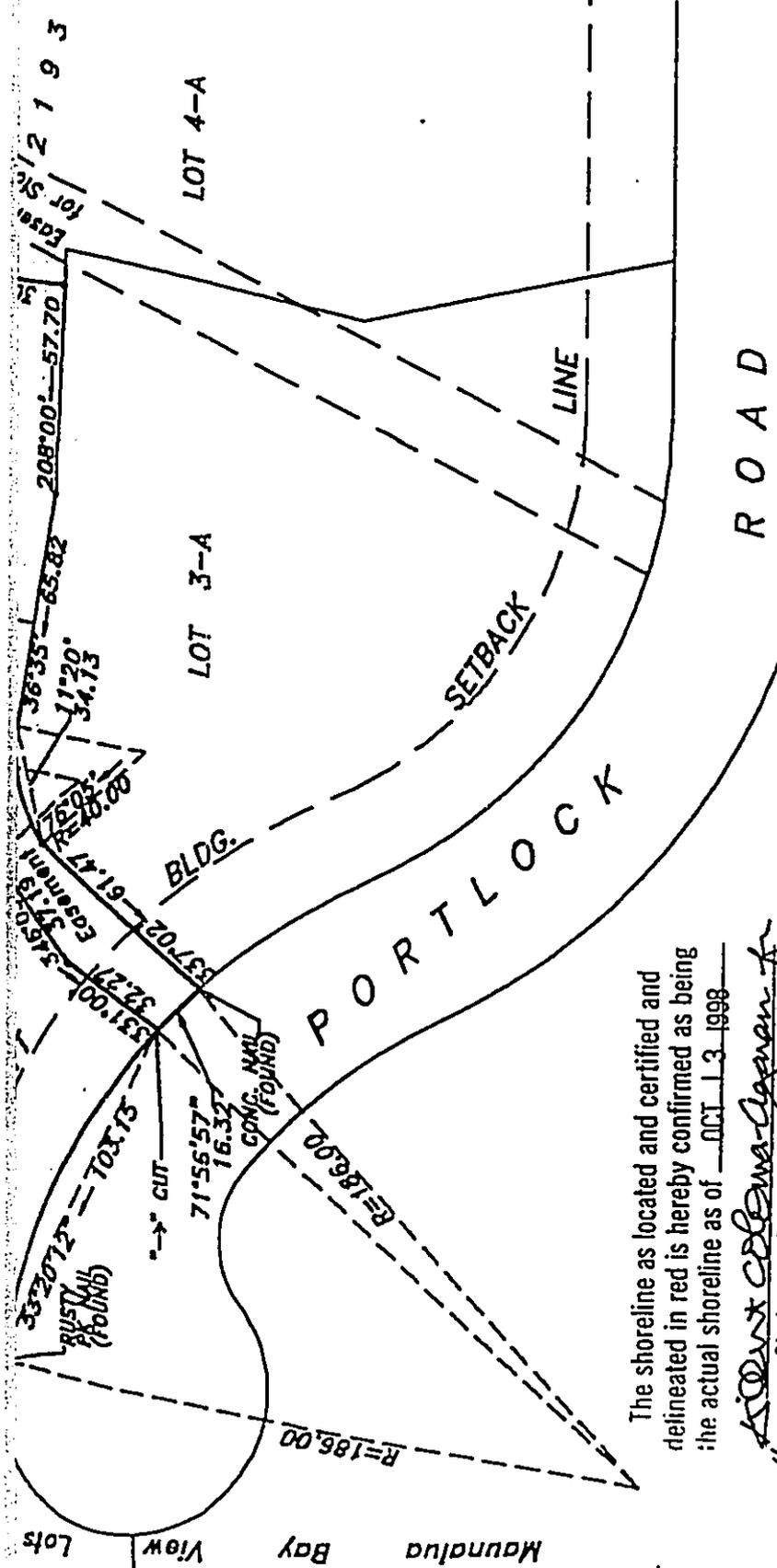
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The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of OCT 13 1998

Albert
 Albert Chairman, Board of Land and Natural Resources

SHORELINE SURVEY

LOTS 1 AND 2
 PORTLOCK ROAD SUBDIVISION NO. 2, FILE PLAN 2193
 AT MAUNALUA, HONOLULU, OAHU, HAWAII



This work was done by me or under my supervision

Kazutaka Saki
 KAZUTAKA SAKI
 Licensed Professional Land Surveyor
 Certificate No. 740-S

23 FEB 15 AM 2:50

Evershine VIII L.P. - Owner

TMK: 1st. Div. 3-9-28-44&45
 August 31, 1998

SAM O. HIROTA, INC.
 864 S. BERETANIA STREET
 HONOLULU, HAWAII 96813

Job No. 980780
 F.B. No. 871:28
 899:28

**DRAFT EA
COMMENTS AND RESPONSES**

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



RECEIVED

JAN 25 1999

ANNAO SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

WILSON OKAMOTO & ASSOC., INC.

1998/SV-501 (ST)

January 22, 1999

Mr. Rodney Funakoshi
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Funakoshi:

Draft Environmental Assessment (EA):
Shoreline Setback Variance (SV) at 567 Portlock Road
East Honolulu, Oahu, Tax Map Key: 3-9-26:44

We have reviewed the Draft EA for the above-referenced application filed on December 9, 1998, and have the following comments:

SECTION II - DESCRIPTION OF PROPOSED ACTION

A. General Description

1. Project Description - This description of the project area should be expanded to provide a brief historical background of the existing property (e.g., when and how the harbor and other shoreline features were initially built).

B. Technical Characteristics

1. Use Characteristics - The final EA should clarify whether a public access easement or right-of-way is mandated for this property. If public access is required as part of an easement, the final EA should disclose why the proposed retractable bridge is a suitable alternative in accommodating the required public access.
3. Construction Characteristics - This section of the final EA should be expanded to disclose the estimated cost of the proposed replacement project and the anticipated duration of construction.

Mr. Rodney Funakoshi

Page 2

January 22, 1999

4. Other Information - The final EA should be revised to briefly disclose the other improvements that are planned for this property. We note that although currently vacant, the applicants have filed for a variance for significant improvements to the boathouse and the mauka portions of this property.

SECTION III - AFFECTED ENVIRONMENT

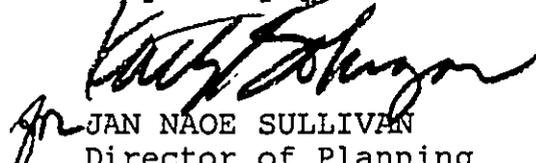
- D. Shoreline Access - This section should discuss how the actual operation of retractable footbridge will be managed and how such management may affect lateral access. It is unclear what safety mechanisms would be incorporated to prevent pedestrian access while the bridge is retracted (i.e., a safety gate) and who or what would determine when this footbridge would be retracted (i.e., preventing unauthorized operation).

SECTION IV - RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

- D. City and County of Honolulu Land Use Ordinance and Zoning - This section should be revised to specifically disclose that the project is subject to the Shoreline Setback Regulations of Chapter 23, Revised Ordinances of Honolulu (ROH). Further, this section should discuss the criteria for granting a variance pursuant to Section 23-1.8, ROH, specifically the Hardship Standard (Sec. 23-1.8(b)(3)(A), ROH) as it applies to the reconstruction of this footbridge.

Should you have any questions, please contact Steve Tagawa of our Coastal Lands Branch at 523-4817.

Very truly yours,


for JAN NAOE SULLIVAN
Director of Planning
and Permitting

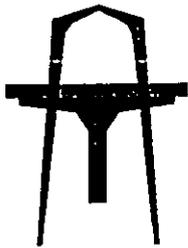
JNS:am

cc: Office of Environmental Quality Control

posse doc no. 1871

6187-02
February 12, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Ms. Jan Naoe Sullivan
Director of Planning and Permitting
City and County of Honolulu
Department of Planning and Permitting
650 South King Street
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment (EA)
Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii

Dear Ms. Sullivan:

This is in response to your letter of January 22, 1999 (Ref: 1998/SV-501 (ST) regarding the subject project.

As requested, the following additional discussions will be provided in the Final EA:

Project description: will expand to provide brief historical background of the harbor area development.

Use characteristics: will clarify the mandate for public access easement or right-of-way. The public access requirement is due to a condition of the Shore Waters Construction Permit No. 1186 issued by the State of Hawaii Department of Transportation, Harbors Division in 1960 which requires maintaining a footbridge in connection with this public access.

Construction characteristics: a preliminary estimate of construction cost is \$200,000, with an anticipated construction time of 3 months.

Other information: will briefly describe other improvements planned for the property.

Shoreline Access: final design for the footbridge is still pending, however, it is anticipated that a light and safety gates, and possibly an audible warning system will be provided for pedestrian safety prior to footbridge retraction or closure. The bridge operation controls will be restricted to designated personnel on land.

WILSON
OKAMOTO
& ASSOCIATES, INC.

6187-02
Letter to Ms. Jan Naoe Sullivan
Page 2
February 12, 1999

City and County of Honolulu Land Use Ordinance and Zoning: reference to the requirement for shoreline setback variance and discussion of the justification for hardship will be provided in the Final EA.

Thank you for your review of the Draft EA.

Sincerely,



Rodney Funakoshi, Project Manager

cc: Office of Environmental Quality Control

1999 JAN 20 PM 1: 22

DEPT OF PLANNING
200 PERMITTING
CITY & COUNTY OF HONOLULU

RR 1/99-0007

January 19, 1999

MEMORANDUM

TO: KATHY SOKUGAWA, CHIEF
ZONING DIVISION

ATTN: STEVE TAGAWA
COASTAL LANDS BRANCH

FROM: GARY OKINO, CHIEF *Daryl Okino*
PLANNING DIVISION

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT - SHORELINE
SETBACK RENOVATIONS (FOOTBRIDGE REPLACEMENT)
567 PORTLOCK ROAD, TMK: 3-9-26:44 (1998/SV-501)

We have reviewed the above Draft Environmental Assessment regarding the replacement of a footbridge at 567 Portlock Road for the purpose of providing access to a private boat docking area. The parcel is zoned R-10 Residential.

We reviewed the request in light of the City's General Plan and the East Honolulu Development Plan and find there appears to be no significant conflict with these plans.

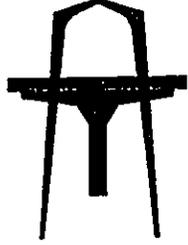
Should you have any questions, please contact Robert Reed at extension 4402.

GO:ft

c: Loretta Chee, Deputy Director

6187-02
February 12, 1999

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
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PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Gary Okino
Chief, Planning Division
City and County of Honolulu
Department of Planning and Permitting
650 South King Street
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment (EA)
Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii

Dear Mr. Okino:

This is to acknowledge receipt of your memorandum of January 19, 1999 to the Department of Planning and Permitting (Ref. RR 1/99-0007) indicating your review and finding that there is no significant conflict with the General Plan and East Honolulu Development Plan.

Thank you for your review of the Draft EA.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rodney Funakoshi".

Rodney Funakoshi, Project Manager

cc: Steve Tagawa, Department of Planning and Permitting
Office of Environmental Quality Control

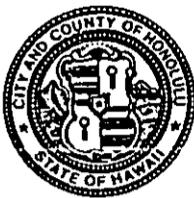
FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869

'99 JAN 13 PM 1 15

JEREMY HARRIS
MAYOR

DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
DEPUTY FIRE CHIEF

January 11, 1999

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
PROJECTS WITHIN THE SHORELINE SETBACK

PROJECT NAME : REPLACEMENT FOOTBRIDGE AT
567 PORTLOCK ROAD
LOCATION : 567 PORTLOCK ROAD, MAUNALUA
(PORTLOCK), O'AHU
TMK : 3-9-26: 44
STAFF PLANNER : STEVE TAGAWA PHONE: 523-4817
HFD INTERNAL NO. OL 99-001

In response to your memorandum dated December 31, 1998, regarding the Environmental Assessment for the subject project, we do not believe the impact of the project is significant enough to warrant preparation of an Environmental Impact Statement.

Should you have any questions, please call Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

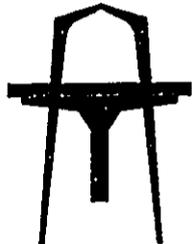
A handwritten signature in cursive script, reading "Attilio K. Leonardi".

ATTILIO K. LEONARDI
Fire Chief

AKL/CW:cn

6187-02
February 12, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Attilio K. Leonardi
Fire Chief
City and County of Honolulu
Fire Department
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Subject: Draft Environmental Assessment (EA)
Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii

Dear Mr. Leonardi:

This is to acknowledge receipt of your memorandum of January 11, 1999 to the Department of Planning and Permitting (Ref. OL 99-001) regarding the subject project. We concur with your comment that the impact of the project is not significant enough to warrant preparation of an Environmental Impact Statement.

Thank you for your review of the Draft EA.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rodney Funakoshi".

Rodney Funakoshi, Project Manager

cc: Steve Tagawa, Department of Planning and Permitting
Office of Environmental Quality Control



'99 JAN 29 AM 8 23
DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809
JAN 27 1999

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: PS:EH

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Replacement Footbridge at 567 Portlock Road
Draft Environmental Assessment (DEA),
TMK: 3-9-26:44

We have reviewed the subject DEA and have the following comments
for your consideration.

The Oahu District Land Agent has identified that the wooden
stairs makai of the shoreline is on State submerged land and has
been identified as an encroachment on State land.

Regarding the development of the project, we encourage the
applicant to contact the Planning Section, at 587-0381 to discuss
applicable permit requirements.

Thank you for the opportunity to comment on the document.

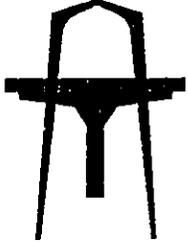
Very truly yours,


Dean Uchida,
Administrator

c.c. ODLO
Planning Section

6187-02
February 12, 1999

**WILSON
OKAMOTO**
A ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

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

Subject: Draft Environmental Assessment (EA)
Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii

Dear Mr. Uchida:

This is in response to your letter of January 27, 1999 (Ref: PS:EH) to the City Department of Planning and Permitting regarding the subject project.

Your identification of the wooden stairs makai of the shoreline as an encroachment on State land is acknowledged. The owner is still contemplating what course of action will be pursued for this deteriorating stairway. As requested, we will contact your Planning Section to discuss any further applicable permit requirements.

Thank you for your review of the Draft EA.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rodney Funakoshi". The signature is written in black ink and is positioned above the printed name.

Rodney Funakoshi, Project Manager

cc: Steve Tagawa, Department of Planning and Permitting
Office of Environmental Quality Control

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186
January 22, 1999

RECEIVED
JAN 25 1999

WILSON OKAMOTO & ASSOC., INC.

Ms. Annie M. H. Chan
Evershine Group VIII L.P.
10011 North Foothill Boulevard, Suite 107
Cupertino, California 95014

Dear Ms. Chan:

Having reviewed a draft environmental assessment (DEA) entitled *Shoreline Setback Renovations at 567 Portlock Road, Honolulu, Oahu, Hawaii* we submit the following comments for your response required by section 343-5(c), Hawaii Revised Statutes.

1. DESCRIBE ALL COMPONENT ACTIONS; NOT ONLY THE FOOTBRIDGE: Page EA-3 notes that "a new retaining wall will also be built on the property, but it will be situated outside the 40-foot shoreline setback area, and thus will not require a variance. The existing boathouse and lands mauka of the shoreline setback will also be improved." We acknowledge that the applicant is seeking a variance for the footbridge, which triggered the environmental assessment process under Chapter 343, Hawaii Revised Statutes. However, once the process is triggered, the entire action, consisting of its component phases of footbridge, retaining wall, boathouse and land improvements must be treated as a single action.

Section 11-200-7, Hawaii Administrative Rules states in pertinent part that "[a] group of actions proposed by an . . . applicant shall be treated as a single action when . . . [t]he component actions are phases or increments of a larger total undertaking . . ." Application of Section 11-200-7 to the your proposal will require that you submit additional information on the retaining wall, boathouse and land improvements be submitted to the City Department of Planning and Permitting for inclusion in the final environmental assessment. In a coastal environment, there are many direct, indirect and cumulative impacts which may result when one undertakes construction and/or shoreline hardening activities. The absence of a full project description in a disclosure document as the environmental assessment may lead to inadequate discussion of direct, indirect and cumulative impacts the project may have.

2. PUBLIC SHORELINE ACCESS ACROSS THE FOOTBRIDGE: Please consult with the local neighborhood board, and the Office of Hawaiian Affairs and describe what measures you will undertake to ensure that the public has free and unimpeded access across such a structure.

Please submit this letter and copies of all other timely-received letters and your responses to the City Department of Planning and Permitting for their inclusion in the final environmental assessment and notice of determination for this project.

If there are any questions, please call Leslie Segundo, Environmental Health Specialist, at 586-4185. Thank you for the opportunity to comment.

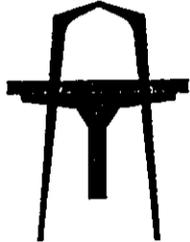
Sincerely,


for GARY GILL
Director

c: Steve Tagawa, City and County of Honolulu, Dept. of Planning and Permitting
Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

6187-02
February 12, 1999

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Gary Gill
Director
State of Hawaii
Office of Environmental Quality Control
236 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment (EA)
Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii

Dear Mr. Gill:

This is in response to your letter of January 22, 1999 to Ms. Annie M. H. Chan regarding the subject project.

As requested, additional information will be provided in the Final EA on the other aspects of development on the property. However, it should be noted that the proposed footbridge replacement is neither a component, increment, phase nor necessary precedent of the development. There is no connection between the footbridge project and other renovations and site improvements that will be undertaken at the property.

Consultation has been undertaken with the Hawaii Kai Neighborhood Board at its meeting of January 26, 1999. A response has also been sent to the Office of Hawaiian Affairs regarding their concern for public access across the structure.

Thank you for your review of the Draft EA.

Sincerely,

Rodney Funakoshi, Project Manager

cc: Steve Tagawa, Department of Planning and Permitting

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

January 20, 1999

Ms. Jan Naoe Sullivan
Director of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

99 JAN 21 PM 1:22

PCR 33

Re: Environmental Assessment for the Replacement of a Footbridge at 567 Portlock Road,
Maunaloa, O'ahu TMK: 3-9-26:44.

Dear Ms. Sullivan:

Thank you for the opportunity to review the Environmental Assessment prepared in conjunction with a Shoreline Setback Variance application for the above-referenced project. The applicant proposes to renovate an existing footbridge across a private boat harbor in order to allow for continued public access to the shoreline. The proposed new footbridge will be retractable to allow for the berthing of boat(s) in the small harbor. The current bridge, which consists of one long wooden plank, is old, unsafe and does not easily allow for boat access to the harbor.

Shoreline access is always an issue of concern to the Office of Hawaiian Affairs. This project expects to continue and improve public access to ocean resources. In addition, the new bridge will rectify an unsafe situation. However, we have one concern. The improved footbridge must remain in a closed (down) position unless temporarily opened to allow boat access. Public access must not be dependent upon permission or the availability of someone to operate the bridge.

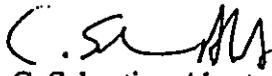
Ms. Jan Naoe Sullivan
Director of Planning and Permitting
City and County of Honolulu
January 20, 1999
Page two

Again, thank you for the opportunity to review the EA application. If you have any questions concerning our comments please contact Colin Kippen, Land and Natural Resources Division Officer or Lynn Lee, EIS Planner at 594-1936.

Sincerely,



Colin Kippen, Jr.
Deputy Administrator

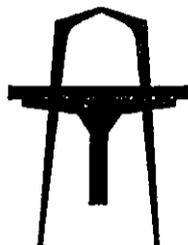


C. Sebastian Aloit
Land and Natural Resources Division Officer

cc: Board of Trustees

6187-02
February 12, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Colin Kippen, Jr.
Deputy Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment (EA)
Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii

Dear Mr. Kippen:

This is in response to your letter of January 20, 1999 to the City Department of Planning and Permitting regarding the subject project.

As you have indicated, the proposed footbridge will not be retracted except to allow for boat access to the harbor, unless special circumstances such as periodic maintenance warrant opening the bridge. This bridge should thus not remain open for more than a very short period of time.

Thank you for your review of the Draft EA.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rodney Funakoshi".

Rodney Funakoshi, Project Manager

cc: Steve Tagawa, Department of Planning and Permitting
Office of Environmental Quality Control

1999/CLOG-474

59 JUN 21 PM 1:21

Jan. 19, 1999
397 Portlock Rd.
Honolulu, HI 96825

Jan Naoe Sullivan,
Director of Planning & Permitting
659 S. King St., 7th Floor
Honolulu HI 96813

Re: Eversine's permit application for marina and harbor construction on Portlock Road.

I have lived on Portlock Road for 35 years and own my home. This is a quiet residential neighborhood - one of the loveliest areas on the island. That's being threatened now by Eversine's proposals for development of the harbor and boathouse on the former Kaiser property.

The plans smack of potential commercialization - totally out of place in a residential area, if not against city plans.

It is interesting that the company can't answer questions about its principals, plans for the property and marina, construction costs, estimated time of construction and the general contractor. Yet, it plans to begin building in September. Go figure.

People who have lived on Portlock longer than I say when Kaiser built his home with a private marina, it changed the character of the coastline. Few patches of sand remain amid the ocean rubble washing ashore. No further harbor or bridge construction should be allowed there without careful study of the environmental impact along the entire Portlock coastline.

But rather than waste time, money and effort, the permit application should be denied. The purpose isn't appropriate for a residential area.

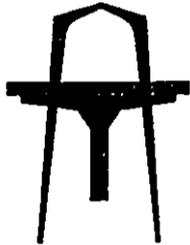
Sincerely,



Helen Altonn

6187-02
February 12, 1999

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Ms. Helen Altonn
397 Portlock Road
Honolulu, Hawaii 96825

**Subject: Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii**

Dear Ms. Altonn:

This is in response to your letter of January 19, 1999 to Ms. Jan Naoe Sullivan of the City Department of Planning and Permitting. For your information, Wilson Okamoto & Associates is the agent for the applicant assisting in processing the request to the City for the shoreline setback variance.

The "marina and harbor construction" you refer to is the replacement of an existing deteriorated footbridge across the mouth of an existing private marina which provides lateral public access along the shoreline. Contrary to neighborhood fears, no commercial use of the marina is planned – the boathouse behind it will be a single-family residence inhabited by the Chan family, and not for use as a corporate retreat or entertainment complex.

An environmental assessment has been prepared to document the anticipated impacts of the footbridge replacement. For your information, the City Department of Planning and Permitting has reviewed the project and found that there is no significant conflict with the General Plan and East Honolulu Development Plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rodney Funakoshi".

Rodney Funakoshi, Project Manager

cc: Steve Tagawa, Department of Planning and Permitting
Office of Environmental Quality Control

999/CLOG-480

January 20, 1999

99 JAN 21 PM 1:25 397 Portlock Road
Honolulu, Hawaii 96825

Jan Naoe Sullivan,
Director of Planning & Permitting
659 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Re: Evershine's permit application for marina and harbor construction on Portlock Road

My name is Paige K. Altonn. I have lived on Portlock Road for 35 years. Has Evershine been in Hawaii for 35 years? Do they know the spirit of Aloha?

I'll bet they have no idea what kind of spirit Portlock has. Not only will the construction of a marina and harbor at Kaiser ruin this spirit it will destroy what is left of the beaches we kids grew up on. I learned how to swim at "The Hole". I learned how to dive and surf off "The Pier at Seconds". Both of these swimming holes no longer exist because of the construction Henry J. Kaiser did all those many years ago.

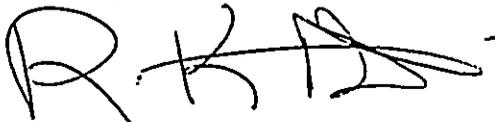
Has Evershine calculated what kind of damage this construction will cause in the next 20 years? 30 years? 40 years? Have they thought about what the long term destruction will be to the coastline, the environment, and the ocean? Or have they?

Because no information can be had about the company, the principals or the plans are we to assume that they are doing something covert? Maybe they are planning on "buying" their way into this construction. Maybe there is something so illegal going on that they don't want anyone to know about the plans until it is too late?

You tell me! Evershine obviously has a lot of money and maybe the guts to go with it but this is something that should not even be considered, let alone approved!!!

Let's, just for once, just because it is the right thing to do, just because it would save the fish and the tides and the ocean and the beaches, all the things WE ALL love about Hawaii and Portlock, let's just NOT let this happen.

Sincerely,

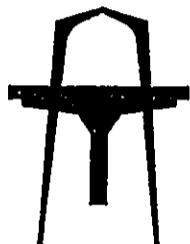


Paige K. Altonn

Paige Kepina Altonn
397 Portlock Road
Honolulu, Hawaii 96825

6187-02
February 12, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Ms. Paige K. Altonn
397 Portlock Road
Honolulu, Hawaii 96825

Subject: Shoreline Setback Renovations (Footbridge Replacement)
at 567 Portlock Road, Honolulu, Oahu, Hawaii

Dear Ms. Altonn:

This is in response to your letter of January 20, 1999 to Ms. Jan Naoe Sullivan of the City Department of Planning and Permitting. For your information, Wilson Okamoto & Associates is the agent for the applicant assisting in processing the request to the City for the shoreline setback variance.

The "marina and harbor construction" you refer to is the replacement of an existing deteriorated footbridge across the mouth of an existing private marina. The footbridge currently provides the public with lateral access along the shoreline but is becoming a safety hazard due to its physical condition. Contrary to neighborhood fears, no commercial use of the marina is planned – the boathouse behind it will be a single-family residence inhabited by the Chan family, and not for use as a corporate retreat or entertainment complex.

An environmental assessment has been prepared to document the anticipated impacts of the footbridge replacement. No other marina or harbor construction is planned at this time. For your information, the City Department of Planning and Permitting has reviewed the project and found that there is no significant conflict with the General Plan and East Honolulu Development Plan.

Sincerely,

A handwritten signature in cursive script that reads "Rodney Funakoshi".

Rodney Funakoshi, Project Manager

cc: Steve Tagawa, Department of Planning and Permitting
Office of Environmental Quality Control

BENJAMIN J. CAYETANO
GOVERNOR



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

'99 JAN 25 AM 8 40

STATE OF HAWAII
DEPT. OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

DP-11 REFER TO:
HWY-PS
2.2335

JAN 21 1999

Ms. Jan Naoe Sullivan
Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Environmental Assessment, Chapter 343, HRS Projects within the Shoreline
Setback, 567 Portlock Road, Hawaii Kai, Oahu, TMK: 3-9-26: 44

Thank you for your letter of December 31, 1998, transmitting the above document for our review and comments. The proposed replacement footbridge will not adversely impact our State highway facilities.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

(NO WRITTEN RESPONSE REQUIRED.)

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

99 JAN 20 AM 8:16

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

In reply, please refer to:

January 14, 1999

99-001/epo

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (1998/SV-501)
Replace Footbridge at 567 Portlock Road
Maunaloa, Oahu
TMK: 3-9-26: 44

Thank you for allowing us to review and comment on the subject project. We do not have any comments to offer at this time.

Sincerely,

A handwritten signature in cursive script that reads "Gary Gill".

GARY GILL
Deputy Director for
Environmental Health

(NO WRITTEN RESPONSE REQUIRED.)