

STATE OF HAWAII  
Department of Land and Natural Resources  
Land Division, Planning Branch  
Honolulu, Hawaii

RECEIVED

'99 JUL 14 A9 July 13, 1999

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

REF:PB:LT

File No.: OA-2926  
180-Day Exp. Date: 9/3/99

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania St., Suite 702  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Final Environmental Assessment (EA) for the Knake  
Single Family Residence; TMK: 4-7-45: 21 at Kaneohe,  
Oahu

The Department of Land and Natural Resources has reviewed the comments received during the public comment period which ended on May 10, 1999. We hereby issue a Finding of No Significant Impact and request that you publish this notice in the July 23, 1999 issue of the Environmental Notice.

Enclosed are four copies of the final environmental assessment, a completed OEQC Bulletin Publication Form. If you have any questions, please call Lauren Tanaka at 587-0385.

Aloha,



Dean Uchida, Administrator

Enclosures

NOV 23 1999

**FILE COPY**

1999-11-23-0A-~~FEA~~

**Final  
Environmental  
Assessment**

**OEQC LIBRARY**

---

**\*Knake Residence\***

Prepared for:

**Mr. Richard W. & Mrs. Elizabeth J. Knake**

October 1999

---

**Carlo Priska A.I.A**

Honolulu, Hawaii 96817  
Tel. / Fax. 808-531-8518  
e-mail: [carlo.aia@juno.com](mailto:carlo.aia@juno.com)

---

**Carlo Priska A.I.A**

1255 Nu'uauu Ave. Suite # 1201  
Honolulu, Hawaii 96817  
Tel. / Fax. 808-531-8518  
e-mail: [carlo.aia@juno.com](mailto:carlo.aia@juno.com)

11 October 1999

State of Hawaii  
Department of Land and Natural Resources  
Land Division,, Planning Branch  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96809

Attn; Ms. Lauren Tanaka, Planner

Re; Final Environmental Assessment submittal for a single family residence use of  
Conservation District Land at Kahaluu, Kaneohe, Hawaii; TMK I 4-7-45:21

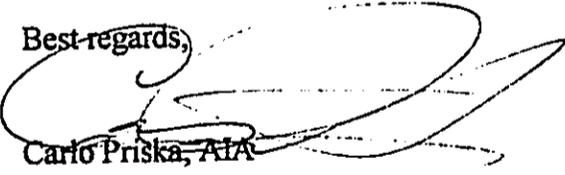
Dear Ms. Tanaka:

Enclosed is the Final Environmental Assessment prepared as part of a Conservation  
District Use Application. It is being returned to your office upon our response completion  
of your comments, and clarification of issues made during the initial EA Draft Public  
Review Period.

Comments and information received during the 180 days review period do not show any  
indications or possible potential of any environmental impact by this project on the  
subject property or any adjacent properties. We therefore respectfully request a FINDING  
OF NO SIGNIFICANT IMPACT (FONSI) by your office for this project.

Should there be any questions or if you need any additional information please do not  
hesitate to contact me directly. Thank you.

Best regards,

  
Carlo Priska, AIA

**Final Environmental Assessment**  
**Richard W. and Elizabeth J. Knake**

**TABLE OF CONTENTS**

ENVIRONMENTAL ASSESSMENT COVER SHEET  
ENVIRONMENTAL ASSESSMENT SUBMITTAL LETTER  
TABLE OF CONTENT  
LIST OF EXIBITS  
OWNER AUTHORIZATION LETTER  
CONSERVATION DISTRICT USE APPLICATION FORM

**FINAL ENVIRONMENTAL ASSESSMENT**

- I. PURPOSE OF FINAL ENVIRONMENTAL ASSESMENT
- II. PROPOSED ACTIONS AND OVERVIEW.
- III. GENERAL INFORMATION.
- IV. DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC,  
SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS.
  - A. TECHNICAL CHARACTERISTICS – SUMMARY of  
Proposed Actions
  - B. SOCIO-ECONOMIC AND ENVIRONMENTA  
CHARACTERISTICS
- V. SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT.
- VI. IDENTIFICATION AND SUMMARY OF MAJOR IMPACT  
AND ALTERNATIVE CONSIDERED.
- VII. PROPOSED MITIGATION MEASURES.
- VIII. DETERMINATION.
- IX. IDENTIFICATION OF AGENCIES CONSULTED DURING THE

DRAFT ENVIRONMENTAL ASSESSMENT  
OEQC PUBLICATION FORM  
APPENDIX A. COMMENT LETTERS AND RESPONSE.

## LIST OF EXIBITS

- 1 Regional Location Map.
- 2 Area Location Map.
- 3 Koolaupoko Development Plan – Land Use Map.
- 4 Tax Map Key Vicinity Map.
- 5 Land Court Site Plan.
- 6 Proposed Site Plan.
- 7 Island of Oahu General Soil Map.
- 8 Local Soil Map.
- 9 Land Use District Boundaries.
- 10 Photograph Identification Site Plan.
- 11 Site Boundary Plan.
- 12 Proposed Site Use Plan.
- 13 First Floor Plan.
- 14 Second Floor Plan.
- 15 Elevation & Sections Sheet.

December 1, 1998

Mr. Richard W. Knake  
47-422 Lulani Street  
Kaneohe, Hawaii 96744

State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Subject: STATE CONSERVATION DISTRICT USE APPLICATION  
(CDUA)  
TAX MAP KEY: 4-7-45:21

Gentlemen:

The undersigned, as Owner of the above-mentioned property, authorizes Carlo Priska AIA Architects and Assoc., as agent, to represent us before the Department and Board of Land and Natural Resources, to obtain necessary approval of the CDUA at 47-422 Lulani Street, Kaneohe, Hawaii 96744.

Very Truly Yours



Mr. Richard W. Knake

cc: Carlo Priska AIA

OEQC BULLETIN PUBLICATION FORM  
(Follow instructions on other side)

1 Project Name: **Mr. Richard W. Knake & Mrs. Elizabeth J. Knake**

Type of Document (*circle one*): **Draft EA** Final EA EIS prep notice draft EIS final EIS

Legal Authority: **HRS343-5(a)(2)**

Agency determination: **Anticipated FEIS acceptance**

2 Island: **Oahu**

District: **Kahalaui, Koolaupoko**

Tax Map Key Number: **4 - 7 - 45 : 21**

3 Applicant: **Mr. Richard W. & Mrs. Elizabeth J. Knake**

Address: **47 - 422 Lulani Street  
Kaneohe, Hawaii 96744**

Contact: **Richard W. Knake** Phone: **808-239-2410**

4 Approving Agency/ **Office of Conservation and Environmental Affairs,**  
Accepting Authority: **Department of Land and Natural Resources**  
Address:

Contact: **Mr. Thomas H. Eisen** Phone: **808-587-0386**

5 Consultant: **Carlo Priska AIA & Associates, Architects/Planners**

Address: **1255 Nu'uanu Ave. Suite 1201,  
Honolulu, Hawaii 96817**

Contact: **Carlo Priska AIA** Phone: **808-531-8518**

6 Public Comment Deadline:

7 Permits required prior to implementation: **Building, CDUA, Grading**

8 Project Summary (*name of file on disk*):

9 Public Library Copy:

10 This form was prepared by **Carlo Priska AIA** Phone: **808-531-8518**

Signature:  Date: **12-22-98**

**KNAKE RESIDENCE**

47-422 Lulani Street Kaneohe, Hawaii 96744

**CONSERVATION DISTRICT USE  
APPLICATION  
(CDUA)**

FOR TMK I 4-7-45:21

December 1998

Prepared by:

Carlo Priska AIA Architect & Associates

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
Dec 28 1 04 PM '98

State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

**FOR DLNR USE ONLY**

Reviewed by \_\_\_\_\_  
Date \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Date \_\_\_\_\_  
Docket file No. \_\_\_\_\_  
180-days Exp. \_\_\_\_\_  
EIS Required \_\_\_\_\_  
PH Required \_\_\_\_\_  
Board Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

**SUMMARY PAGE**

**I LANDOWNER**

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

Name: Mr. Richard W. and Mrs. Elizabeth J. Knake

Address: 47-422 Lulani Street  
Kaneohe, Hawaii 96744

Telephone No.: 239-2410

Signature: Richard W. Knake

Date: 12-22-98

**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 constitutes or exceeds 85% of the fee ownership of the parcel(s).

**II**    **APPLICANT**

Name:                    Mr. Richard W. and Mrs. Elizabeth J. Knake

Address:                42-422 Lulani Street  
                             Kaneohe, Hawaii 96744

Telephone No.:        844-1762 (Mr. Knake's pager)

Interest in property:   Owners  
(Indicate interest in Property: submit written evidence of this interest.)

\*SIGNATURE:         Richard W. Knake

DATE:                    12-22-98

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

**AGENT**

Name:                    Carlo Priska AIA & Associates

Address:                1255 Nu'uuanu Avenue, Suite 1201, Hon., Hi. 96817

Telephone No.:        531-8518

Interest in property:   Architect for land owner/applicant  
(indicate interest in property: submit written evidence of this interest)

**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) |
| (7) | Management plan     | (see section 13-5-39) |

**IV LAND PARCEL LOCATION**

Island: Oahu  
County: Honolulu  
District: Kahaluu, Koolaupoko  
Tax Map Key(s) 4-7-45:21  
Area of Parcel: 66,075 square feet or 1.517 acres  
Term (if Lease)

**V SUMMARY OF PROPOSED IDENTIFIED LAND USE**

(Cite applicable section of Title 13-5, HAR. Attach additional sheet(s) as needed.)

As it is identified in Section 13-5-25 with the prerequisites of Section 13-5-24 section (c), item R-8 D-1) of The Hawaii Administrative Rules entitled "Conservation District" adopted by the State of Hawaii Department of Land and Natural Resources, September 6, 1994.

Construction of a single family residential dwelling with a two car garage attached, site improvement work which includes a paved driveway and motor court, landscaping, grading, and connection to existing public utilities are also part of the proposed project.

The residence will cover approximately 3,000 square feet of floor area and will be used for single family dwelling, it will have a living room, kitchen-dining, den master bedroom and bath, nursery, 2 bathrooms, family game room, and a laundry area in the garage.

The driveway and motor court will be paved with concrete. Landscaping will be installed by the owner after construction is completed. Access to the project site is from Lulani Street.

**VI ENVIRONMENTAL REQUIREMENTS**

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title III; 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 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 effected environment, including suitable and adequate location and site map;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigating 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 response 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.

## **VII DESCRIPTION OF PARCEL**

- A. Existing structures/Use. (Attach description or map and one set of original photographs. Also, if applicable, include any previously obtained Federal, State and/or County permit approvals.

The property is divided into 2 zones, the lower portion of the property is zoned R-10 while the upper and major portion of the property is zoned P-1 General. The adjoining residential properties are also zoned R-10 and P-1. All of these properties are situated at the base of a mountain. The lower portion of this mountain zoned R-10 and the remaining portion to the ridge line is zoned P-1.

- B. Existing utilities. (If available, indicate size and location on map. Includes electricity, water, telephone, drainage, and sewage.)

Water Service: 12" main along Lulani Street.

Sewer Service: 10" main along Lulani Street.

Drainage System:

Electric: Primary Circuit is 46KVA  
Secondary Circuit is 12.5KVA  
Residential Drop is 100A

Telephone & Cable TV : Pole lines located along Lulani Street easement.

- C. Existing access. (Provide map showing roadway, trails, if any. Give street name. Indicate width, type of paving and ownership.)

Access to the property is via the ingress and egress easement "A" from Lulani Street of the property Tax Map Key 4-7-45:20 owned by David A. Knox and wife Beverly.

Please note (Mr. & Mrs. Knake) the present owner of lot number TMK 4-7-45:21 the proposed construction site will clear and construct a new driveway in and effort to abandon the existing easement.

- D. Flora and Fauna (Describe and provide map showing location and types of flora and fauna. Indicate if rare or endangered native plants and or animals are present.)

Flora in the project area is composed of numerous introduced, naturalized species. Notable throughout the site are the introduced Plum Trees.

Fauna observed in the project area are all introduced and non endangered species. Refer to Draft Environmental Assessment for details.

- E. Topography; If ocean area, give depths. (Submit contour maps for ocean areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity floor and other special cases.)

The project site is located on the northeastern slopes of the Koolau Mountains. The lowest point of the project site is located at the 51.3 foot level, above sea level. The site has a 31.9 gradient slope from the front to the back area of the proposed construction site. The actual construction site has a gradient of .08%.

- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline.)

The property is not in the shoreline area.

- G. Existing covenants, easements, restrictions. (If state lands, indicate present encumbrances.)

Any and all existing rights to the State of Hawaii.

- H. Historic sites effected. (If applicable attach map and descriptions.)

N/A

VIII **COMMENCEMENT DATE:** Upon submittal of EA.

**COMPLETION DATE:** Approx. one year after final EA approval.

IX **CITE AND DESCRIBE IN DETAIL THE PROPOSED IDENTIFIED LAND USE:** (Refer to Title 13-5, HAR. Attach additional sheets as needed.)

Construction of a single family residential dwelling with a two car garage attached, site improvement work which includes a paved driveway and motor court, landscaping, grading, and connection to existing public utilities are also part of the proposed project.

The residence will cover approximately 3,000 square feet of floor area and will be used for single family dwelling, it will have a living room, kitchen dining, den master bedroom and bath, nursery, 2 bathrooms, family game room, and a laundry area in the garage.

The driveway and motor court will be paved with concrete. Landscaping will be installed by the owner after construction is completed. Access to the project site is from Lulani Street.

X **AREA OF PROPOSED USE:** 4,417 square feet approximately .09 acres

XI **NAME AND DISTANCE OF NEAREST TOWN OR LANDMARK:**

3.6 miles north of the City of Kaneohe.

XII **LAND USE COMMISSION BOUNDARY INTERPRETATION:** If the area is within fifty feet of the boundary of the Conservation District, include a map showing the interpretation of the boundary by State Land Use Commission.

Refer to attached TMK and zoning map.

**XIII SUBZONE BOUNDARY DETERMINATION:** Prior to the department receiving for processing any application for permit. If the applicant's proposed land use lies within fifty feet of a subzone boundary, the applicant shall first notify the department of the intended use seek a determination of the precise boundary of the subzone with respect to the parcel in question. (Refer to Section 13-5-17, HAR.)

N/A

**XIV FEES.** Each application shall be accompanied by such filling fees as specified in Chapter 13-5 HRA. All fees shall be in the form of cash, certified or cashier's check payable to the State of Hawaii.

**XV PLANS:** All applications shall contain associated plans such as a location map, site plan, floor plan, elevations and landscaping plans drawn to scale. Additionally, all plans should include a north arrow and graphic scale.

- A. Area Plan. Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property Owners.
- B. Site Plan. Site Plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads and utilities. (For Site Plan Approvals, see Section 13-5-38, HAR.)
- C. Construction Plan. Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans). Open space and recreation areas; landscaping, including buffers; roadways, including widths; off street parking area; existing and proposed drainage; proposed utilities and other improvements; re-vegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging, or soil disposal.
- D. Maintenance Plans. For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by public agency, plans for maintenance shall be included.
- E. Management Plans. If required, refer to Section 13-5-39, HAR, and Exhibit 3, entitled "Management Plan Requirements, dated September 6, 1994.

- F. Historic or Archaeological Site Plan. Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

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

In considering the significance of potential environmental effects, the applicant has considered the sum of effects on the quality of the environment and evaluated the overall cumulative effects of the proposed action. As a result of these considerations and purposes, the applicant has determined that:

1. The proposed land use is consistent with the purpose of the Conservation District;

The project intends a judicious development and utilization of the area where it is proposed.

2. The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur;

The portion of land for the proposed use is consistent with the characteristics and definition of General Conservation Subzones which are not susceptible to floods, soil erosion, tsunami, inundation, volcanic activity and landslides. Also they do not have a slope exceeding 40 per cent.

3. The proposed land use complies with provisions and guidelines contained in Chapter 205A, Hawaii Revised Statutes (HRS), entitled "Coastal Zone Management," where applicable;

The "Coastal Zone Management" does not apply to the proposed project.

4. The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.

The area of proposed use does not have the characteristics which would justify additional protection as a conservation resource since it has been used as a residence in the 1900's. Allowing a single-family residence to be constructed here appears to be justified.

5. The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels;

Nestled in the existing vegetation which will be preserved as much as possible, and bordered by existing residential uses, the proposed structure will be unobtrusive.

6. The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable;

Wherever possible existing trees, shrubs, ground covers, rocks, rock formations, drainage systems will be preserved. Trees will be inspected to evaluate their health and stability. Necessary measures such as trimming, fertilization, insect and disease control will be provided.

7. Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District; and

The property will not be subdivided.

8. The proposed land use will not be materially detrimental to the public health, safety and welfare.

The condition will not adversely affect the health and safety of the public at large or the residents of the surrounding area. Applicable statutes and regulations imposed by the State of Hawaii and the City and County of Honolulu will be complied with in order to minimize any adverse impact that the project will cause.

JUL 23 1990

**FINAL ENVIRONMENTAL ASSESMENT**

**KNAKE RESIDENCE**

47-422 Lulani Street, Kaneohe, Oahu, Hawaii  
Tax Map Key: 1 4-7-45:21

Prepared In Partial Fulfillment of the Requirements  
Of the Conservation District Use Permit

Prepared for

**Mr. & Mrs. Richard W. Knake**  
47-422 Lulani Street  
Kaneohe, Hawaii 96744

Prepared by

**Carlo Priska A.I.A. & Associates**  
Architects, Planners, Developers  
1255 Nu'uuanu Avenue, Suite 1201  
Honolulu, Hawaii 96817

JUL 7 9 34 AM '90  
RECEIVED  
DIVISION OF  
LAND MANAGEMENT

## FINAL ENVIRONMENTAL ASSESSMENT

Richard W. and Elizabeth J. Knake

### I. PURPOSE OF THE FINAL ENVIRONMENTAL ASSESSMENT

This final environmental assessment ("EA") has been prepared to support a petition filed by Mr. Richard W. Knake and his wife Mrs. Elizabeth J. Knake for a State Land Use District permit to build a single family residence on approximately 16,800 square feet (Subject Property) of state conservation land.

The property in question is identified as Tax Map Key 1-4-7-45:21. The total area of the property is 1.517 acres (approximately 66,075 square feet). The existing R-10 portion of the lot is 0.247 acres (approximately 13,712.63 sq. ft.). The P-1 portion of the lot is 1.270 acres (approximately 53,362.36). The Owner is requesting to reclassify 0.386 acres (approximately 16,800) from General Conservation use to Residential use. A Location Map and a Tax Map identifying the general location of the Subject Property are attached hereto as Exhibit "1" to Exhibit "4" respectively. A Plot Plan showing the boundaries of the Subject Property is attached hereto as Exhibit "5".

This EA is intended to comply with Chapter 343, Hawaii Revised Statutes ("HRS"), and the Environmental Impact Statement Rules promulgated by Chapter 200 Title 11 of the Hawaii Administrative Rule, Department of Health. The purposes of this document are to provide information to public officials and members of the community regarding the nature of the proposed action requested by the applicants, to assess existing effects, if any, of the proposed action and to present mitigating actions for those effects, if necessary, and to consider alternative actions.

## II PROPOSED ACTIONS AND OVERVIEW

- A. **Proposed Actions** – The applicant, Mr. Richard w. Knake and Mrs. Elizabeth J. Knake, is requesting for the use of a segment of their property (T.M.K. 4-7-45:21), to build a single family home. The site is presently designated by the Hawaii State Department of Land and Natural Resources as P1-Conservation General Use, and by the City and County of Honolulu as R-10 Residential. This section to be built on is located in the rear portion of this parcel.
- B. **Property location and existing use and ownership.** The property (T.M.K. 4-7-45:21) is located at 47-422 Lulani Street, Kaneohe, Hawaii 96744 Island of Oahu. The surrounding area to the North, East and South is designated as R-10 Residential. The area to the West is designated as P-1 Conservation (General Use). The parcel in question is owned by Mr. And Mrs. Knake as Fee Simple Contract.
- C. **Reason for justifying request.** The project site is located the Kahaluu area of Kaneohe. This is an existing area classified as urban development zoned for residential use. The request to build on State conservation land, in accordance and pursuant to Section 13-5-2, Hawaii Administrative Rules (HAR) which require that a CDUA be filed with the Department and approved by the Board of Land and Natural Resources prior to its initiation.

### **III. GENERAL INFORMATION**

#### **A. Applicant:**

Name: Mr. Richard W. Knake & Mrs. Elizabeth J. Knake

Address: 47-422 Lulani Street  
Kaneohe, Hawaii 96744

T.M.K. 4-7-45:21

Telephone: 808-239-2410

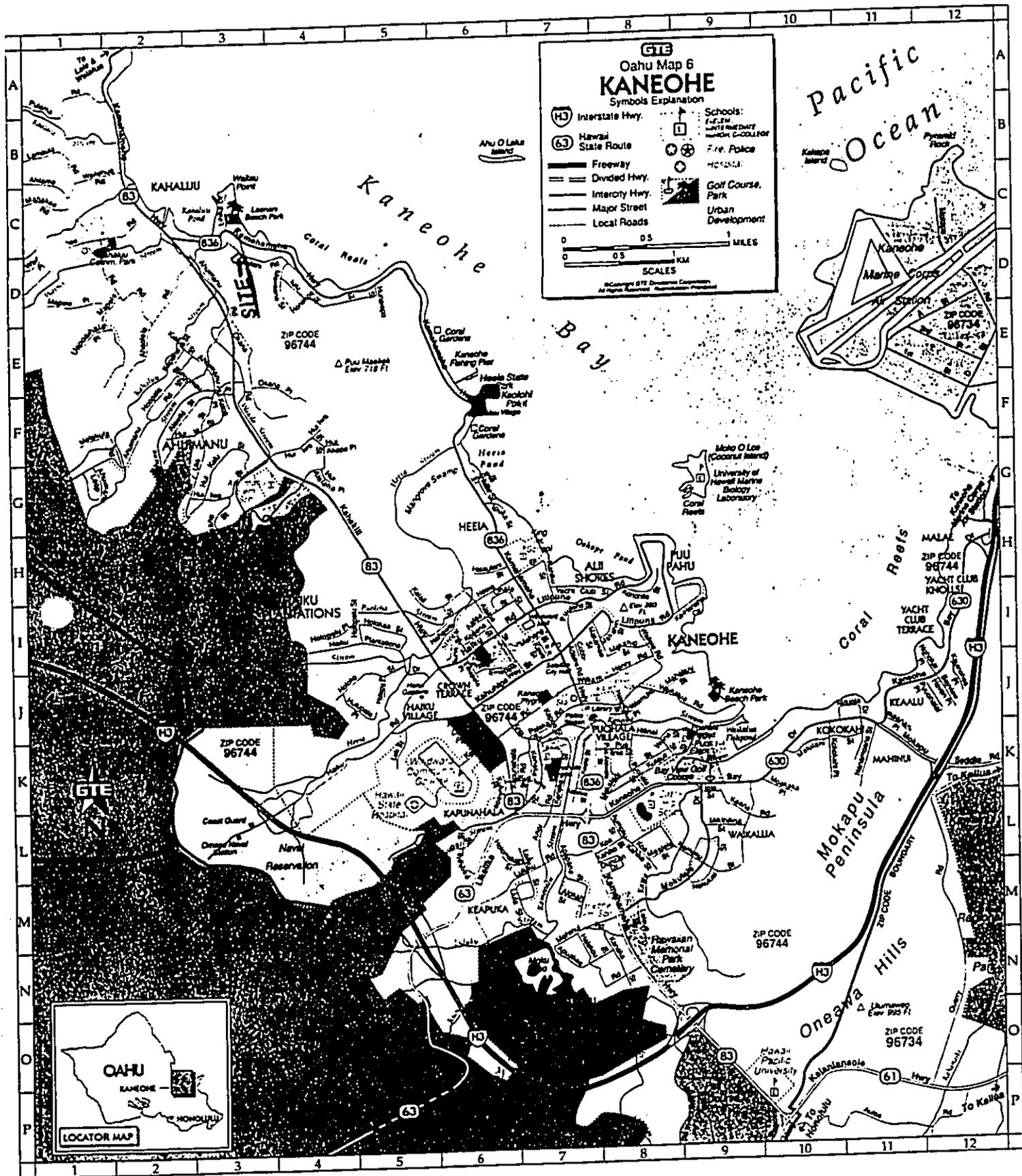
#### **B. Approving Agency:**

Name: Office of Conservation and Environmental Affairs.  
Department of Land and Natural Resources

#### **C. Agencies consulted in making assessment:**

Name; Office of Conservation and Environmental Affairs.  
Department of Land and Natural Resources  
U.S. Department of Agriculture – Natural Resource  
Conservation Services.  
City and County of Honolulu Department of Land  
Utilization  
City and County of Honolulu Fire Department





**EXHIBIT 2**

CONSERVATION DISTRICT USE FOR THE KNAKE RESIDENCE  
47-422 LULANI STREET - TMK4-7-45:21

ADJECENT LAND OWNERS BY TMK

TMK 4-7-45:17  
Lai, Ah Fui/Kam Oi  
47-390 Lulani St.  
Kaneohe, 96744

TMK 4-7-45:19  
Reppun, Charles F.  
47-410 Lulani St.  
Kaneohe 96744

TMK 4-7-45:20  
Genesis Condo Master  
Kaneohe 96744

Knox, David Allen  
47-416-A Lulani St.

McMannus Jean Marie  
47-416-B Lulani St.

Morris, Edward Waren  
47-416-C Lulani St.

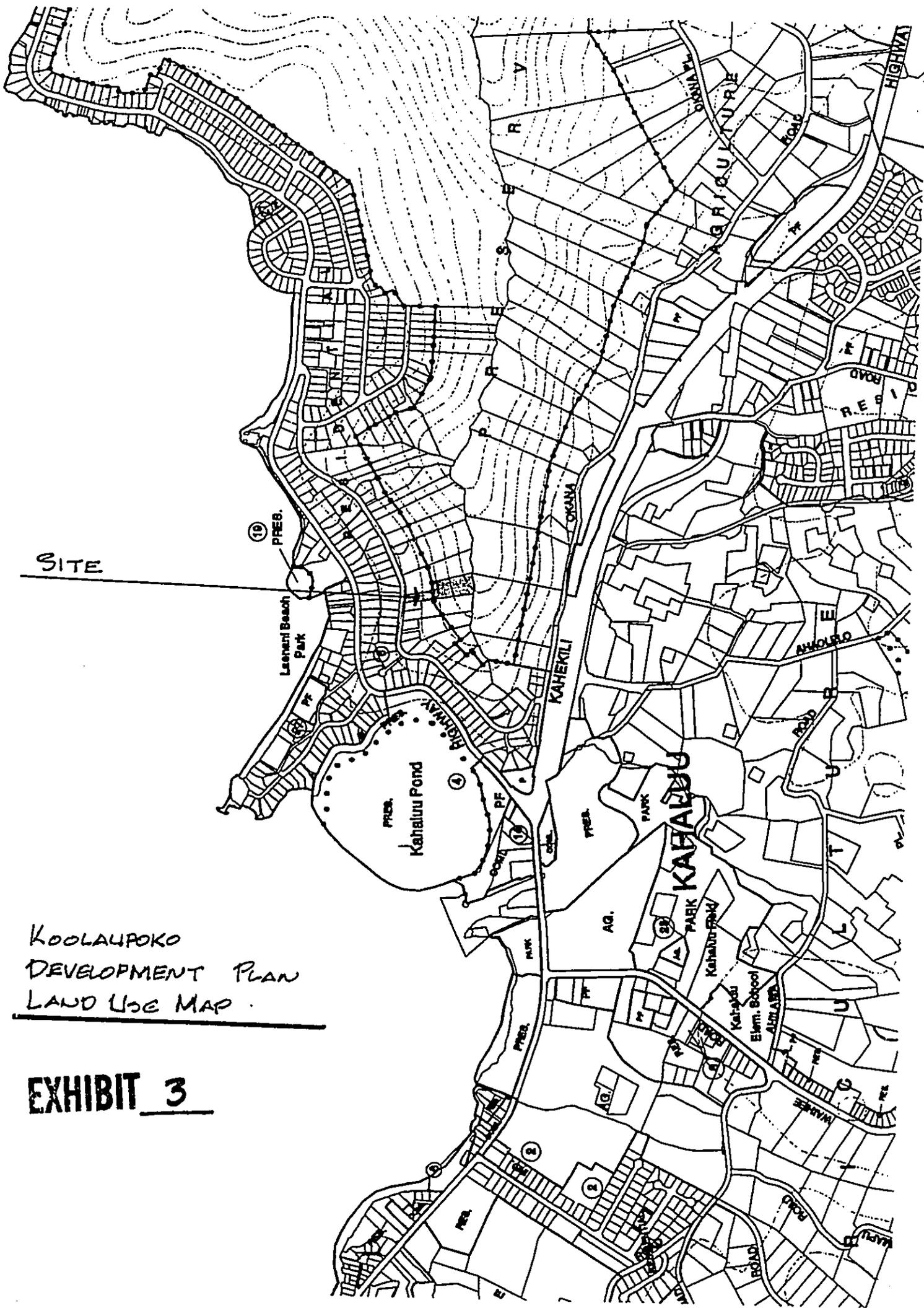
Moyer Jr., George Alton  
47-416-D Lulani St.

TMK 4-7-45:22  
Bauer John W./Lonette C.  
47-432 Lulani St.  
Kaneohe, 96744

TMK 4-7-45:23  
Kursak Richard J./Irene E.  
47-436 Lulani St.  
Kaneohe 96744

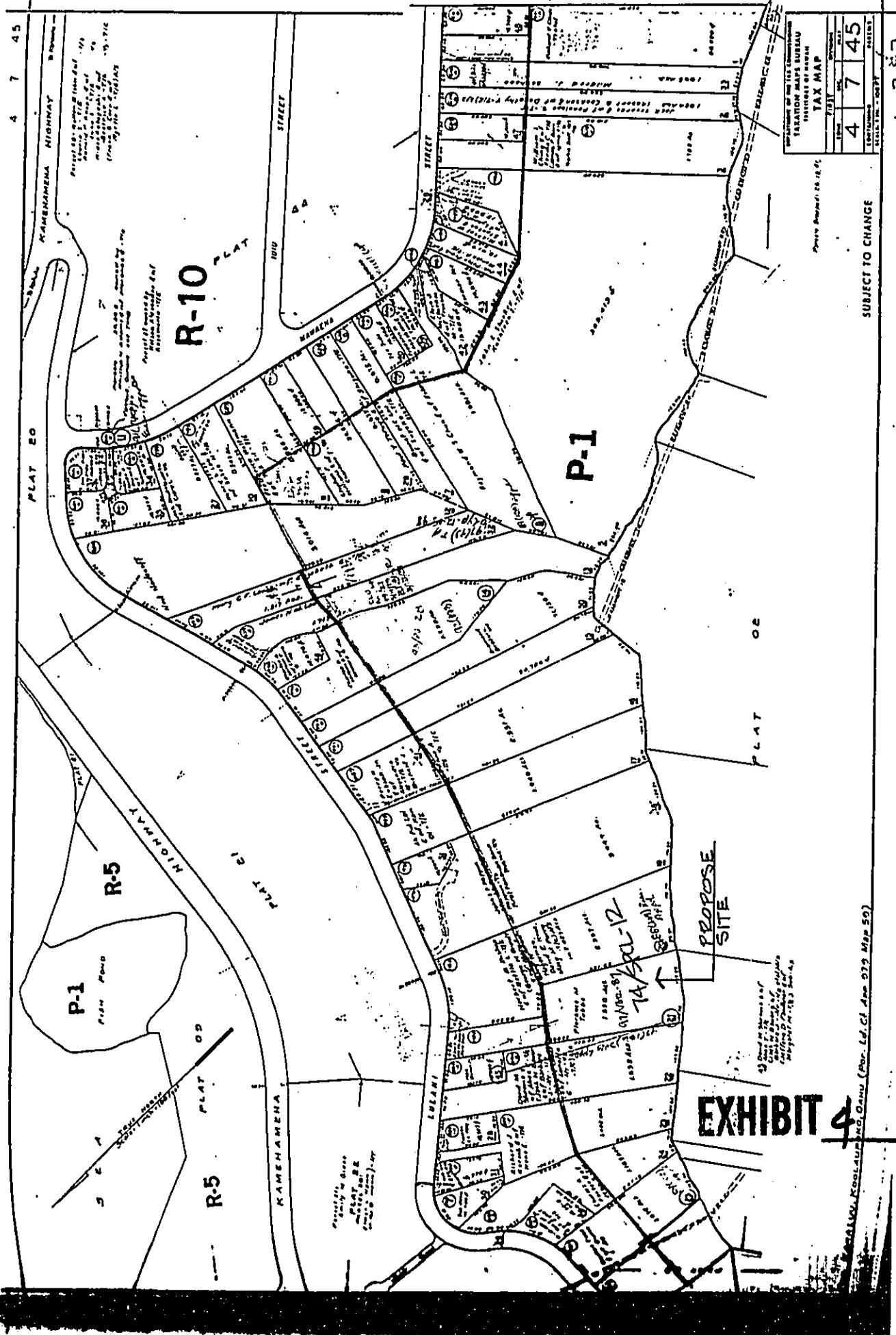
TMK 4-7-45:24 & 25  
Baker Paul/Thelma S.  
c/o Malia Ltd. Realtors  
970 N. Kalaheo Ave. 96734

TMK 4-7-45-14  
Harris, Andrew J./Alda M.  
173 Oliver St.  
Fall River, Md.



KOOLAUPOKO  
DEVELOPMENT PLAN  
LAND USE MAP

**EXHIBIT 3**



**EXHIBIT 4**

TERRITORY OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES DIVISION OF ZONING ZONING MAP	
MAP NO. 4	SHEET NO. 7
DATE 1975	SCALE 1" = 100'
DRAWN BY [Name]	CHECKED BY [Name]

SUBJECT TO CHANGE

NO. 0000 (Rev. Ed. Cl. App. 279 Map 59)

237

LAND COURT  
STATE OF HAWAII  
LAND COURT APPLICATION 979  
DESIGNATION OF EASEMENT A  
FOR INGRESS AND EGRESS PURPOSES  
AFFECTING LOT 1165 AND  
IN FAVOR OF LOT 1164  
AS SHOWN ON MAP 227  
AT KAHALULU, KOOLAUPONO, OAHU, HAWAII

WES THOMAS & ASSOC, INC  
*Wes Thomas, Inc.*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 11166  
LAND COURT CERTIFICATE NO. 1122

Honolulu, Hawaii  
July 2, 1987



OWNER: David A. Knox and wife Beverly  
OWNER'S CERTIFICATE OF TITLE: 187910  
OWNER: Edward Martin Morris  
OWNER'S CERTIFICATE OF TITLE: 187412  
OWNER: George A. Meyer and wife Nancy  
OWNER'S CERTIFICATE OF TITLE: 344305  
OWNER: Jean McMannus  
OWNER'S CERTIFICATE OF TITLE: 289861

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE  
OF THE LAND COURT DATED \_\_\_\_\_  
BY ORDER OF THE COURT \_\_\_\_\_  
REGISTRAR OF THE LAND COURT

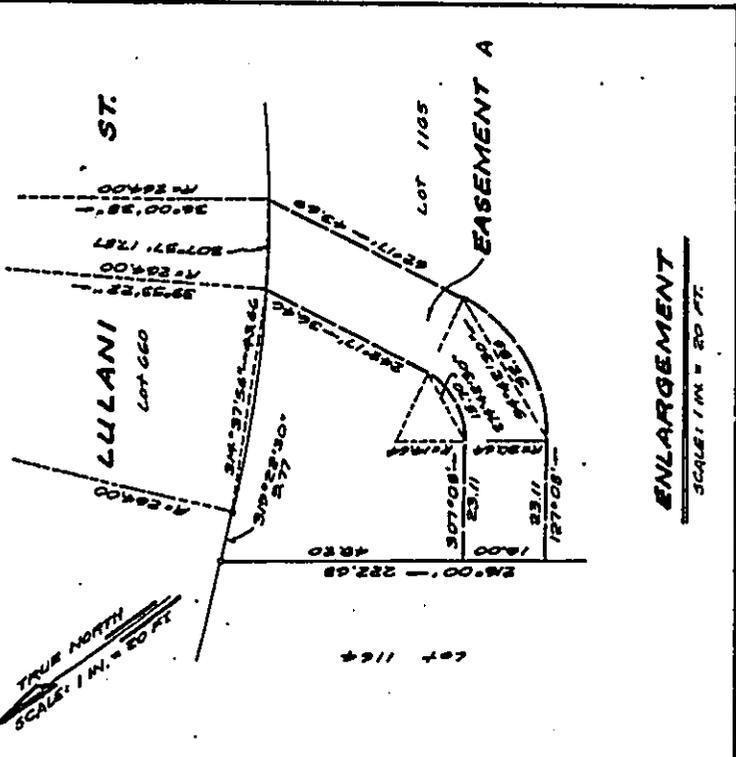
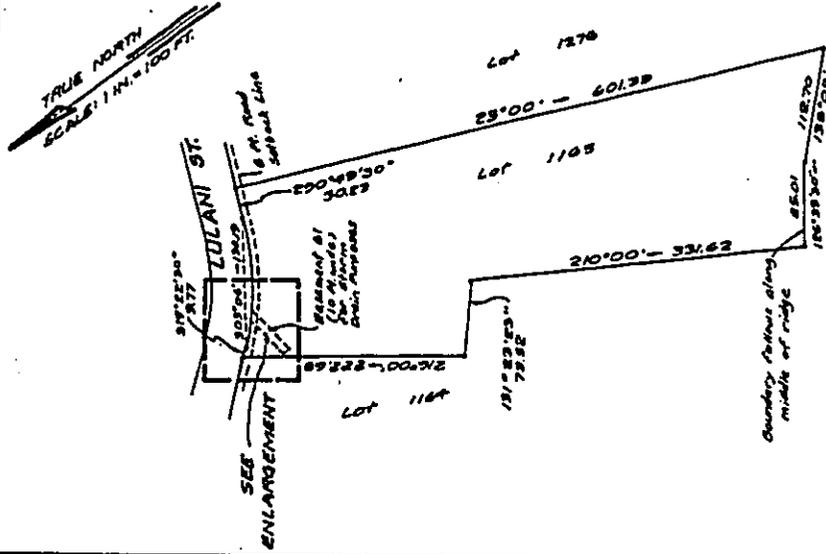
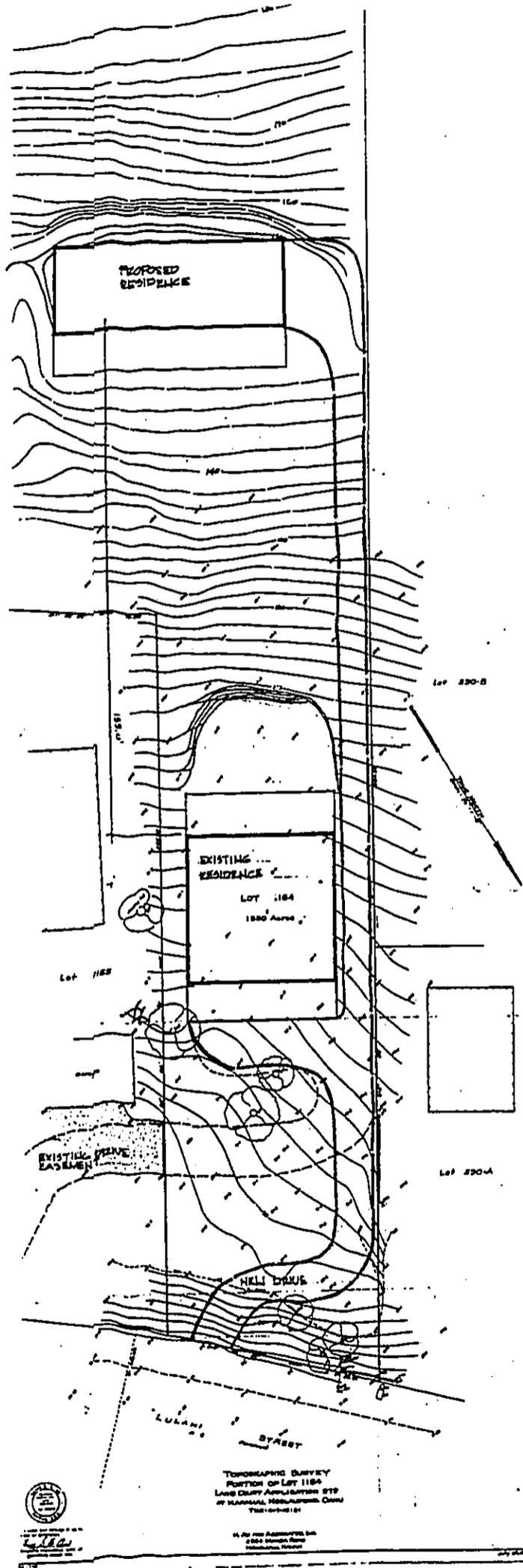


EXHIBIT 5

NOTE:  
1. Area of Easement A = 1,435 SQUARE FEET



**EXHIBIT 6**

**IV DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS.**

**A. Technical Characteristics – Summary of proposed actions.**

**1. TECHNICAL:**

Construction of a two story residential dwelling with a two car garage attached, site improvement work which will include, a paved driveway and motor court, existing retaining walls, landscaping, grading, and connection to existing public utilities are also a part of the proposed project.

The residence will cover approximately 3,000 square feet of floor area and will be used for single-family dwelling, it will have a living room, kitchen-dining, den, master bedroom and bath, nursery, 2 bathrooms, family game room, and a laundry area in the garage.

The driveway and motor court will be paved with concrete. Landscaping will be installed by the owner after construction is completed. Access to the project site is from Lulani Street.

**B. Socio-Economic, and Environmental Characteristics**

**1. ECONOMIC:**

The proposed project will play a role in stimulating employment in the construction industry of the county.

**2. SOCIAL:**

Available for the occupants' family recreational use are the Laenani Beach Park, and Kahaluu Community Park, which are approximately ¾ of a mile from the project site.

Public schools close to the project site are Kahaluu Elementary School and Ahuimanu Elementary School, King Intermediate School, Castle High School, and Windward Community College.

Population density will not be effected since the proposed house will be occupied by a single family with husband, wife and three growing children.

### **3. ENVIRONMENTAL:**

The site environment will be maintained by the following methods.

The removal of fallen dead trees, and the trimming of existing trees will keep them in a healthy condition. This will allow the forest canopy to have more sunlight and air flow penetrate to the lower levels of the forest.

Irrigation of the landscape during dry periods.

Monitoring of insects and diseases on trees and plants.

The project will not generate air pollution, traffic congestion in the area nor will it raise the existing noise levels. There will also be no effects on the water quality in the area.

## **V SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT**

### **1. SITE:**

The project site is located on the upwards slope along Lulani Street off of Kamehameha Highway. It is lightly vegetated with both introduced and native species of plants, which are not considered rare or endangered.

Much of the forest floor is covered with dirt, dead leaves and deteriorating tree limbs, different size rocks are scattered throughout the site.

U. S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 UNIVERSITY OF HAWAII AGRICULTURAL EXPERIMENT STATION

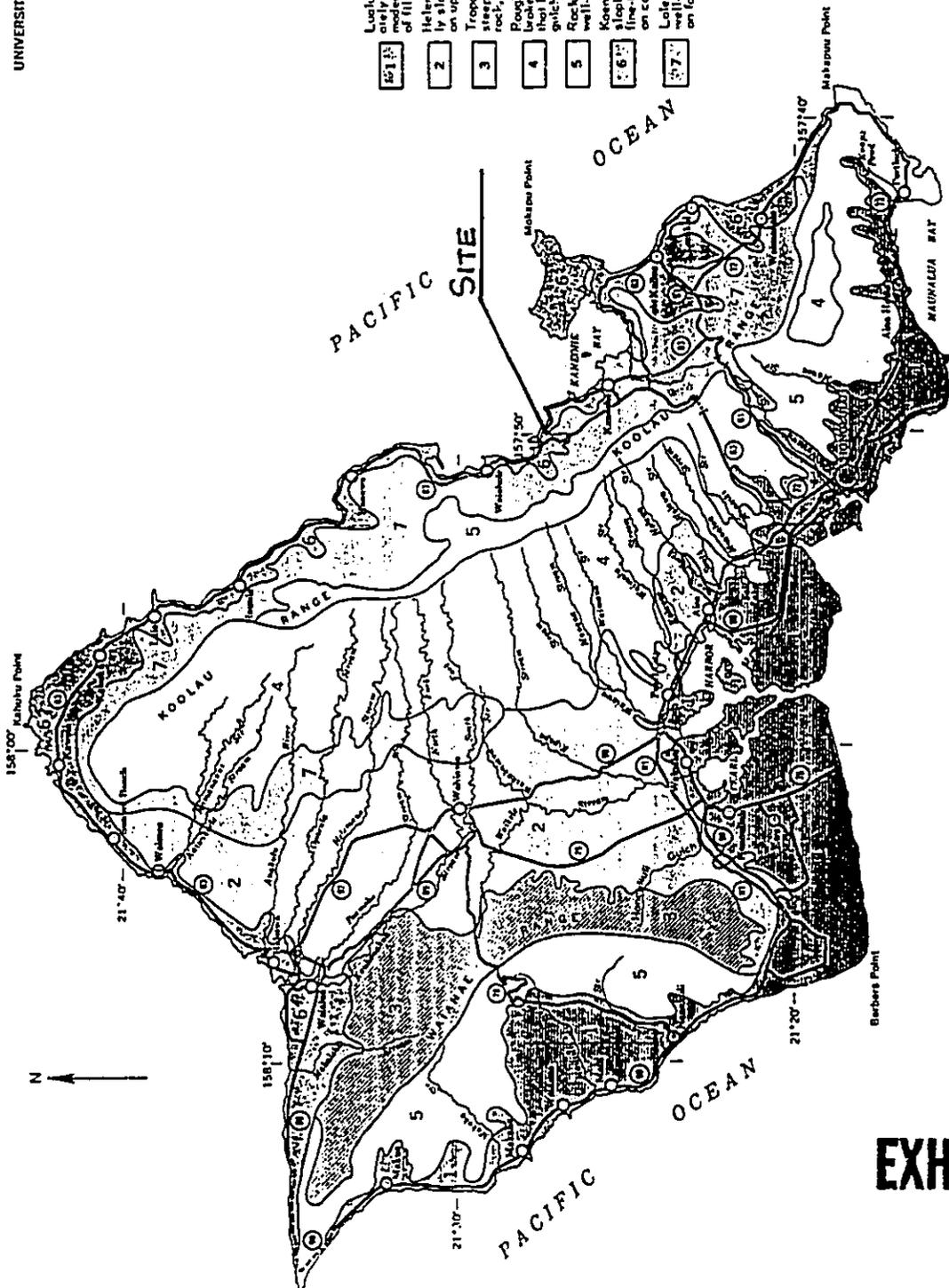
# GENERAL SOIL MAP OAHU ISLAND, HAWAII

Scale 1:253,400  
 0 1 2 3 4 Miles

## SOIL ASSOCIATIONS

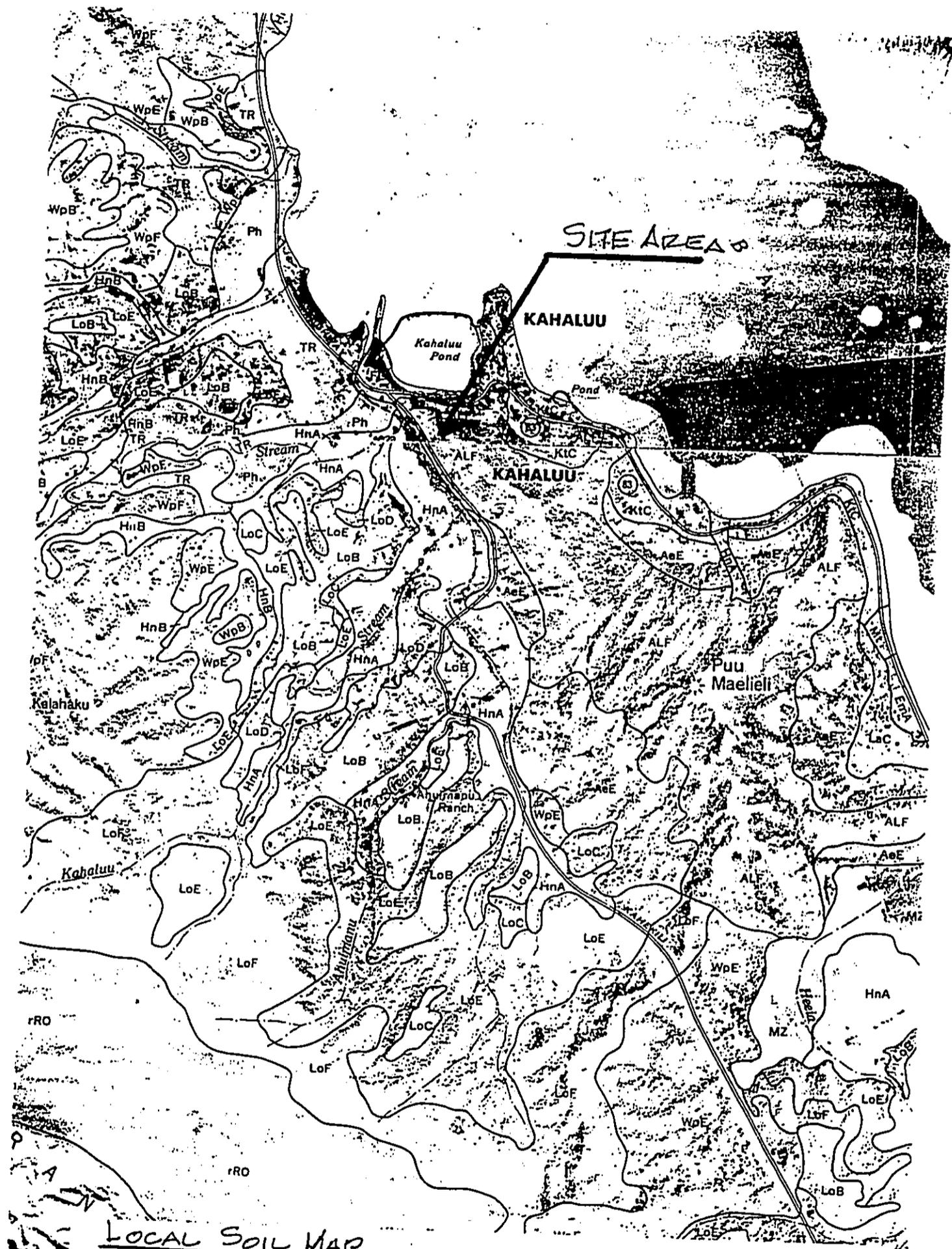
- 1. Luahale-Fill land-Ewa association: Deep, nearly level to moderately sloping, well-drained soils that have a fine-textured or clayey surface, a coarse-textured subsoil or underlying material, and areas of fill land; on coastal plains
- 2. Helemano-Waikane association: Deep, nearly level to moderately sloping, well-drained soils that have a fine-textured subsoil; on uplands
- 3. Tropicumulis-Dystrandeis association: Gently sloping to very steep, well-drained soils that are underlain by soil weathered rock, volcanic ash, or cinder; on narrow ridges and side slopes
- 4. Pough mountainous land-Kapoo association: Very steep land broken by numerous drainageways and deep, well-drained soils that have a fine-textured or moderately fine-textured subsoil; in spitches and on narrow ridges
- 5. Rack land-Stony steep land association: Steep to precipitous, well-drained to excessively drained, rocky and stony land
- 6. Kaono-Waiolua association: Deep, mainly nearly level and gently sloping, poorly drained to excessively drained soils that have a fine-textured to coarse-textured subsoil or underlying material; on coastal plains and talus slopes and in drainageways
- 7. Laleka-Waikane association: Deep, nearly level to very steep, well-drained soils that have a dominantly fine-textured subsoil; on fans, terraces, and uplands

January 1971



NOTE—  
 This map is intended for general planning.  
 Each association may contain soils having relationships different from those shown on the map.  
 Use detailed soil maps for operational planning.

EXHIBIT 7



SITE AREA

KAHALUU

KAHALUU

Puu Maelieli

LOCAL SOIL MAP

EXHIBIT 8

Scale 1:24 000

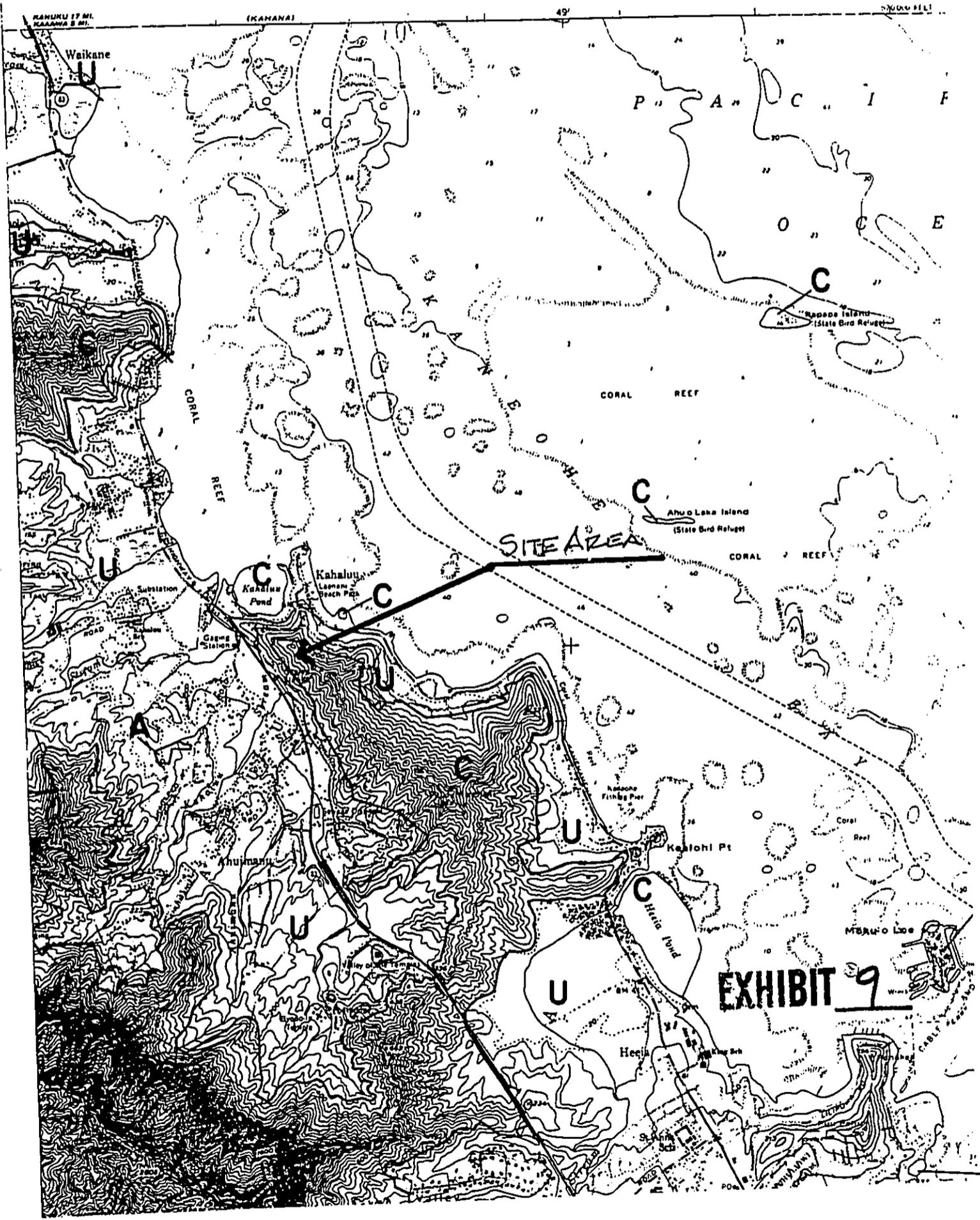


Kawipoo

Hc

0-12

LAND USE DISTRICT BOUNDARIES		
DISTRICT MAP	STATE OF HAWAII	DISTRICTS
<b>0-12</b>	LAND USE COMMISSION	U = URBAN
	DEPT. OF PLANNING & ECONOMIC DEVELOPMENT	R = RURAL
	EFFECTIVE DATE: DEC 20 1974	A = AGRICULTURAL
		C = CONSERVATION



## **2. SOIL RECONNAISSANCE SURVEY:**

The general area of this portion of the island is associated with the Kaena-Waiialua soil conditions noted as, Alaeloa silty clay. Further described as; Deep, mainly nearly level and gently sloping, poorly drained to excessively drained soils that have a fine-textured to course textured subsoil or underlying materials; on costal plains and talus slopes and in drainage ways.

The soil layers are striated with a varying depth of 8" to 14" of top soil and organic material. The layer below this is comprised of rock to an undetermined depth.

## **3. ARCHAEOLOGY:**

The Archeology of the land in this subdivision (and this land parcel) have been permanently altered by the areas use to grow pineapples in the early portion of the 1900's. It therefore has no Archeological value.

## **4. BOTANICAL:**

A botanical survey of the site was conducted in September 1998. It was indicated that the site supports a sparse forest of introduced trees. The construction area has approximately 5 Plum trees, with a ground cover of dead leaves. There are 2 Coco Palms planted by the owner and 3 Monkey Pod trees, one of which is dead and requires removal.

## **5. VERTEBRAE/FAUNA:**

Fauna observed in the project area, include a variety of non-native species. No one species was observed to be of any great numbers on the site. The site is smaller than 2 acres.

The species observed on site were, Old World Sparrows, Parrot Finches, Doves, and Starlings.

**VI IDENTIFICATION AND SUMMARY OF MAJOR IMPACT AND ALTERNATIVES CONSIDERED**

No foreseeable social, environmental change or adverse impacts will be created on the subject property or its surrounding areas as a result of the proposed use. A Finding Of No Significant Impact (FONSI) has been established for this site. It is anticipated that a FONSI assessment and designation will be granted for the construction of this project.

**VII PROPOSED MITIGATION MEASURES (if any):**

The following mitigation measures are proposed:

**1. Soil:**

**A.** Shallow foundations consisting of continuous spread footings are to be used to support the new residence based on the subsurface conditions anticipated at the project site.

**B.** Footing bottom to be embedded at a minimum of 3'-0" below finished grade, in order to minimize soil movement due to fluctuations of moisture content to the soil from weather. The concrete slab-on-grade required for the project, will be supported on at least 16" of non-expansive, select granular fill material to reduce the potential for distress to the slab resulting from swelling of the near surface soil.

**2. Grading and Storm Runoff:**

Grading will be limited to approximately 8400 square feet for the residence and 1200 square feet for the driveway.

Although there is a slight increase in storm runoff due to the construction of the paved driveway and home, the impact on the area is insignificant.

Grading will be done in accordance with the City and County of Honolulu's Grading Ordinance, Board of Health's Rules and Regulations, and other conditions required by the Department of Land and Natural Resources.

### **3. Building:**

Construction of a two story residential dwelling and an attached two-car garage, site improvement work which includes a paved driveway and motor court, landscaping, grading and connection of existing public utilities are also part of the proposed project.

The residence will cover approximately 3,000 square feet of floor area. It will be used as a single-family dwelling, it will have a living room, kitchen-dining, den, master bedroom and bath, nursery, 2 bathrooms, family game room, and a laundry area in the garage, with a roofed lanai on the ground and second floor.

The house will be of Split-face Cement Masonry Units on the ground floor with EPS Panels with metal studs at 16" o.c. with a stucco exterior finish. The driveway and motor court will be paved with concrete.

### **4. Landscaping:**

Wherever possible existing site features such as trees, shrubs, groundcover, rocks, rock formations, landforms will be retained. Preservation of this landscape will include work to improve the site such as Clearing areas of accumulated debris. Trim to remove dead, dying, diseased and unhealthy growth. This work will open the site for better air circulation and allow sunlight to the forest floor.

Planting of bare areas on the ground with shrubs and groundcovers to minimize soil erosion.

### **5. Sanitary Sewer Service:**

Approximately 280 gallons per average day of wastewater will be generated by the planned single-family residence. The sewage will be conveyed by an on-site 6-inch pipe from the new home to connect with an existing municipal sewer manhole located on the properties easement right-of-way approximately 340 linear feet from the house. At this time the City and County Waste Water division is assessing the sewer availability. We expect to receive permission to connect to the existing lines. If this is not the case, the owner will provide for a septic system sized for the new structure at 150% capacity.

**6. Water Service:**

The potable water demand for the new residence is approximately 450 gallons per average day. Water for the home and irrigation of landscaping will be conveyed in a 1-1/4 in pipe along a 12 foot wide driveway (Tax Key Map 4-7-45:45 & 21) from a BWS meter to be installed with in the right-of-way on Lulani Street. The addition water demand should have an insignificant impact on the existing municipal system.

**7. Electrical, Telephone and CATV Services:**

Electric, telephone and CATV service will be extended underground from the existing overhead connection at the base of the driveway on Lulani Street. The additional services should have an insignificant impact on the existing public utilities.

**8. Archaeological Features:**

The site contains no archaeological features discovered or reported. The general vicinity was previously known as a pineapple farm in the early 1950's.

**9. Botanical Features:**

Vegetation in the project area includes numerous introduced, naturalized species. The immediate area for construction contains 5 trees Plum trees of 4-inches to 6-inches in diameter. Several Plum trees of the same and larger size are located on other portions of the overall site.

## **VIII DETERMINATION.**

### **DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION**

#### **A SIGNIFICANT CRITERIA**

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long term effects. In making the determination, the Rules establish "Significant Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria.

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

The proposed project will not impact scenic views of the ocean or any ridge lines in the area. The visual character of the area will be unchanged as the new residence will be behind and partly visible above the existing residence. Drainage will not be effected by the new residence as the existing drainage system is presently controlling storm runoff with the ability to handle additional capacity. In addition, the subject property is outside the Counties Special Management Area (SMA). As previously noted, no archeological or historical site is known to have existed on or within the boundaries of the subject property.

- (2) Curtail the range of beneficial uses of the environment;**

The lower portion of the site and other sites in the areas are presently used for residential purpose, the addition of a single family residence on the subject property will detract or create any environmental or social conditions presently existing in the neighborhood. To return the site to a natural environmental condition is not practical from both an environmental and economic perspective.

- (3) **Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policies Act. According to the Hawaii State Land Use Commission, Department of Planning and Economic Development Effective 20 December 1974, the area surrounding the subject property is classified as "Urban". See Exhibit "9".

- (4) **Substantially effects the economic or social welfare of the community or state;**

The proposed project will provide a significant contribution to the future of the neighborhood by providing residents with the opportunity to "live and work in harmony" in a high quality living environment. The proposed project is designed to support surrounding land use patterns, it will not negatively or significantly alter existing residential area, nor will unplanned population growth or its distribution be stimulated. The project's development is responding to projected population growth rather than contributing to new population growth by stimulating in-migration.

- (5) **Substantially effects public health**

Impact to public health are determined by the effected air, noise, water, traffic and the quality of life as it is implicated in the general neighborhood of the intended project. Over all the project will have no impact or discernable change in the air, noise, water, traffic or quality of life.

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

Existing and planned development projects in Kaneohe and Kahaluu will contribute to a future population growth rate that will require expansion of public and private facilities and services. These improvements will become necessary as the overall population of Oahu grows and settlement patterns shift. However, the proposed project itself will not in itself generate new population growth of any significance.

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

The proposed development will utilize existing vacant land. With development of the proposed project, the addition of urban landscaping will significantly mitigate the visual impact of the development as viewed from outside the site while the overall design will complement background vistas.

Makai views from the subject property are available, however, they are not significant nor generally available to the Owner in the properties present restricted condition.

**(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger action;**

No views will be obstructed or be visually incompatible with the surrounding area.

**(9) Substantially affects a rare, threatened or endangered species or its habitat;**

No endangered plant or animal species are located within the subject property.

**(10) Detrimentially affects air or water quality or ambient noise level;**

Any possible impact to the neighboring or near-shore ecosystems resulting from surface runoff, will be mitigated by onsite or road side catchments and re-distribution systems. Air quality and ambient noise levels will not be affected as the project complies and is compatible with existing uses in the vicinity.

**(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

Development of the property is compatible with the above criteria since there are not environmentally sensitive areas associated with the project and the physical character of the residence has been previously disturbed by the construction of other residences in the neighborhood. As such the property no longer reflects a "natural environment". Shoreline, valleys, or ridges will not be impacted by the development.,

- (12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

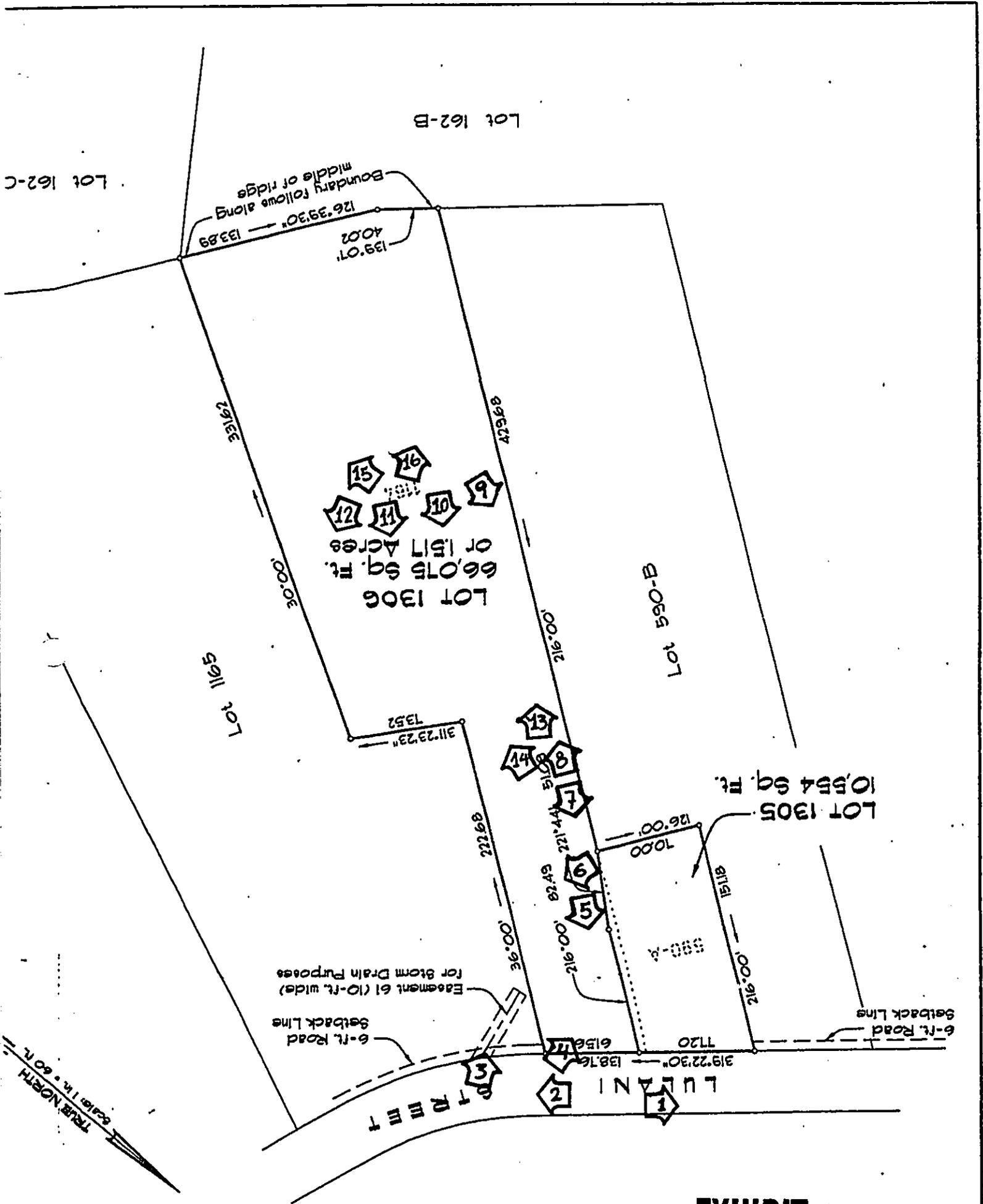
Due to the topographical characteristics of the property, views of the area to be developed are generally not significant. The majority of the proposed project will not be visible except from higher elevations, which this site does not have.

- (13) Requires substantial energy consumption;**

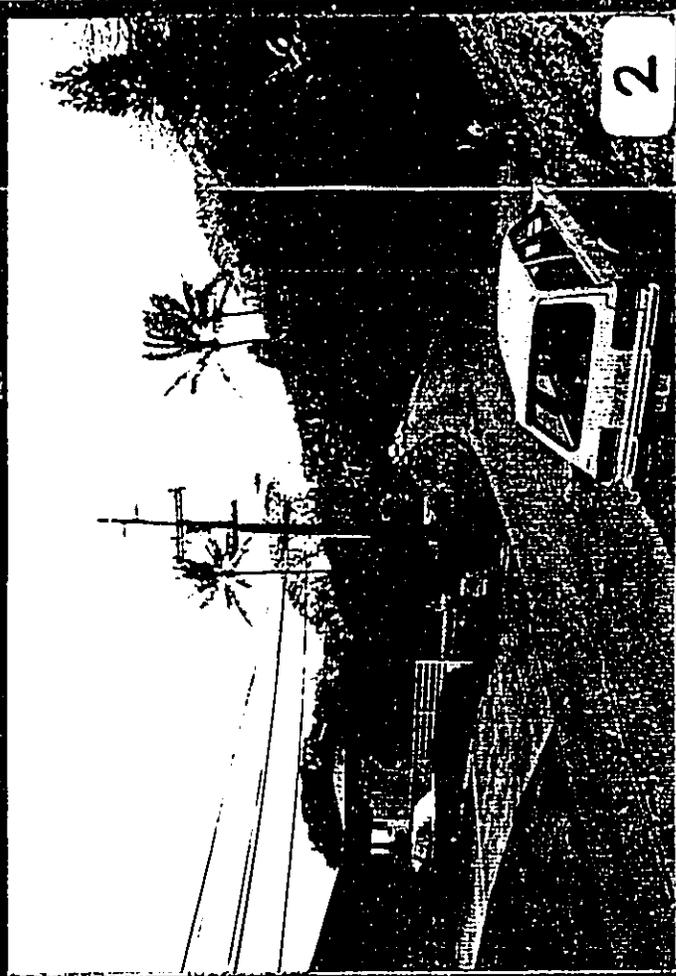
Construction of the project will not require substantial energy consumption relative to other similar projects. As the residence is designed to utilize all possible energy saving devices, and will not significantly increase energy demand to the neighborhood.

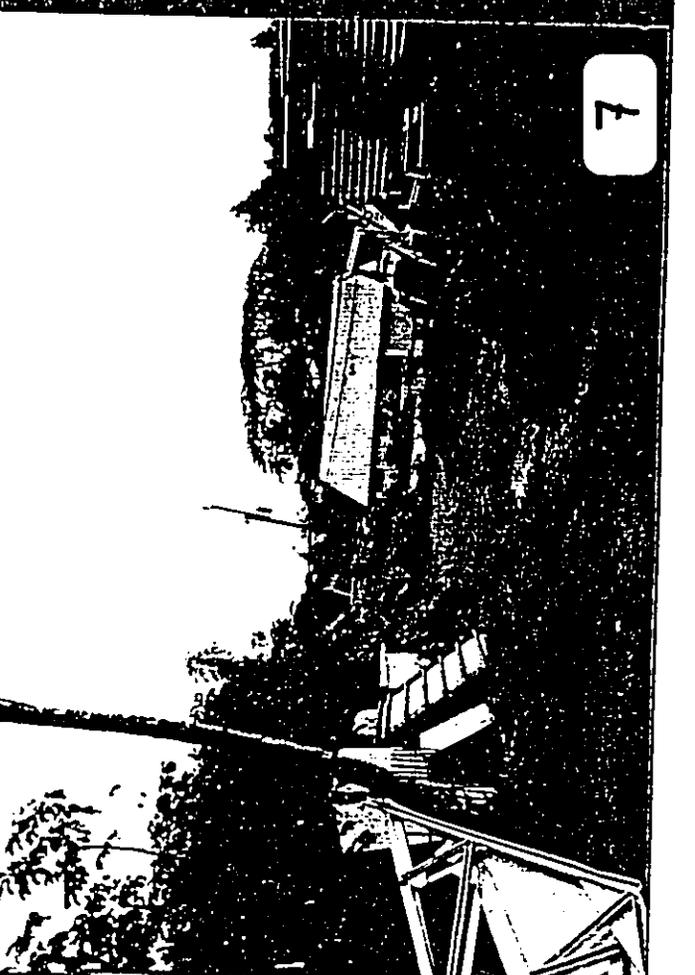
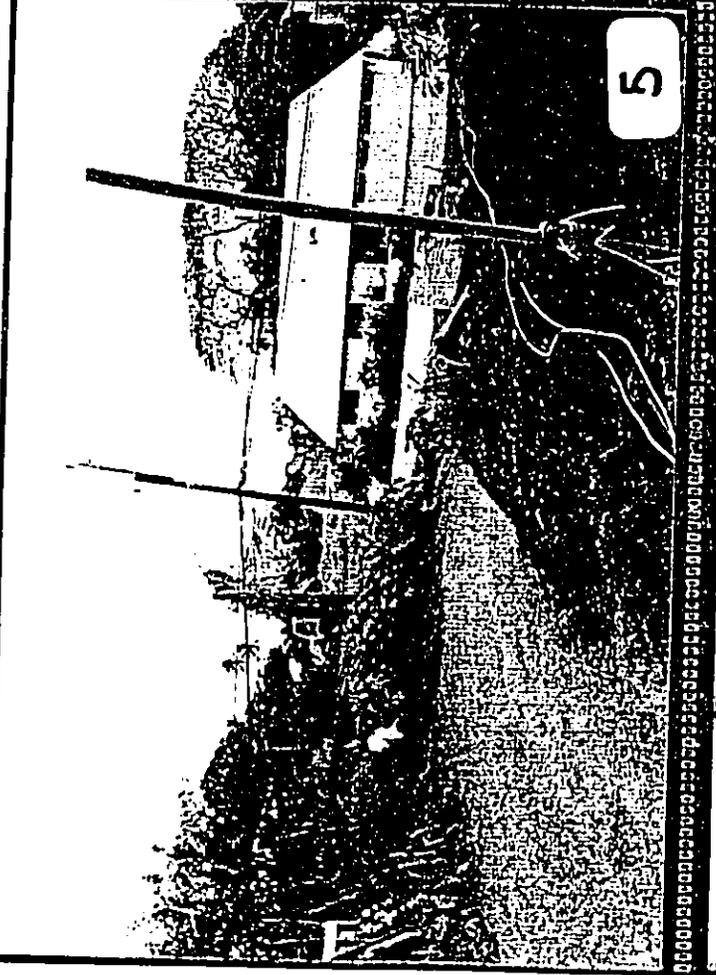
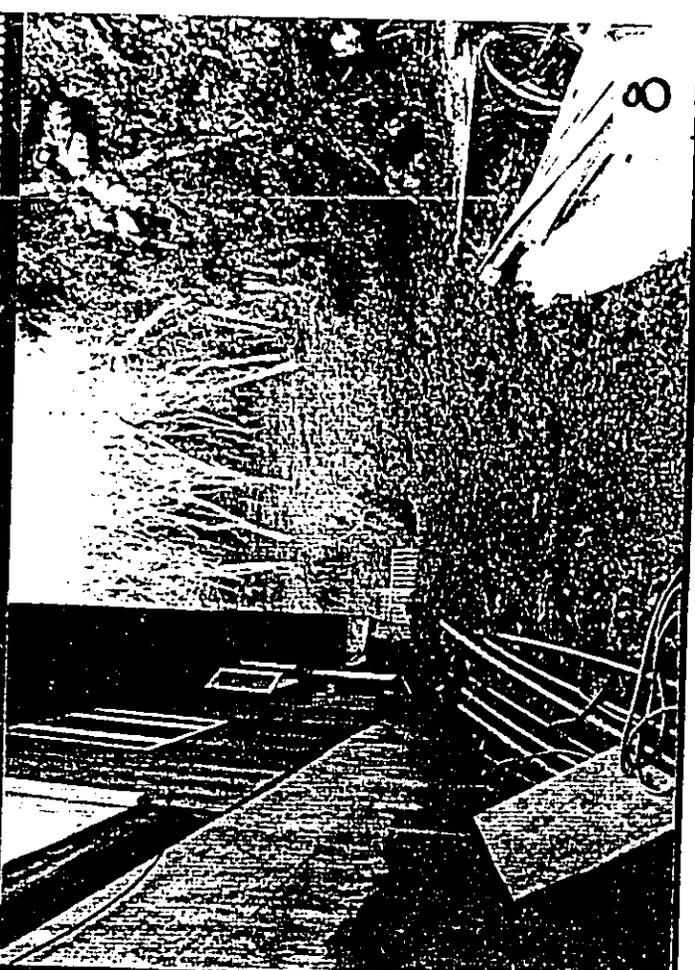
**Under the provisions of Chapter 200, Title 11 of the Hawaii Administrative Rules prepared by the State Department of Health, and based on the analysis contained herein, the proposed action will not have any significant or substantial adverse environmental or ecological effect.**

**Since no significant effects on the environment are expected for the proposed use in the General sub-zone, we request that a negative declaration for this action be made with respect to the need for an environmental impact statement, pursuant to Chapter 343 of the Hawaii Revised Statutes.**



**EXHIBIT 10**







10



12



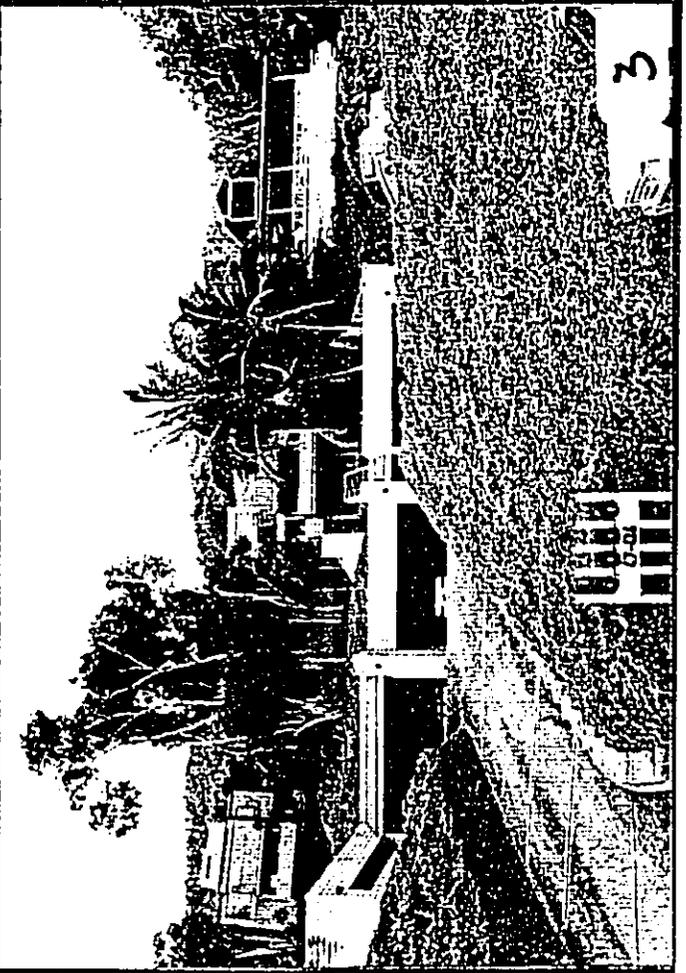
9

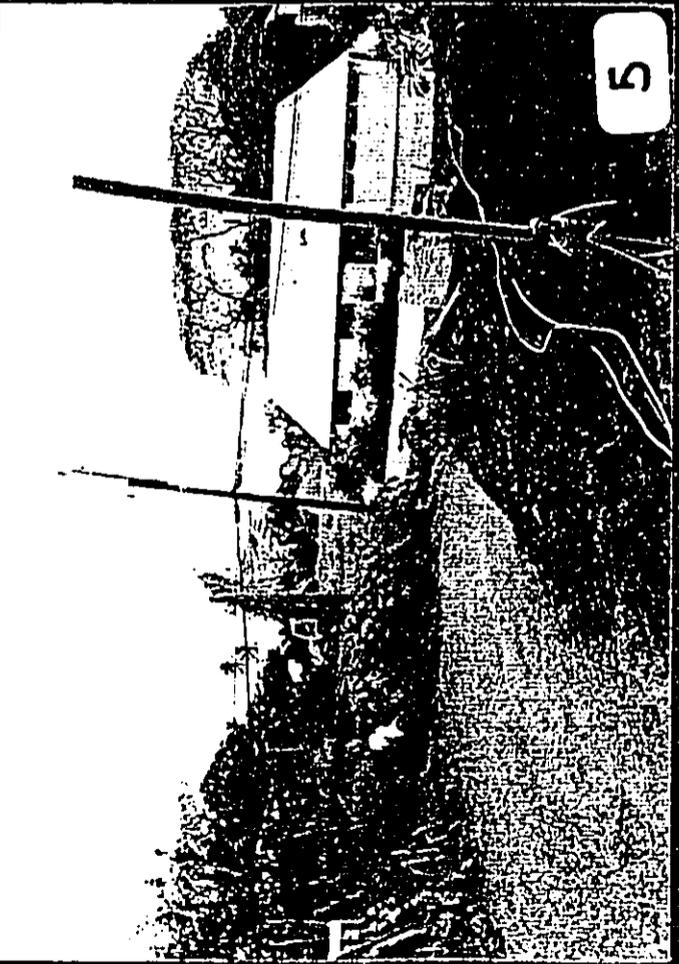
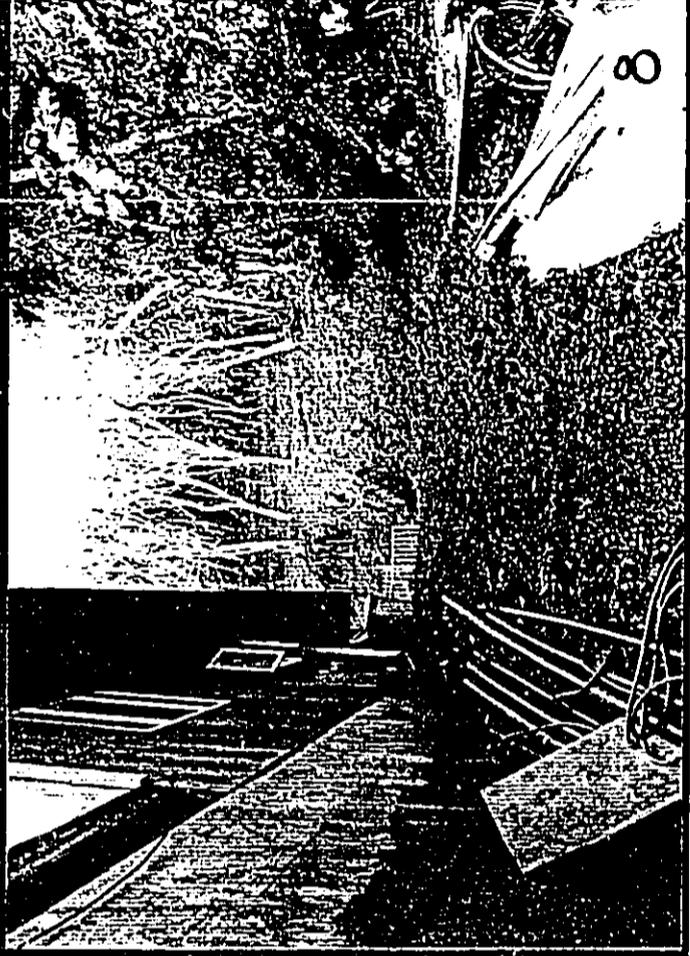
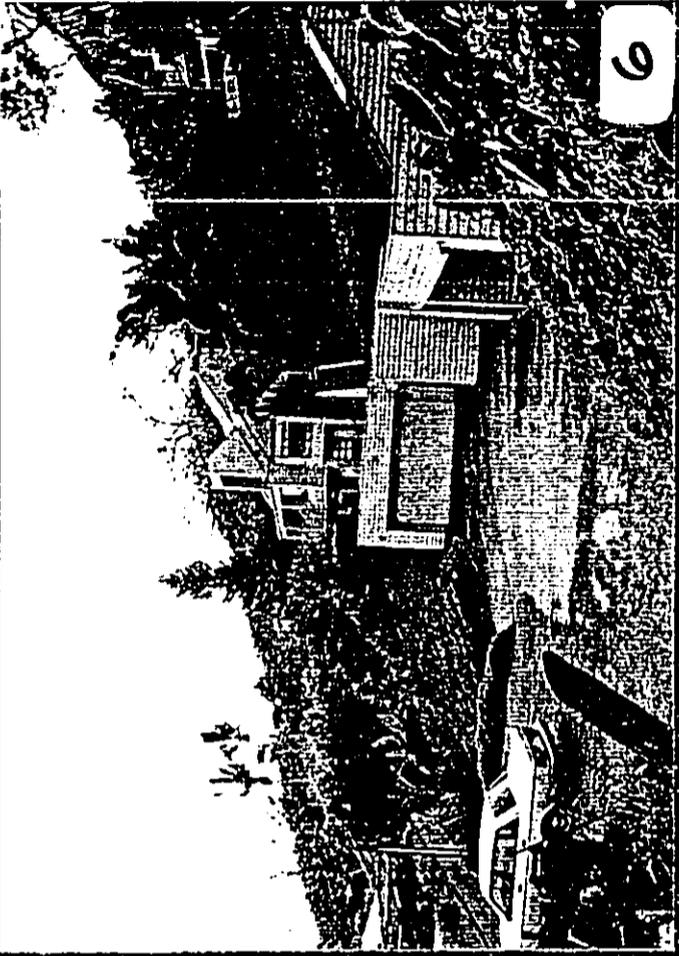


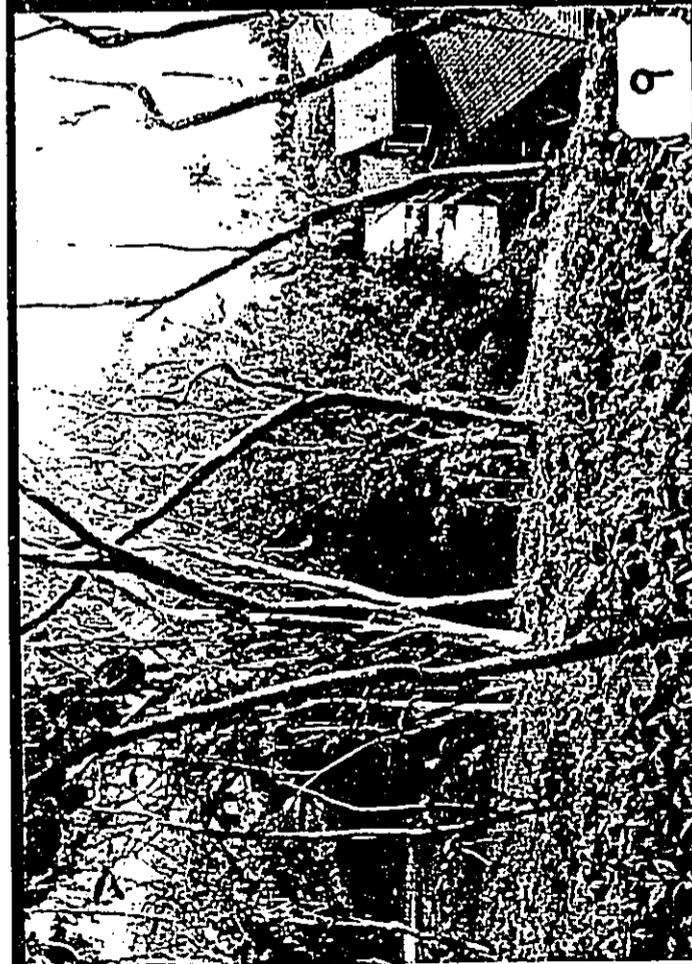
11

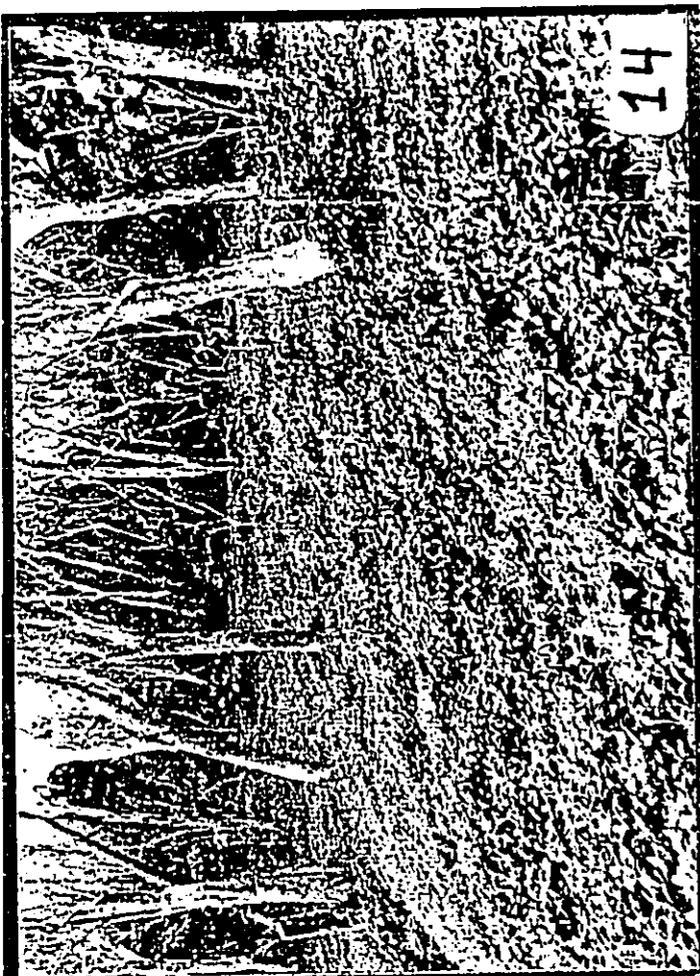
# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING









DRAFT ENVIRONMENTAL ASSESSMENT

FOR

THE KNAKE FAMILY RESIDENCE

KAHALUU, KOOLAUPOKO, KANEOHE, HAWAII  
T.M.K. 4-7-45:21

OWNERS: Mr. RICHARD W. KNAKE and Mrs. ELIZABETH J. KNAKE

DECEMBER 1998

Prepared by:  
Carlo Priska A.I.A. and Associates Architects / Planners  
1255 Nu'uau Avenue 96817, Suite 1201  
Honolulu, Hawaii 96817  
Telephone No. (808) 531-8518

**DRAFT  
ENVIRONMENTAL ASSESSMENT  
CONSERVATION DISTRICT USE APPLICATION  
KAHALUU, KOOLAUPOKO, OAHU, HAWAII  
T.M.K. 4-7-45:21**

**I Applicant:**

Name: Mr. Richard W. Knake & Mrs. Elizabeth J. Knake  
Address: 47-422 Lulani Street  
Kaneohe, Hawaii 96744  
Telephone No: 239-2410

**II Approving Agency:**

Name: Office of Conservation and Environmental Affairs.  
Department of Land and Natural Resources

**III Agencies consulted in making assessment:**

Name; Office of Conservation and Environmental Affairs.  
Department of Land and Natural Resources

**IV General description of the action's technical, economic, social, and environmental characteristics;**

**TECHNICAL:**

Construction of a two story residential dwelling with a two car garage attached, site improvement work which will include, a paved driveway and motor court, existing retaining walls, landscaping, grading, and connection to existing public utilities are also a part of the proposed project.

The residence will cover approximately 3,000 square feet of floor area and will be used for single-family dwelling, it will have a living room, kitchen-dining, den, master bedroom and bath, nursery, 2 bathrooms, family game room, and a laundry area in the garage.

The driveway and motor court will be paved with concrete. Landscaping will be installed by the owner after construction is completed. Access to the project site is from Lulani Street.

**ECONOMIC:**

The proposed project will play a role in stimulating employment in the construction industry of the county.

**SOCIAL:**

Available for the occupants' family recreational use are, the Laenani Beach Park, and Kahaluu Community Park, which are approximately  $\frac{3}{4}$  of a mile from the project site.

Public schools close to the project site are Kahaluu Elementary School and Ahuimanu Elementary School, King Intermediate School, Castle High School, and Windward Community College.

Population density will not be effected since the proposed house will be occupied by a single family with husband, wife and three growing children.

**ENVIRONMENTAL:**

The site environment will be maintained by the following methods.

The removal of fallen dead trees, and the trimming of existing trees will keep them in a healthy condition. This will allow the forest canopy to have more sunlight and air flow penetrate to the lower levels of the forest.

Irrigation of the landscape during dry periods.

Monitoring of insects and diseases on trees and plants.

The project will not generate air pollution, traffic congestion in the area nor will it raise the existing noise levels. There will also be no effects on the water quality in the area.

- V Summary description of the effected environment, including suitable and adequate locations on site map.

**SITE:**

The project site is located on the upwards slope along Lulani Street off of Kamehameha Highway. It is lightly vegetated with both introduced and native species of plants, which are not considered rare or endangered.

Much of the forest floor is covered with dirt, dead leaves and deteriorating tree limbs, different size rocks are scattered throughout the site.

**SOIL RECONNAISSANCE SURVEY:**

The soil layers are striated with a varying depth from 8" to 14" of top soil and organic material. The layer bellow this is comprised of rock to an undetermined depth.

**ARCHAEOLOGY:**

Having researched the archives of the City and County of Honolulu, and the State of Hawaii Historical records for this section of the island of Oahu No data of any kind was found to indicate this site to have any archeological value. Also having physically inspected the site for signs of potential archeological interest, no such evidence was found.

**BOTANICAL:**

A botanical survey of the site was conducted in September 1998. It was indicated that the site supports a sparse forest of introduced trees. The construction area has approximately 5 Plum trees, with a ground cover of dead leaves. There are 2 Coco Palms planted by the owner and 3 Monkey Pod trees, one of which is dead and requires removal.

**VERTEBRAE/FAUNA:**

Fauna observed in the project area, include a variety of non-native species. No one species was observed to be of any great numbers on the site. The site is smaller than 2 acres.

The species observed on site were, Old World Sparrows, Parrot Finches, Doves, and Starlings.

**VI Identification and summary of major impacts and alternatives considered, if any;**

No foreseeable social, environmental change or adverse impacts will be created on the subject property or its surrounding areas as a result of the proposed use.

**VII Proposed Mitigation measures, if any;**

The following mitigation measures are proposed:

**A. Soil:**

1. Shallow foundations consisting of continuous spread footings are to be used to support the new residence based on the subsurface conditions anticipated at the project site.

2. Footing bottom to be embedded at a minimum of 3'-0" below finished grade, in order to minimize soil movement due to fluctuations of moisture content to the soil from weather. The concrete slab-on-grade required for the project, will be supported on at least 16" of non-expansive, select granular fill material to reduce the potential for distress to the slab resulting from swelling of the near surface soil.

**B. Grading and Storm Runoff:**

Grading will be limited to approximately 8400 square feet for the residence and 1200 square feet for the driveway.

Although there is a slight increase in storm runoff due to the construction of the paved driveway and home, the impact on the area is insignificant.

Grading will be done in accordance with the City and County of Honolulu's Grading Ordinance, Board of Health's Rules and Regulations, and other conditions required by the Department of Land and Natural Resources.

**C. Building:**

Construction of a two story residential dwelling and an attached two-car garage, site improvement work which includes a paved driveway and motor court, landscaping, grading and connection of existing public utilities are also part of the proposed project.

The residence will cover approximately 3,000 square feet of floor area. It will be used as a single-family dwelling, it will have a living room, kitchen-dining, den, master bedroom and bath, nursery, 2 bathrooms, family game room, and a laundry area in the garage, with a roofed lanai on the ground and second floor.

The house will be of Split-face Cement Masonry Units on the ground floor with EPS Panels with metal studs at 16" o.c. with a stucco exterior finish.

The driveway and motor court will be paved with concrete.

D. Landscaping:

Wherever possible existing site features such as trees, shrubs, groundcover, rocks, rock formations, landforms will be retained. Preservation of this landscape will include work to improve the site such as Clearing areas of accumulated debris. Trim to remove dead, dying, diseased and unhealthy growth. This work will open the site for better air circulation and allow sunlight to the forest floor.

Planting of bare areas on the ground with shrubs and groundcovers to minimize soil erosion.

E. Sanitary Sewer Service:

Approximately 280 gallons per average day of wastewater will be generated by the planned single-family residence. The sewage will be conveyed by an on-site 6-inch pipe from the new home to connect with an existing municipal sewer manhole located on the properties easement right-of-way approximately 340 linear feet from the house.

F. Water Service:

The potable water demand for the new residence is approximately 450 gallons per average day. Water for the home and irrigation of landscaping will be conveyed in a 1-1/4 in pipe along a 12 foot wide driveway (Tax Key Map 4-7-45:45 & 21) from a BWS meter to be installed with in the right-of-way on Lulani Street. The addition water demand should have an insignificant impact on the existing municipal system.

G. Electrical, Telephone and CATV Services:

Electric, telephone and CATV service will be extended underground from the existing overhead connection at the base of the driveway on Lelani Street. The additional services should have an insignificant impact on the existing public utilities.

H. Archaeological Features:

The site contains no archaeological features discovered or reported. The general vicinity was previously known as a pineapple farm in the early 1950's.

**I. Botanical Features:**

Vegetation in the project area includes numerous introduced, naturalized species. The immediate area for construction contains 5 trees Plum trees of 4-inches to 6-inches in diameter. Several Plum trees of the same and larger size are located on other portions of the overall site.

**VIII Determination:**

Since no significant effects on the environment are expected for the proposed use in the General sub-zone, we request that a negative declaration for this action be made with respect to the need for an environmental impact statement, pursuant to Chapter 343 of the Hawaii Revised Statutes.

**IX Findings and reasons supporting determination; and**

The applicant has been made aware of the sum of effects on the quality of the environment and has evaluated the overall cumulative effects of the proposed actions in considering the potential environmental effects of this proposed project. As a result of these considerations and purposes, the applicant has determined that:

LAND COURT  
STATE OF HAWAII

LAND COURT APPLICATION 979

CONSOLIDATION OF LOT 590-A,

AS SHOWN ON MAP 221

AND LOT 1164, AS SHOWN ON MAP 227

AND RESUBDIVISION OF SAID CONSOLIDATION

INTO LOTS 1305 AND 1306

DELETION OF A PORTION OF 6-FT. ROAD SETBACK

LINE AS SHOWN ON MAP 59

AT KAHALUU, KOOLAUPOKO, OAHU, HAWAII



1710 Queen Emma Street  
Suite 100  
Honolulu, Hawaii 96813  
November 14, 1993

Tovill, Shigeki and Associates, Inc.  
By: *Leticia J. Akinaobakuro*  
Licensed Professional Land Surveyor  
Certificate Number 2725  
Licensed Land Court Surveyor  
Certificate Number 165

OWNERS: David Boyce Kemble and Carolyn Faye Oliver  
TRANSFER CERTIFICATE OF TITLE: 405,971 (Lot 590-A)  
OWNERS: Richard Wayne Knake and Elizabeth Jane Knake  
TRANSFER CERTIFICATE OF TITLE: 324,026 (Lot 1164)

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE  
OF THE LAND COURT DATED: FEBRUARY 9, 1998  
BY ORDER OF THE COURT,

*Katherine S. Senechal*  
acting REGISTRAR OF THE LAND COURT

Filed February 02, 1998  
COURT OF LANDS

8" x 11" x 22 5/8" FI

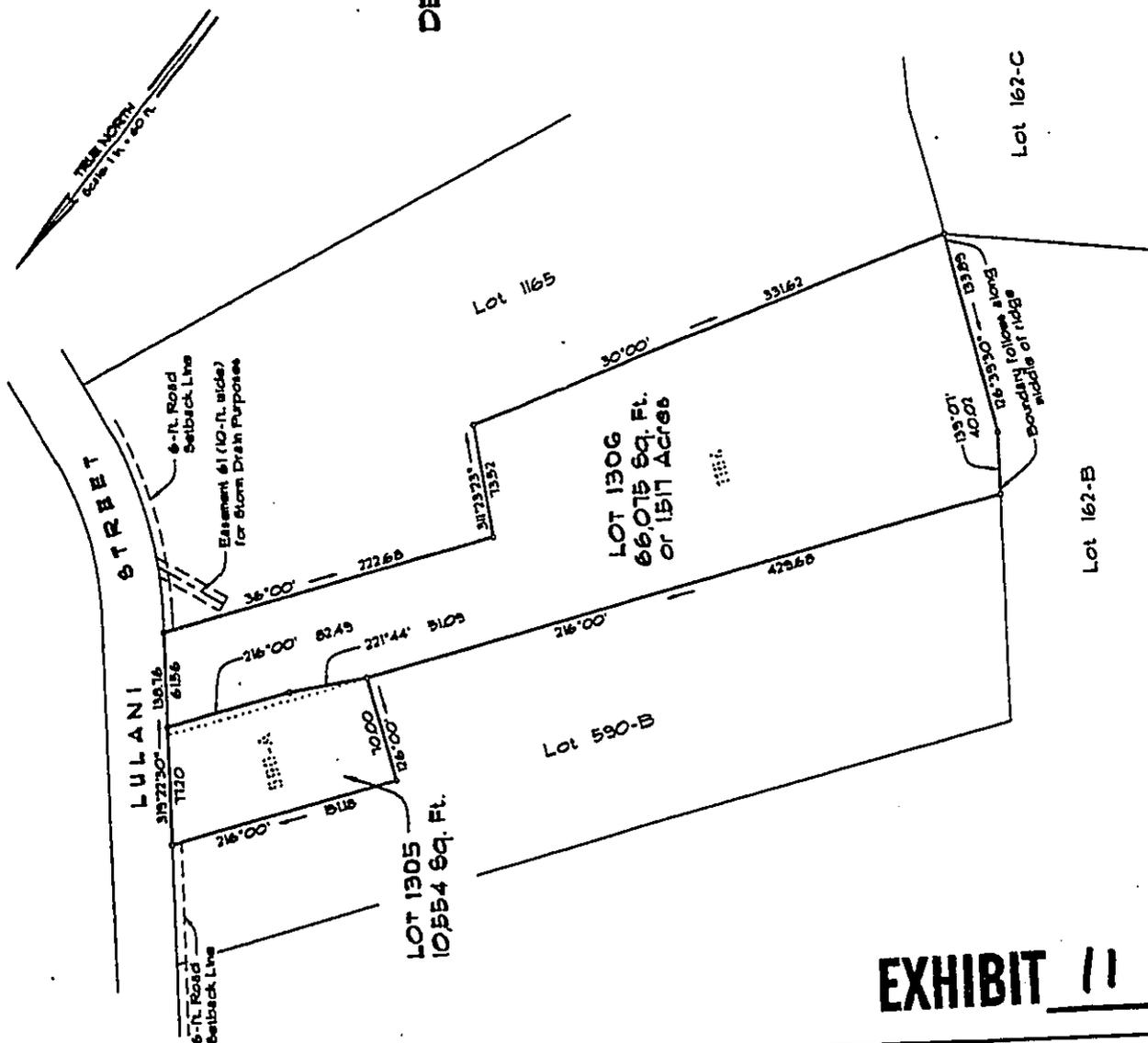
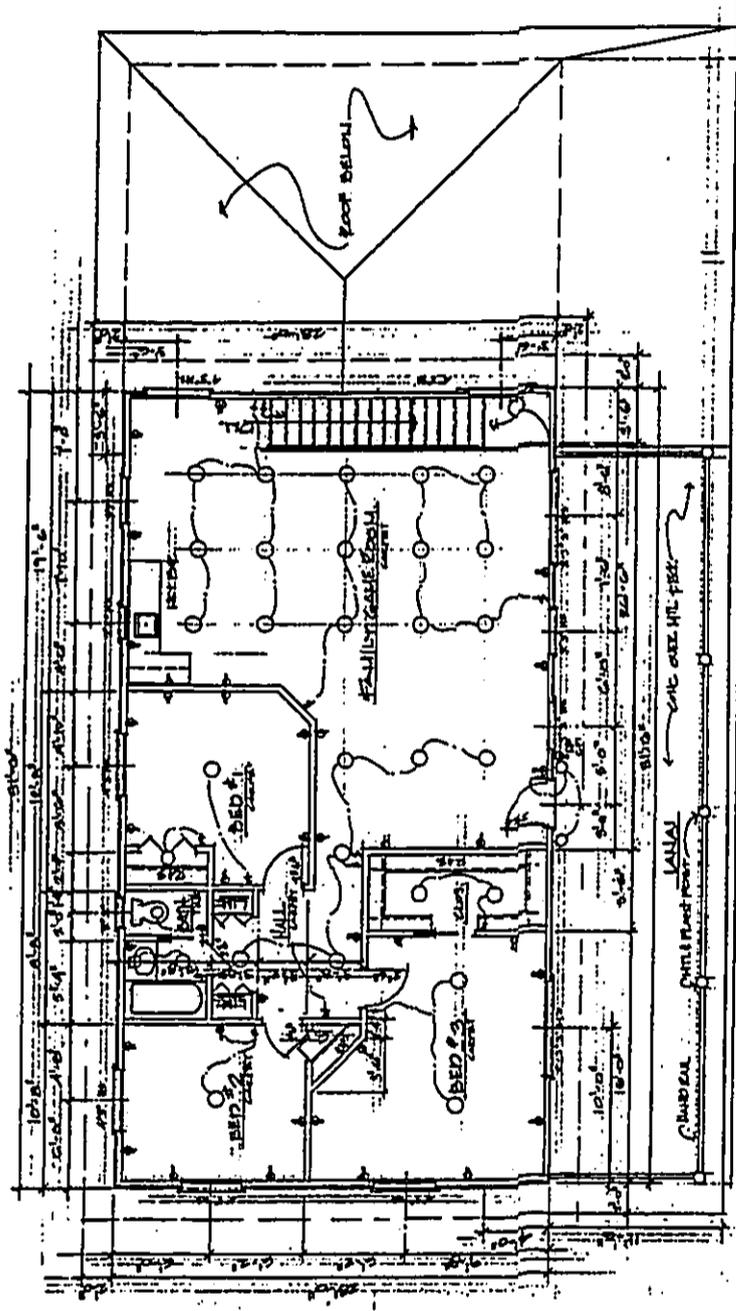
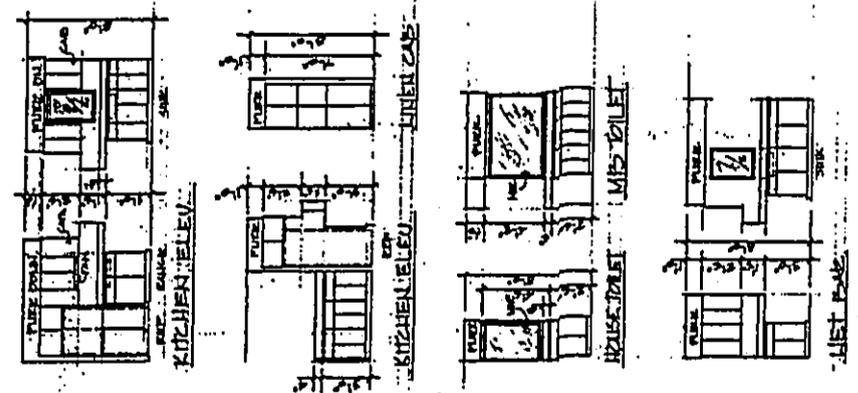


EXHIBIT 11





2nd Floor Plan  
 11/20



**EXHIBIT 14**

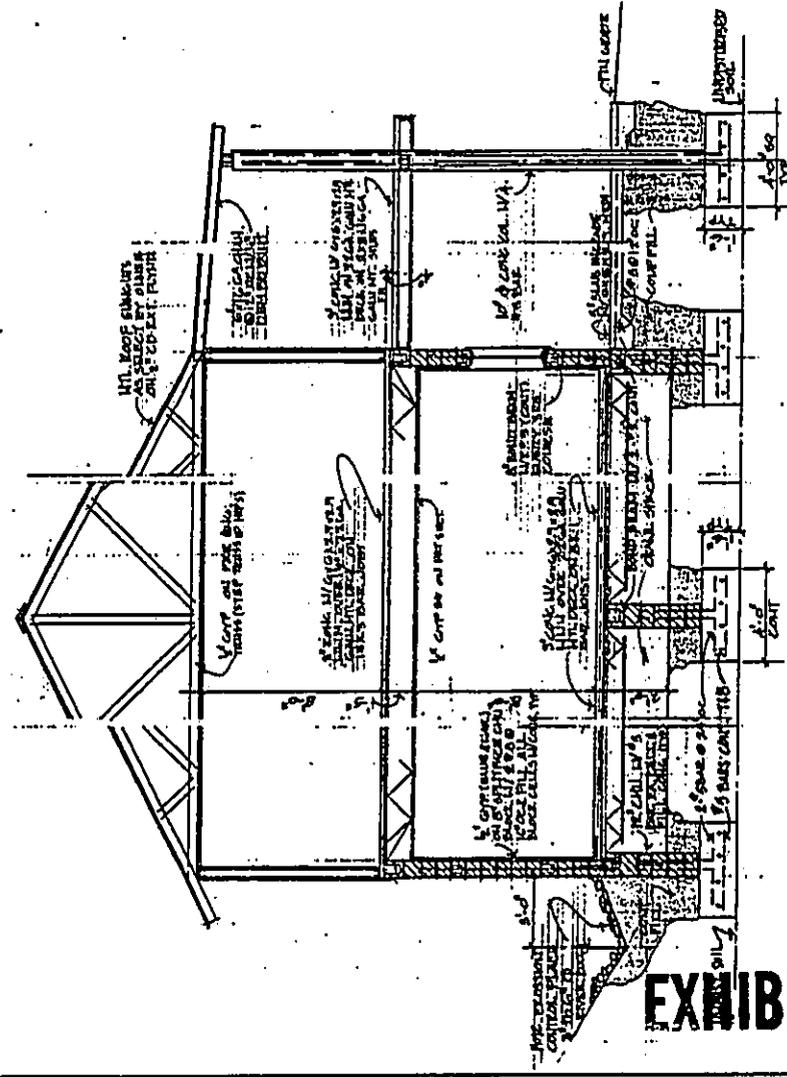
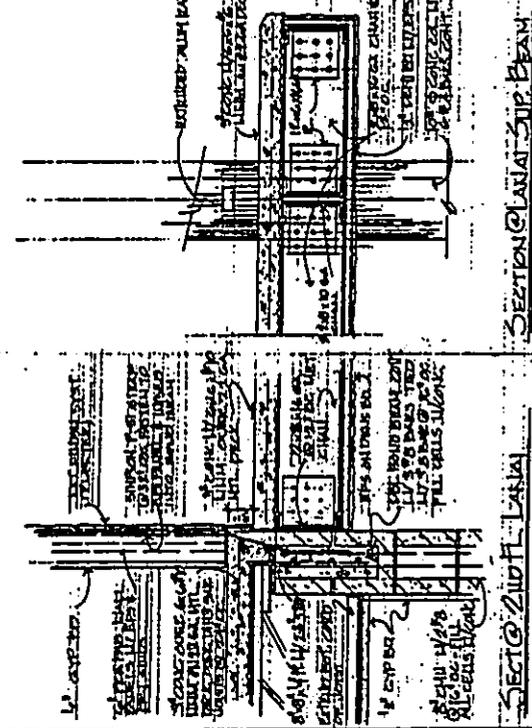
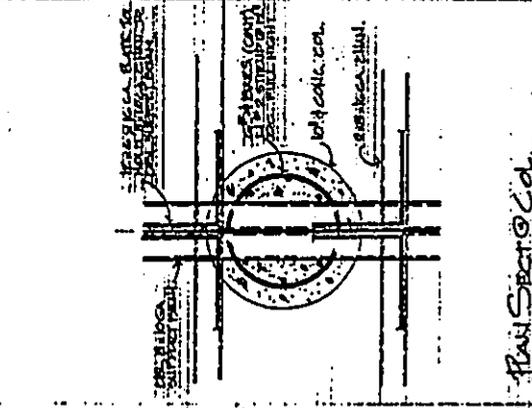
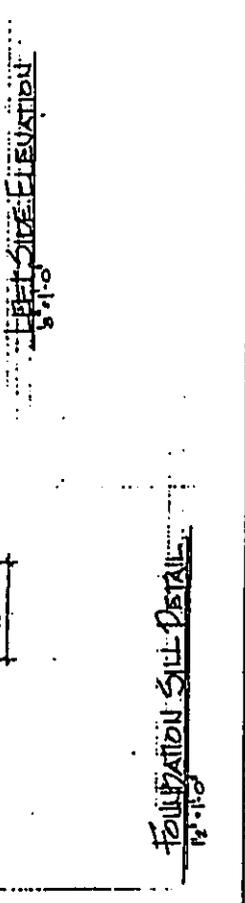
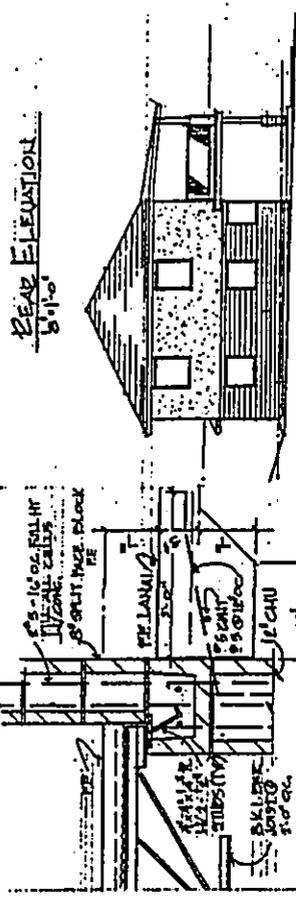
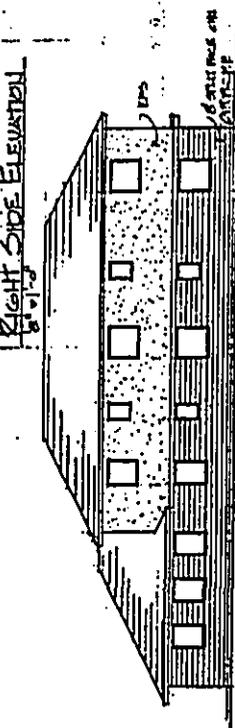
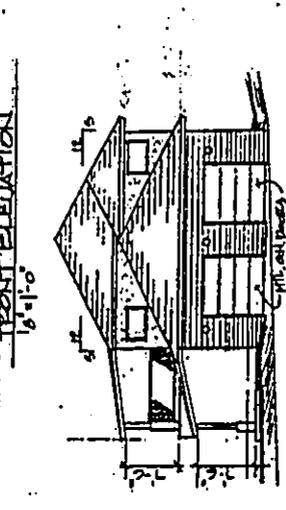
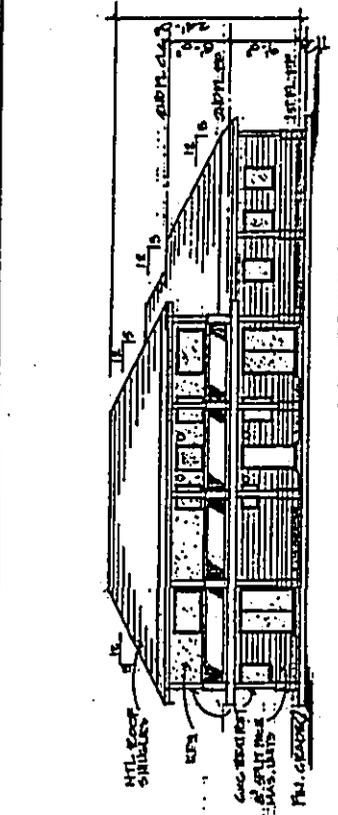


EXHIBIT 15

APPENDIX A

Comment Letters and Responses



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

NOV 12 1998

Ref.:PB:THE

File:Cor.149&159.98

Mr. Carlos Priska, A.I.A  
1255 Nuuanu Avenue #1201  
Honolulu, Hawaii 96817

Dear Mr. Priska,

SUBJECT: TMK parcels (1)4-7-45:45 & 21, Kaneohe, Oahu

We received your request for clarification of the Conservation District rules (Chapter 13-5, Hawaii Administrative Rules [HAR]) regarding the construction of a single family residence (SFR) on the subject property, and we have the following comments.

Our maps indicate the subject property is located within the General subzone of the Conservation District; SFRs are considered an "identified land use" in this subzone, which means that a completed Conservation District Use Application (CDUA) for the proposal may be accepted for processing. The Single Family Residential Standards, which are attached as Exhibit 4 of Chapter 13-5, HAR, would be applicable. Further, Section 13-5-41, HAR, provides that not more than one SFR shall be authorized within the Conservation District on a legal lot of record.

As you note, a draft Environmental Assessment (EA) would also be required as part of the submitted CDUA materials. This document would be subject to the public review and comment process detailed in Chapter 11-200, HAR, prior to being finalized. We suggest you contact the Office of Environmental Quality Control (OEQC) at 586-4185 for the guidance materials they have prepared regarding the processing of EAs.

After a comprehensive review and analysis of the project's potential impact to resources of the Conservation District, the CDUA would be subject to a discretionary approval by the Board of Land and Natural Resources (Board). Action by the Board on the CDUA would occur within 180 days of our acceptance of the application materials. Regarding your reference to a building permit, should the Board approve the CDUA, you would subsequently request a building permit from the City and County of Honolulu.

Should you have further questions, please contact Tom Eisen of our Planning Branch at 587-0386.

Sincerely,

Dean Uchida, Administrator  
Land Division

cc: Oahu Boardmember



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

FEB 12 1999

Mr. Carlos Priska  
AIA & Associates  
1255 Nu'uuanu Avenue, Suite 1201  
Honolulu, Hawaii 96817

Dear Mr. Priska:

Subject: Proposed Construction of a Single Family Residence at  
Kaneohe, Oahu (TMK: 4-7-45:21)

We are in receipt of your draft Conservation District Use Application to construct a single family residence at Kaneohe, Oahu. We have reviewed the application for completeness and have the following comments.

For your information, it has been the practice of the Board to only consider applications for SFRs, which may be presumed to be owner-occupied, and to discourage the development of other types of habitations that could be construed as vacation rentals or could have other commercial purposes. Since it appears that there is an existing single family residence on the parcel, which we presume the owner occupies, we question how the proposed new residence on the same parcel will be occupied and utilized. The Department will accept the application for processing. However, the purpose of the residence (e.g. owner-occupied, rental, etc.) must be declared, or the application may be denied.

In terms of content, we have the following comments and suggestions.

Exhibit 4 of the Department's Administrative Rules specifies single family residential standards. Have you reviewed the standards for floor area and elevations, property boundary setbacks, etc.? Are the plans provided in the application drawn to scale? Are these plans generic off the shelf or actual renderings for the proposed residence?

In order to better evaluate the potential impacts of the project to the Conservation District and surrounding areas in terms of potential erosion hazards, sedimentation, view planes, and drainage, please provide a detailed topographic map which depicts slope contours at five-foot intervals and the location of the proposed residence and driveway in relation to the property boundaries and slope contours. If the slope is considered significant (i.e. > 20 percent), the Department may require a drainage and grading plan as part of the application package. The information provided thus far, does not allow us to make this determination. In addition, you should include photographs of the site, the existing residence, and the surrounding area to help the Department analysis potential view plane impacts.

Finally, please include an island map, and area map/subzone map in the application package. A more detailed description of the landscaping plans should also be provided. The application fee is \$100.00.

Please call Sam Lemmo at 587-0381 should you have any questions on this matter.

Sincerely,



Dean Y. Uchida, Administrator  
Land Division

cc: Chairman's Office  
Oahu Board Member

---

**CARLO PRISKA A.I.A. & ASSOCIATES**

February 24, 1999

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

Mr. Dean Y. Uchida, Administrator, Land Division.

Re: Your letter of February 12, 1999 Proposed Construction of a single-family residence at Kaneohe, Oahu (TMK: 4-7-45:21).

Dear Mr. Uchida:

We have reviewed and compared Exhibit 4 of the Department's Administrative Rules specified for single family residences. We feel that the requirements have been complied with. I hope the following will address other concerns as regards the above referenced letter.

- 1) The proposed residence applied for on TMK: 4-7-45:21 is for the express use of and occupied by the Owner.
- 2) The attached plans for this residence have been designed specifically for this client. They are not "off the shelf." They were drawn to scale. The overall graphics have been reduced to fit the submittal format.
- 3) A topographical plan has been incorporated in the submittal to assist your query of slopes, drainage, and location of the existing as well as the proposed structures.
- 4) The existing residence is set back 96.0' from the closest point of the front property line, with the proposed residence set back an additional 155.0' from the back of the existing and 75.0' from the Easterly jog on the side property line.
- 5) The grade of the property slopes up from an elevation of 51.3' at the front corner closest to the residence to an elevation of 84.4' at the base of the residence a total rise of 33.1'. The distance between these two points is 96.0'.

---

1255 NUUANU AVE. #1201 • HONOLULU, HAWAII • 96817  
PHONE: 808-531-8518 • FAX: 808-531-8518

February 24, 1999

- 6) The grade on the back section of the property slopes from an elevation of 98.0' at the rear of the existing residence to an elevation of 150.0' at the front and rear of the proposed structure a total rise of 52.0'. The distance between these two points is 155.0'
- 7) We have enclosed as part of the attachments a series of photographs numbered from 1 to 16 along with a plat of the property indicating the directions and locations the pictures were taken.
- 8) The landscaping the Owner proposes to implement on the entire site will be cohesive with the surrounding, natural environment. It is the Owner's position to keep the appearance of the site as natural as possible.

The Owner and ourselves have taken we believe, all possible precautions to maintain the site as natural as possible. Thank you for your kind consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Priska', written over a large, loopy flourish.

Carlo Priska A.I.A.  
Architect



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

MAR 9 1999

File No.:OA-2926B  
Acceptance Date:3/3/99  
180-Day Exp. Date:9/3/99

Mr. Carlos Priska AIA  
1255 Nuuanu Ave. # 1201  
Honolulu, Hawaii 96817

Dear Mr. Priska:

NOTICE OF ACCEPTANCE AND PRELIMINARY ENVIRONMENTAL DETERMINATION  
Conservation District Use Application #OA-2926B  
(Board Permit)

This acknowledges the receipt and acceptance for processing your client's application to construct a single family residence at Kaneohe, Oahu (TMK:4-7-45:21)

After reviewing the application, we find that:

1. The proposed project is considered an identified use in the Conservation District, General Subzone pursuant to Title 13-5, Hawaii Administrative Rules (HAR);
2. No public hearing pursuant to Section 183C, Hawaii Revised Statutes (HRS), will be required in that the use is not identified as a commercial use; and
3. In conformance with Title 11, Chapter 200, of the Hawaii Administrative Rules, a finding of no significant impact (FONSI) to the environment is anticipated.

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

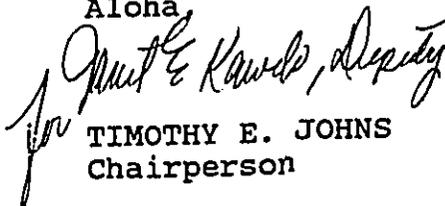
Negative action as required by law, on your application by the Board of Land and Natural Resources can be expected should you fail to obtain from the County thirty (30) days prior to the 180-day expiration date, as noted on the first page of this notice, one of the following:

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

Also, upon review of the application, we would like to review a preliminary grading plan for the project prior to any decision making. Please submit the plan within (thirty) 30 days of the date of this letter so we can evaluate proposed cut and fill elements.

Pending action on the application by the Chairperson of the Board of Land and Natural Resources in the near future, your cooperation and early response to the matters presented herein will be appreciated. Should you have any questions, please contact Sam Lemmo of our Land Division's Planning Branch, at 587-0381.

Aloha,

  
TIMOTHY E. JOHNS  
Chairperson

cc: Oahu Board Member  
Oahu Land Agent  
DAR/DOFAW/HPD/CWRM/Engineering  
City and County of Honolulu  
Department of Planning and Permitting  
Department of Public Works  
Board of Water Supply  
  
DOH  
Richard W. Knake  
Kaneohe Neighborhood Board

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



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

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

MAR 9 1999

Ref.: PB:SL

File: No. OA-2926B

MEMORANDUM

To: Gary Gill, Acting Director  
Office of Environmental Quality Control

From: Dean Y. Uchida, Administrator *Uchida*  
Land Division

Subject: Draft Environmental Assessment for a Single Family  
Residence at Kaneohe, Oahu (TMK:4-7-45:21)

The Department of Land and Natural Resources (DLNR) received a draft environmental Assessment for a single family residence at Kaneohe, Oahu.

Please publish notice of availability for this project in the next OEQC Environmental Notice.

We have enclosed a completed OEQC Bulletin Publication Form (on disk) and four (4) copies of the Draft EA. Please contact Sam Lemmo of our Land Divisions's Planning and Technical Services Branch, at 587-0381 should you have any questions.

Attachments

cc: Carlos Priska  
Richard Knake

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Planning and Technical Services Branch  
Honolulu, Hawaii

MAR 9 1999

SUSPENSE DATE: 21 Days

MEMORANDUM

TO: Aquatic Resources, Oahu District Land Agent, Historic Preservation, Division of Forestry and Wildlife, State Parks, Commission on Water Resources Management, Engineering Branch

FROM: Dean Uchida, Administrator  
Land Division

SUBJECT: REQUEST FOR COMMENTS Conservation District Use  
Application OA-2926B for a Single Family Residence at  
Kaneohe, Oahu

APPLICANT: Richard W. Knake

AGENT: Carlos Priska

TMK: 4-7-45:21

LOCATION: Kaneohe, Oahu

PUBLIC HEARING: YES  NO

Please contact Sam Lemmo at 587-0381, should you have any questions on this matter.

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

Attachment(s)

(X) Comments Attached

Signed: Andrew M. Monden  
ANDREW M. MONDEN, Chief Engineer

Date: 3/10/99

RECEIVED  
MAR 10 9 21 AM '99  
RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
MAR 22 3 13 PM '99

ENGINEERING BRANCH

COMMENTS

Our current projects are not effected by the proposed project.

The proposed project, according to FEMA Community Panel Map No. 150001 0055 B, is located in Zone D. This is an area in which flood hazards are undetermined.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



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

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

Ref.: PB:SL

MAR 9 1999

In reply, please refer  
to FILE NO.: OA-2926B  
SUSPENSE DATE: 21 days

*From:*

The Honorable Jonathon K. Shimada  
Director and Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Dear Mr. Shimada:

SUBJECT: REQUEST FOR COMMENTS Conservation District Use  
Application OA-2926B for a Single Family Residence at  
Kaneohe, Oahu (TMK:4-7-45:21)

Attached please find CDUA No. OA-2926B and our Department's  
notice to the applicant. We would appreciate your review and  
comment on this application by the suspense date noted above.  
Suspense date starts from date stamp.

Should you have further questions, please call Sam Lemmo of our  
Planning and Technical Services Branch at 587-0381.

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

Aloha,

*TO:* *Uchida*  
Dean Y. Uchida, Administrator  
Land Division

Attachment(s)

March 12, 1999

We do not have any comments. If you have any  
questions, please call Laverne Higa at 527-6246.

Ross S. Sasamura  
Acting Director and Chief Engineer  
Department of Facility Maintenance

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
MAR 16 9 23 AM '99

375

- \_\_\_ ADMIN.
- \_\_\_ BR.
- \_\_\_ BR.
- \_\_\_ MGT. BR.
- \_\_\_ PROJ. CONTROL
- \_\_\_ SW. REC. PLAN.
- \_\_\_ CLERICAL STAFF
- \_\_\_ ADMIN. ASST.
- \_\_\_ INTERP. BR.

- \_\_\_ FOR: CIRCULATE/POST/STAFF RM
- \_\_\_ COMMENTS & REC.
- \_\_\_ DRAFT REPLY
- \_\_\_ FILE
- \_\_\_ FOLLOW UP
- \_\_\_ INFO.
- \_\_\_ RUSH (DUE \_\_\_\_\_)
- \_\_\_ SEE ME
- \_\_\_ SEND COPY TO: \_\_\_\_\_

STATE OF HAWAII  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 Land Division  
 Planning and Technical Services Branch  
 Honolulu, Hawaii

MAR 9 1999

SUSPENSE DATE: 21 Days

MEMORANDUM

~~TO:~~ Aquatic Resources, Oahu District Land Agent, Historic Preservation, Division of Forestry and Wildlife, State Parks, Commission on Water Resources Management, Engineering Branch

~~FROM:~~ Dean Uchida, Administrator  
 Land Division *[Signature]*

**SUBJECT:** REQUEST FOR COMMENTS Conservation District Use Application OA-2926B for a Single Family Residence at Kaneohe, Oahu

**APPLICANT:** Richard W. Knake  
**AGENT:** Carlos Priska  
**TMK:** 4-7-45:21  
**LOCATION:** Kaneohe, Oahu  
**PUBLIC HEARING:** YES \_\_\_ NO X

RECEIVED  
 DIVISION OF  
 LAND MANAGEMENT  
 MAR 16 3 22 PM '99

Please contact Sam Lemmo at 587-0381, should you have any questions on this matter.

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

Attachment(s)

No comments.

*[Signature]*

**RALSTON NAGATA, State Parks  
 Administrator**

Date: 3/10/99

U — NB (S) 1102029  
MAR 11 1999  
23147

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Planning and Technical Services Branch  
Honolulu, Hawaii

MAR 9 1999

SUSPENSE DATE: 21 Days

MEMORANDUM

TO: ~~Marine Resources~~, Oahu District Land Agent, ~~Marine Resources~~  
~~Preservation~~, Division of Forestry and Wildlife, State  
Parks, Commission on Water Resources Management,  
Engineering Branch

FROM: Dean Uchida, Administrator *Uchida*  
Land Division

SUBJECT: REQUEST FOR COMMENTS Conservation District Use  
Application OA-2926B for a Single Family Residence at  
Kaneohe, Oahu

APPLICANT: Richard W. Knake

AGENT: Carlos Priska

TMK: 4-7-45:21

LOCATION: Kaneohe, Oahu

PUBLIC HEARING: YES  NO

Please contact Sam Lemmo at 587-0381, should you have any  
questions on this matter.

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

Attachment(s)

## Division of Forestry & Wildlife

1151 Punchbowl Street, Rm. 325 • Honolulu, HI 96813 • (808) 587-0166 • Fax: (808) 587-0160

March 11, 1999

### MEMORANDUM

TO: Sam Lemmo, Planner  
Land Division

THRU: Dean Uchida, Administrator  
Land Division

FROM: Michael G. Buck, Administrator  
Division of Forestry and Wildlife

SUBJECT: CDUA - OA-2926B Construct a Single Family Residence at Kaneohe, Oahu,  
Hawaii (TMK:4-7-45:21)



RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
MAR 16 10 35 AM '99

We have reviewed the information provided for in this CDUA, OA-2926B application regarding the construction of a single family residence in General subzone of the State Conservation District and have no objections to this proposal.

C: Oahu DOFAW Branch

---

**Carlo Priska A.I.A. & Associates**  
Architects - Developers - Planners

15 March 1999

Department of Planning & Permitting  
650 S. King St. , HMB, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

ATTN: Ms. Jan Naoe Sullivan, Director

Dear Ms. Sullivan;

Having just received, The Department of Land and Natural Resources notice of acceptance of a Draft Environmental Assessment for use of conservation land for a single-family residence in Kaneohe. We have been requested by DLNR to verify with your department the location of this property with in the Special Management Area (SMA).

Our preliminary analysis of maps in your office indicates we are outside of the SMA. However, we are required to provide this information in writing to DLNR from your office. The TMK and address of the property in question is as follows:

TMK 47-45:21  
Address 47-422 Lulani St.

Contract documents for this project have been prepared, and ready for building permit submittal. Once DLNR approves the EIS for this project we will do so.

Please respond to the address bellow as we have a limited 30-day period to respond to DLNR. Thank you for your cooperation and kind assistance.

Sincerely,

Carlo Priska A.I.A.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kekuhihewa Building, Room 556  
601 Kamokila Boulevard  
Kapolei, Hawaii 96707

March 29, 1999

TIMOTHY E. JOHNS, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JANET E. KAWILO

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

MEMORANDUM

LOG NO: 23147 -  
DOC NO: 9903EJ29

TO: Dean Uchida, Administrator  
Land Division

FROM: Don Hibbard, Administrator  
Historic Preservation Division

A handwritten signature in black ink, appearing to be "D. Hibbard", written over the name of the sender.

SUBJECT: Chapter 6E-42 Historic Preservation Review -- Conservation District Use  
Application for a Single Family Residence at Kahaluu: Knake Residence,  
47-422 Lulani Street (File No. OA-2926B)  
Kahaluu, Ko'olaupoko, O'ahu  
TMK: 4-7-45:21

The proposed residential structure will be located on the upslope end of a parcel which has been developed with an existing residence. A review of our records shows that there are no known historic sites at the project location although no archaeological survey has been conducted of the parcel. This area of Kahaluu was once in pineapple cultivation making it unlikely that historic sites would be found. Photo documentation submitted with the draft environmental assessment also indicates a low potential for archaeological sites. Therefore, we believe that this project will have "no effect" on historic sites.

Should you have any questions, please feel free to call Elaine Jourdane at 692-8027.

EJ:jk

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
APR 6 4 18 PM '99

BENJAMIN J. CAYETANO  
GOVERNOR



GARY GILL  
DIRECTOR

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

April 5, 1999

APR 6 4 13 PM '99  
RECEIVED  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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

Attention: Sam Lemmo

Dear Mr. Uchida:

Subject: Draft Environmental Assessment (EA) for Knake Residence, Kaneohe

In order to reduce bulk and conserve paper, we recommend printing on both sides of the pages in the final document. Please also include the following in the final EA:

1. Library copy of draft EA: The applicant of an environmental assessment is required to place a copy of the draft EA in the public library closest to the project site. If this has been completed, indicate the date and location of document placement. If not yet done, please arrange to have this done as soon as possible, requesting library staff to place the document on reserve.
2. Contacts: List state and county agencies contacted, and notify the nearest neighbors or neighboring landowners of the proposed project, allowing them sufficient time to review the draft EA and submit comments. Document all contacts in the final EA and include copies of any correspondence.
3. Permits and approvals: List all required permits and approvals for this project and the status of each.
4. Timeframe: What are the anticipated start and end dates of the construction?
5. Impacts: More discussion and analysis is required on impacts and corresponding mitigation measures to reduce or eliminate these impacts:

► Runoff: A house already exists on this parcel. Is it occupied? Will it be removed? Will the existing driveway be removed or retained? The draft EA mentions installation of a "motor court." What is the purpose of this, and in

Dean Uchida  
April 5, 1999  
Page 2

conjunction with the new driveway and house, how much additional impervious surface will there be? How will the additional runoff be handled? If any nearby bodies of water exist, how will runoff be prevented from entering them?

► *Construction impacts*: The land on which the new house is to be built appears in the photos to be sloped. Indicate how much grading will be done, where removed soil will be disposed, and how dust and runoff will be controlled during construction.

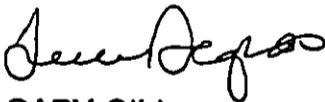
► *Sustainable Building Design*: Please consider applying sustainable building techniques as presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement.

► *Visual impacts*: Include drawings or diagrams of the site showing the location of the proposed facilities and any proposed landscaping. Also include renderings that show the final appearance of the project site. We encourage landscaping with native Hawaiian plants and trees.

6. Maps: On the Kaneohe map, indicate the project site.
7. Significance criteria: Include a discussion of findings and reasons, according to the significance criteria listed in Hawaii Administrative Rules 11-200-12, that supports your forthcoming determination, either Finding of No Significant Impact (FONSI) or EIS preparation notice. You may use the enclosed sample as a guideline.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,



*for* GARY GILL  
Interim Director

Enc.

c: Richard Knake  
Carlo Priska

---

## AND REASONS

---

The proposed project is not expected to cause significant impacts to the environment, pursuant to the significance criteria established by the Environmental Council as discussed below;<sup>24</sup> therefore, the determination is to issue a Finding of No Significant Impact.

---

23. Hawaii County Code §3-32(a)(3).

24. Hawaii Administrative Rules, §11-200-12.

---

§5.0

---

## DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

---

*The proposed project will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources.* The Site has been completely disturbed by previous land clearing; no significant natural or cultural resources exist on the Site.

*The proposed project will not curtail the range of beneficial uses of the environment.* The project will enhance the beneficial use of the Site since the Site is currently overgrown and underutilized.

*The proposed project will not conflict with the State's long-term environmental policies.* The proposed project will not conflict with the environmental policies set forth in the State Plan and Chapter 344, Hawaii Revised Statutes in that the project will not damage sensitive natural resources nor emit excessive noise or contaminants.

*The proposed project will not substantially adversely affect the economic welfare, social welfare, or public health of the community.* The expanded recreational opportunities provided by the project will beneficially affect the social welfare and public health of the community.

*The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* The project will increase the capacity of public recreation facilities. This increased capacity will not induce population growth.

*The proposed project will not involve a substantial degradation of environmental quality.* There will be no significant degradation of air, water, or noise quality.

*The proposed project will not have cumulative impacts or involve a commitment for larger actions.* All phases of the project have been described and assessed in this EA. In a regional context, the project will not have cumulative impacts.

*The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* The Site is not a known habitat for endangered or threatened flora or fauna species.

# Guidelines for Sustainable Building Design in Hawaii

## *A planner's checklist*

OEQC September 1998

### **Introduction:**

What is a "sustainable" building?

A sustainable building is built to minimize energy use, expense, waste, and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of today's market without compromising the needs of future generations. Compared to conventional projects, a resource-efficient building project will:

- I. Use less energy for operation and maintenance
- II. Contain less *embodied* energy (e.g. locally produced building products contain less *embodied* energy than imported products because they require less energy-consuming transportation to the site)
- III. Protect the environment by preserving/conserving water and other natural resources and by minimizing impact on the site ecosystem
- IV. Minimize health risks to those who construct, maintain, and occupy the building
- V. Minimize construction waste
- VI. Recycle and reuses generated construction wastes
- VII. Use resource-efficient building materials
- VIII. Provide the highest quality product practical at competitive (affordable) prices

Hawaii law calls for efforts to conserve natural resources, promote careful use of water, efficient use of energy and recycle all waste products. To meet this goal, special care must be taken to plan a project from the very beginning to be in keeping with sustainable building design concepts.

The purpose of the state's environmental review law (HRS Ch. 343) is to encourage full, accurate and complete analysis of proposed actions, promote public participation and support enlightened decision making by public officials. To assist agencies and applicants in meeting this legal purpose, the Office of Environmental Quality Control offers the following guidelines for preparers of environmental reviews under the authority of HRS 343.

These guidelines do not constitute rules or law. They have been refined by staff and peer review

## I. Team Building

- \_\_\_\_\_ Hold programming team meeting with client representative, Project Manager, planning consultant, architectural consultant, civil engineer, mechanical, electrical, plumbing (MEP) engineer, structural engineer, landscape architect, interior designer, sustainability consultant and other consultants as required by the project. Identify project and environmental goals. Client representatives and consultants to work closely to ensure that environmental and project goals are met.
- \_\_\_\_\_ Develop sustainable guideline goals to insert into outline specifications as part of the Schematic Design documents. Extract applicable goals from the following sections as appropriate to project.
- \_\_\_\_\_ Use Benefit Cost Method for economic analysis of the sustainability measures chosen. (Benefit Cost Method is a method of evaluating projects or investments by comparing the present value or annual value of expected benefits to the present value or annual value of expected cost.)
- \_\_\_\_\_ Include "Commissioning" in the project budget and schedule. (Commissioning is the process of verifying that equipment and systems are installed and are able to operate according to the design and operational needs. It improves the performance of building, resulting in energy conservation and efficiency, improves air quality and lowers operation costs. *Refer to Section IX.*)

## II. Building Design

- \_\_\_\_\_ Consider renovating an existing building instead of demolishing and/or constructing a new building.
- \_\_\_\_\_ Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and hence possibly extend life span of building.
- \_\_\_\_\_ Design for re-use and/or disassembly. For building products, see Section VII.
- \_\_\_\_\_ Provide facilities for bike/walking commuters (showers, lockers, bike racks).
- \_\_\_\_\_ Plan for comfortable and healthy work environment. Include inviting outdoor spaces, wherever possible. (*Refer to Sections VII and VIII.*)
- \_\_\_\_\_ Design space for recycling/waste diversion opportunities during occupancy.
- \_\_\_\_\_ Design with an integrated pest management approach. Investigate using products such as Termi-mesh, Basaltic Termite Barrier and Sentricon to limit pest access into structure.
- \_\_\_\_\_ Design building that is energy efficient and resource efficient. (*See Sections III, IV, V, VI, VII.*) Determine building by-products such as heat, gray-water etc., and plan to minimize them or find alternate uses for them.
- \_\_\_\_\_ For natural cooling, use
  1. Reflective roof, radiant barrier or insulation, roof vents
  2. Light colored paving (concrete) and building surfaces
  3. Tree Planting to shade buildings and paved areas
  4. Building orientation and design to capture trade winds.

- 2. Incorporating natural ventilation through channeling trade winds.
- 3. Using day lighting where possible.
- \_\_\_ Maximize efficiencies for Lighting, Heating, Ventilation, Air Conditioning (HVAC) and other equipment.
- \_\_\_ Design south, east and west shading devices to minimize solar heat gain.
- \_\_\_ Utilize low shading co-efficient window system to minimize solar heat gain. Minimize effects of thermal bridging in walls, roof and window systems.
- \_\_\_ Eliminate hot water in restrooms when possible.
- \_\_\_ Pressurize building to reduce mold and mildew.
- \_\_\_ Obtain a copy of State of Hawaii Model Energy Code (available through the Hawaii State Energy Division, at Tel.(808)-587-3811). Exceed its requirements.
- \_\_\_ Use renewable energy. Consider the use of solar water heaters and photovoltaics. (Contact State Energy Office at Tel. (808)-587-3810 for information on the utility-sponsored Commercial and Industrial Energy Efficiency Programs which offer incentives to businesses for installing qualifying energy efficient technologies.)
- \_\_\_ Use available energy resources such as waste heat.
- \_\_\_ Consider design for tenant sub-metering to encourage utility use accountability.

### **Energy Lighting**

- \_\_\_ Design for at least 15% lower interior lighting power allowance than the Energy code.
- \_\_\_ Select lamps with high efficiency, compatible with the desired light source and color rendering capabilities.
- \_\_\_ Select luminaires which maximize system efficacy (i.e. which deliver the light to the task, not the surrounding areas).
- \_\_\_ Reduce light absorption on surfaces by selecting colors and finishes with high reflectance values, but avoid glare.
- \_\_\_ Use task lighting with low ambient light levels.
- \_\_\_ Use luminaires with heat removal and recovery capabilities.
- \_\_\_ Maximize integration of day lighting through the use of vertical fenestration, light shelves, clerestories /monitors, and building form as well as through translucent/transparent/modular interior partitions. Coordinate electrical lighting with day lighting for maximum electrical efficiency.
- \_\_\_ Incorporate day lighting control, or photo/motion sensors in low or intermittent use areas.
- \_\_\_ Avoid light spillage in exterior lighting by using directional fixtures.
- \_\_\_ Minimize light overlap in exterior lighting schemes.
- \_\_\_ Use lumen maintenance controls.

### **Mechanical Systems**

- \_\_\_ Design to comply with the Energy code and to exceed it's energy conserving requirements.
- \_\_\_ Utilize thermal storage for reduction of peak energy usage.
- \_\_\_ Use Variable air volume systems to save fan power.
- \_\_\_ Use variable speed drives on pumping systems and fans for cooling towers and air handlers.

different types of (appropriate) sprinkler heads.

2. Soil analysis/improvement: Use (locally made) soil amendments and compost for plant nourishment, better absorption and water holding capacity.

3. Appropriate plant selection: Use drought tolerant and/or slow growing hardy grasses, native plants, shrubs, ground covers, trees, appropriate for local conditions, hence minimizing the need for irrigation. Maintain existing vegetation to encourage bio-diversity and protect nutrients.

4. Practical turf areas: Turf only in areas where it provides functional benefits.

5. Mulches: Use mulches to minimize evaporation, reduce weed growth, retard erosion.

\_\_\_\_\_ Protect existing natural site features and save native trees to prevent erosion. Establish tree protection areas well before construction.

\_\_\_\_\_ Limit staging area and prevent unnecessary grading of site to protect native vegetation.

\_\_\_\_\_ Use native top soil from the structure's footprint, stockpiled on the site with a silt fence in order to reduce the need for imported top soil.

\_\_\_\_\_ Irrigate with non-potable water or reclaimed water. Harvest rainwater from the roof for irrigation.

\_\_\_\_\_ Sub-meter the irrigation system. Locate irrigation controller within visual site of the irrigated area to verify that the system is operating properly.

\_\_\_\_\_ Use pervious paving instead of concrete or asphalt paving. Integrate natural and man-made berms, hills and swales to control water runoff.

\_\_\_\_\_ Avoid materials that leach out pollutants which can contaminate the water runoff. Contact the Clean Water Branch at 586-4309 to determine whether a NPDES (National Pollutant Discharge Elimination System) permit is required.

\_\_\_\_\_ Use trees and bushes that are felled at the building site (i.e. mulch, fence posts, trim).

\_\_\_\_\_ Use recycled landscape materials such as plastic lumber for planters and benches.

## VII. Building Materials & Solid Waste Management

### Design for Material

\_\_\_\_\_ Use durable products. Opt for natural products or products with low embodied energy.

\_\_\_\_\_ Specify and use products with recycled content such as steel, concrete with fly ash or glass, drywall, carpet etc. Use ground recycled concrete, graded glass cullet or asphalt as base or fill material.

\_\_\_\_\_ Specify low toxic or non-toxic materials whenever possible, such as low VOC. (Volatile Organic Compounds) paints, sealers and adhesives, low or formaldehyde-free materials). Also avoid products with CFCs (Chloro-fluoro-carbons).

\_\_\_\_\_ Use locally produced products such as plastic lumber, insulation, hydromulch, glass tiles, compost.

\_\_\_\_\_ Use advanced framing systems, two stud corners, engineered structural products and panel systems.

\_\_\_\_\_ Use materials which require limited or no application of finishing or surface preparation. (i.e. finished concrete floor surface).

- \_\_\_ Asbestos and lead paint are not allowed in new buildings. Inspect for the same in existing buildings and abate as needed.
- \_\_\_ Stage finish application to prevent absorption of Volatile Organic Compounds (VOC's) into surrounding materials.
- \_\_\_ Supply workers with, and ensure use of, VOC-safe masks.
- \_\_\_ Install separate exhaust fans in rooms where office equipment is used, and exhaust to the exterior of the building.
- \_\_\_ Place bird guards over air intakes to prevent pollution of shafts.
- \_\_\_ Use low or non-toxic cleaners.

## **IX. Commissioning & Construction Project Closeout**

- \_\_\_ Project Manager to coordinate Commissioning activities during project closeout. Criteria to be established by Architect/Engineer Consultant.
- \_\_\_ Provide as-built drawings and documentation for all systems and their control strategies as well as maintenance and cleaning manuals for finish materials.
- \_\_\_ Involved parties should successfully demonstrate all systems before final acceptance.
- \_\_\_ Provide flush-out period to remove air borne contaminants from the building and systems.

## **X. Occupancy and Operation**

### **General Objectives**

- \_\_\_ Develop User's Manual for building occupants that illustrates the commitment to sustainable operations.
- \_\_\_ Administrator's responsibilities must include ensuring that the department's sustainability policies are being carried out.

### **Energy**

- \_\_\_ Purchase EPA rated, Energy Star, energy-efficient office equipment, appliances, computers, and copiers. (Energy Star is a program sponsored by U.S. Dep. Of Energy, implies that product will contribute to reduced energy costs for buildings and reduce air pollution.)
- \_\_\_ Institute an employee education program about efficient use of building, appliances, occupants impact on water use, energy use, etc.
- \_\_\_ Re-commission systems whenever modifications are made to the systems.

### **Water**

- \_\_\_ Start the watering cycle in early morning in order to minimize evaporation.
- \_\_\_ To reduce cooling tower water consumption, increase cycles of concentration utilizing chemical treatment.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
APR 14 3 30 PM '99

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

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

In reply, please refer to  
File.

April 6, 1999

99-051/epo

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

FROM: Gary Gill   
Deputy Director for Environmental Health

SUBJECT: CONSERVATION DISTRICT USE APPLICATION

Applicant: Mr. Richard W. Knake  
File No.: OA-2926B  
Request: Single Family Residence  
Location: Kaneohe, Oahu  
TMK: 4-7-45: 21

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

Polluted Runoff Control

Proper planning, design and use of erosion control measures and management practices will substantially reduce the total volume of runoff and limit the potential impact to the coastal waters from polluted runoff. Please refer to the *Hawaii's Coastal Nonpoint Source Control Plan*, pages III-117 to III-119 for guidance on these management measures and practices for specific project activities. To inquire about receiving a copy of this plan, please call the Coastal Zone Management Program in the Planning Office of the Department of Business and Economic Development and Tourism at 587-2877.

The following practices are suggested to minimize erosion during construction activities:

1. Conduct grubbing and grading activities during the low rainfall months (minimum erosion potential).
2. Clear only areas essential for construction.

Mr. Dean Y. Uchida  
April 6, 1999  
Page 2

99-051/epo

3. Locate potential nonpoint pollutant sources away from steep slopes, water bodies, and critical areas.
4. Protect natural vegetation with fencing, tree armoring, and retaining walls or tree wells.
5. Cover or stabilize topsoil stockpiles.
6. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drain.
7. On long or steep slopes, construct benches, terraces, or ditches at regular intervals to intercept runoff.
8. Protect areas that provide important water quality benefits and/or are environmentally sensitive ecosystems.
9. Protect water bodies and natural drainage systems by establishing streamside buffers.
10. Minimize the amount of construction time spent in any stream bed.
11. Properly dispose of sediment and debris from construction activities.
12. Replant or cover bare areas as soon as grading or construction is completed. New plantings will require soil amendments, fertilizers and temporary irrigation to become established. Use high planting and/or seeding rates to ensure rapid stand establishment. Use seeding and mulch/mats. Sodding is an alternative.

The following practices are suggested to remove solids and associated pollutants in runoff during and after heavy rains and/or wind:

1. Sediment basins.
2. Sediment traps.
3. Fabric filter fences.
4. Straw bale barriers.
5. Vegetative filter strips.

LP

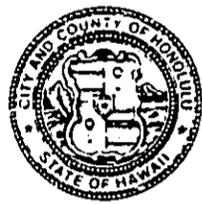
29177

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

1450 SOUTH KING STREET • HONOLULU HAWAII 96813  
PHONE (808) 523-4414 • FAX (808) 527-6743

MAY 5 4 05 PM '99

JEREMY HARRIS  
MAYOR



JAN NAOE SULLIVAN  
DIRECTOR

LORETTA K C CHEE  
DEPUTY DIRECTOR

1999/CLOG-1719 (ST)  
CLOG-1814

May 5, 1999

Mr. Timothy E. Johns, Chairperson  
Department of Land and  
Natural Resources  
State of Hawaii  
P. O. Box 621  
Honolulu, Hawaii 96809

RECEIVED  
MAY 6 2:57 PM '99

Dear Mr. Johns:

Conservation District Use Application (CDUA) No. OA-2926B  
Single Family Residence at 47-422 Lulani Street  
Kaneohe, Oahu, Tax Map Key: 4-7-45: 21

We have reviewed the application and Draft Environmental Assessment for the above-referenced project received on March 11, 1999, and our comments are as follows:

- The site is not located within the Special Management Area (SMA) and therefore not subject to the regulations of Chapter 25, Revised Ordinances of Honolulu (ROH).
- We understand that all grading work is to be done in accordance with the City and County's Grading Ordinance. As such, we note that the need for a drainage report will be determined when a grading permit application is submitted.
- The Ahuimanu Wastewater Pump Station is currently at capacity and the existing waste water system is inadequate for the proposed second unit on this property.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,

*JAN NAOE SULLIVAN*  
JAN NAOE SULLIVAN  
Director of Planning  
and Permitting

JNS:am

POSSE:4161

Mr. Dean Y. Uchida  
April 6, 1999  
Page 3

99-051/epo

Any questions regarding these matters should be directed to the  
Polluted Runoff Control Program in the Clean Water Branch at  
586-4309.

c: CWB

---

**CARLO PRISKA A.I.A. & ASSOCIATES**  
ARCHITECTS PLANNERS DEVELOPERS

23 June 1999

Mr. Ken Sprague, Director  
Environmental Services  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Re: TMK Parcels (1) 4-7-45:45 & 21, Kaneohe, Oahu

Dear Sir,

On or about May 5 1999 your office commented on waste water availability for the above mentioned project. The Ahuimanu Pump station services this area, and your office stated "the station is currently at capacity, and inadequate for the proposed second unit".

We understand some improvements for this facility is presently been considered. In an effort to fulfill both your requirements and my client's request, can we receive information as to the time schedule for these improvements? Realizing the planning for these improvements are lengthy processes we would like to provide the Owner with some alternatives to his plans, so as to coincide with the City & County.

Any assistance you can provide as regards this matter would be greatly appreciated. Thank you for your time, assistance and cooperation.

Sincerely,

Carlo Priska A.I.A.  
CEO & Board Chair

---

1255 NU'UANU AVENUE #1201 • HONOLULU, HAWAII • 96817  
PHONE: 808-531-8518 • FAX: 808-524-5542

STATE OF HAWAII  
Department of Land and Natural Resources  
Land Division  
Planning Branch  
Honolulu, Hawaii

July 26, 1999

REF:PB:LT

File No.: OA-2926

MEMORANDUM

To: Carlo Priska, A.I.A.

Thru: Maureen

From: Lauren Tanaka, Planner  
Land Division

Subject: CDUP Application OA-2926 for the Knake Residence

As follow up to our telecon last week, I have asked Maureen to FAX this timetable and discussion of options.

The 180-day expiration date for the CDUP is September 3, 1999. I had scheduled the request for the August 13, 1999 Board meeting. The staff reports for all meetings are due two weeks before, in this case, July 23, 1999.

The Board prefers requests for action, i.e., CDUPs be scheduled at least two meetings before an expiration deadline in the event there is no majority present or questions come up which require that they defer action to the next meeting.

I understand you will be returning to Hawaii around August 13, 1999. The comments on the draft EA from OEQC require you to respond before they will publish the final EA in their bulletin. It is also not clear by your memo to the file dated June 29, 1999 how sewage will be handled. This issue should also be resolved in the final EA.

July 28, 1999 is the deadline to submit requests to OEQC for the August 8, 1999 bulletin. After that it is August 10, 1999 for the August 23, 1999 bulletin.

Given the timeframe described, I am concerned the process will not be completed, or near completion. When you came to the office on July 12, 1999 to submit the final EA, you did not indicate to me you were leaving for Vietnam and would return in five weeks.

All things considered, I would highly recommend that you submit a request to withdraw the application pending resolution of the issues stated above. This will "stop the clock" on the 180-day expiration date of September 3, 1999. The other option is that I would go to the Board on August 27, 1999 recommending denial of the application based on the unresolved issue.

Withdrawal of the application will give you and I the time to complete processing of the application. It will take a short letter asking that it be withdrawn, with reason given and a letter requesting approval to resubmit as a "new" application, no additional fees, no paperwork other than a completed final EA.

Please consider the options and let me know as soon as possible what course of action you will take. Please call me at (808) 587-0385 to further discuss the matter, or the office FAX # is (808) 587-0455.

---

**Carlo Priska A.I.A**

1255 Nu'uauu Ave. Suite # 1201  
Honolulu, Hawaii 96817  
Tel. / Fax. 808-531-8518  
e-mail: [carlo.aia@juno.com](mailto:carlo.aia@juno.com)

## Memorandum

**To:** File  
**Date:** 29 June 1999  
**From:** Carlo Priska

### Comments:

Spoke with Dennis Nishimura at Waste Water he states that at present there is capacity. However it has been dedicated to Kahalu Section III, for the year 2003.

This project is nearly complete. It is due to come on line sometime in the year 2003. This will allow, and provide waste service to Kahalu Section V sometime in the year 2006.

Sometime in the year 2000 an additional study will be funded for the expansion of the Ahuimanu Waste Water Pump Station for expansion of the facility sometime after the year 2006.

The treatment facilities usually have a 50-year population expansion designed into their service projections. However a percent of capacity over flow of wastewater is designed into the plant program to ensure adequate service to the area it services.

Mr. Kenneth Sprague has the authority to use some of the plants overflow capacity for additional residential construction to a neighborhood.

CP:cp

STATE OF HAWAII  
Department of Land and Natural Resources  
Land Division  
Planning Branch  
Honolulu, Hawaii

July 26, 1999

REF:PB:LT

File No.: OA-2926

MEMORANDUM

To: Carlo Priska, A.I.A.  
Thru: Maureen  
From: Lauren Tanaka, Planner  
Land Division  
Subject: CDUP Application OA-2926 for the Knake Residence

As follow up to our telecon last week, I have asked Maureen to FAX this timetable and discussion of options.

The 180-day expiration date for the CDUP is September 3, 1999. I had scheduled the request for the August 13, 1999 Board meeting. The staff reports for all meetings are due two weeks before, in this case, July 23, 1999.

The Board prefers requests for action, i.e., CDUPs be scheduled at least two meetings before an expiration deadline in the event there is no majority present or questions come up which require that they defer action to the next meeting.

I understand you will be returning to Hawaii around August 13, 1999. The comments on the draft EA from OEQC require you to respond before they will publish the final EA in their bulletin. It is also not clear by your memo to the file dated June 29, 1999 how sewage will be handled. This issue should also be resolved in the final EA.

July 28, 1999 is the deadline to submit requests to OEQC for the August 8, 1999 bulletin. After that it is August 10, 1999 for the August 23, 1999 bulletin.

Given the timeframe described, I am concerned the process will not be completed, or near completion. When you came to the office on July 12, 1999 to submit the final EA, you did not indicate to me you were leaving for Vietnam and would return in five weeks.

All things considered, I would highly recommend that you submit a request to withdraw the application pending resolution of the issues stated above. This will "stop the clock" on the 180-day expiration date of September 3, 1999. The other option is that I would go to the Board on August 27, 1999 recommending denial of the application based on the unresolved issue.

Withdrawal of the application will give you and I the time to complete processing of the application. It will take a short letter asking that it be withdrawn, with reason given and a letter requesting approval to resubmit as a "new" application, no additional fees, no paperwork other than a completed final EA.

Please consider the options and let me know as soon as possible what course of action you will take. Please call me at (808) 587-0385 to further discuss the matter, or the office FAX # is (808) 587-0455.

---

**CARLO PRISKA A.I.A. & ASSOCIATES**  
ARCHITECTS PLANNERS DEVELOPERS

28 July 1999

Ms. Lauren Tanaka, Planner  
Land Division  
Department of Land & Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

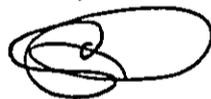
Re: Knake Residence CDUP Application OA-2926.

Dear Ms. Tanaka:

In response to your letter of 26 July 1999. We are in agreement with your recommendation to temporarily withdrawing the above noted application. With this thought in hand we would therefore ask to temporarily suspend any actions on the application until our return in early August. At that time we will contact your office to clarify any misunderstandings that have occurred. We understood that all issues had been addressed. As we are in error in this regard we apologize for the inconvenience it may have caused you and or your department personnel.

We appreciate all your assistance and cooperation in resolving this matter. Thank you.

Sincerely,



Carlo Priska A.I.A.  
CEO & Board Chair



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

AUG 5 1999

REF:PB:LT

File No.: OA-2926

Mr. Carlo Priska A.I.A.  
Carlo Priska A.I.A. & Associates  
1255 Nuuanu Avenue, Suite 1201  
Honolulu, Hawaii 96817

Dear Mr. Priska:

Subject: Withdrawal of Conservation District Use Permit  
Application OA-2926 for the Knake Single Family  
Residence; TMK: 4-7-45: 21, Kaneohe, Oahu

This letter acknowledges our receipt and acceptance of your request of July 28, 1999 to withdraw the subject application.

Outstanding issues have yet to be resolved with the City and County of Honolulu's Department of Environmental Services regarding wastewater disposal and a response needs to be provided to the Office of Environmental Quality Control's (OEQC) significance criteria as set forth in Section 11-200-12, Hawaii Administrative Rules.

We were informed that you will be returning to Hawaii from overseas around the middle of August, and until such time, the issues will remain unresolved. As such, we are unable to file the appropriate notice of determination on the final EA for the proposed project with OEQC.

You may resubmit the application and complete the process for obtaining a Board permit once these issues are settled. You are advised to call Lauren Tanaka for assistance at 587-0385, Planning Branch of the Land Division.

Aloha,

Dean Uchida, Administrator

**CARLO PRISKA AIA & ASSOCIATES**  
**ARCHITECTS PLANNERS DEVELOPERS**

---

**FACSIMILE TRANSMITTAL SHEET**

---

TO:	Jack Pobuk	FROM:	Carlo Priska AIA
COMPANY:	City of Honolulu, Wastewater Division	DATE:	8/16/99
FAX NUMBER:	808-527-6675	TOTAL NO. OF PAGES INCLUDING COVER:	2
PHONE NUMBER:	808-527-6696	SENDER'S REFERENCE NUMBER:	
RE:	CDU Application OA-2926	YOUR REFERENCE NUMBER:	Knake Residence EIS

---

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

---

NOTES/COMMENTS:

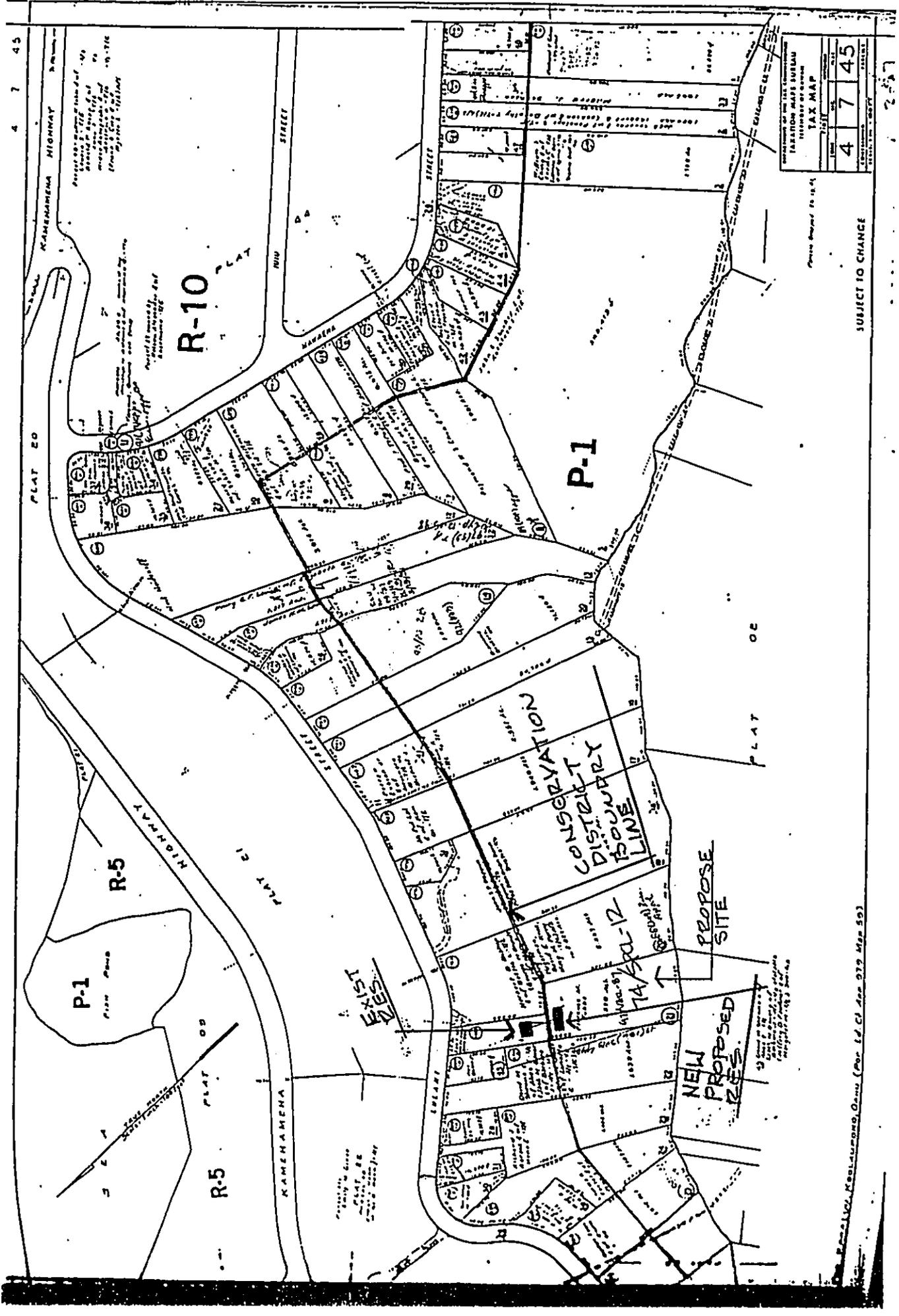
Jack,

I hope this TMK Plat will suffice until. If not let me know and I will try to get you something better, to provide to you.

Thanks for your help.

Regards;

Carlo Priska AIA



TAXATION MAPS DIVISION	
TAX MAP	
4	7 45

SUBJECT TO CHANGE

PLANNING DEPARTMENT, HONOLULU, HAWAII (Map No. 979 Map 59)

4 7 45

DEPARTMENT OF ENVIRONMENTAL SERVICES

**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
PHONE: (808) 527-6663 • FAX: (808) 527-6675

JEREMY HARRIS  
MAYOR



KENNETH E. SPRAGUE, P. E., P. D.  
DIRECTOR

BARRY FUKUNAGA  
Deputy Director

**FAX COVER SHEET**

TO: Carlo Priska DATE: 10/7/99  
COMPANY: \_\_\_\_\_ FAX NO.: ~~524-5542~~  
531-0518  
FROM: Jack Pobuk FAX NO. (808) 527-6675  
BRANCH: ENV / Admin. PHONE NO. 527-6696  
SUBJECT: Sewer adequacy, Kahaluu area

TOTAL NUMBER OF PAGES TRANSMITTED (Including cover sheet): 3

Carlo -

See attached copy of memo from Dept. of Plan & Permit (DPP).  
The procedure we have decided on is: when DPP makes a decision such as in this memo, then my Dept. of Environmental Services (ENV) can override that decision if we feel there is good justification. We will be requesting the planning engineers in the Dept. of Design and Construction (DDC) to do an analysis of actual flows from Kahaluu 1 and 2 vs. the original projected flows, and also to estimate what capacity savings we may have gained because

Kahaluu Sect. 3 will be a "low pressure sewer system" (individual grinder pumps).

The critical part of the analysis will be estimating how many home owners will want to build a second house on their lot, like what your client is planning.

Because your client is one of the first ones to make this request in this area, there is a chance it could get approved. However, before ENV can commit to overriding DPP's decision, we need to do the additional analysis. I estimate the analysis will take 45 days.

Note that the Kahaluu WWPS is not the only pump station of concern. There is at least one other pump station upstream of Kahaluu WWPS that is affected by the flow from your lot.

This is a somewhat cumbersome problem because it crosses three different City Dept's. Please bear with us.

If you still wish to have a meeting, let me know. I am on the 3<sup>rd</sup> floor of HMB, ocean side, about middle of building.

Thanks,

Jack Pobuk

527-6696

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
Phone: (808) 523-4414 • Fax: (808) 527-8743

JEREMY HARRIS  
MAYOR



JAN NAOE SULLIVAN  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

WWB 99-190 (AS)

October 4, 1999

**MEMORANDUM**

**TO:** JACK POBUK, SECTION HEAD  
PROGRAM AND COMPUTER SUPPORT SECTION  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**FROM:** DENNIS M. NISHIMURA, BRANCH HEAD  
WASTEWATER BRANCH  
DEPARTMENT OF PLANNING AND PERMITTING

**SUBJECT:** SEWER ADEQUACY OF THE KAHALUU WWPS

The Kahaluu WWPS is designed only to accommodate the three sewer improvement districts in Kahaluu (Kahaluu Sewer Section I.D. 1, 2, and 3). We will allow additional connections only if there is excess capacity to accommodate more flow. Since only Kahaluu 1 and 2 are connected we cannot allow additional connections until Kahaluu 3 is connected. At that time we will determine if the pump station can accommodate more flow.

If you have any questions, please call me at extension 6064.

*Dennis M. Nishimura*  
DENNIS M. NISHIMURA  
Branch Head

DMN:dl  
Doc 9359

**Carlo Priska A.I.A.**  
1255 Nu'uau Ave. Suite # 1201, Honolulu, Hawaii 96817  
Tel. / Fax. 808-531-8518 e-mail: [carlo.aia@juno.com](mailto:carlo.aia@juno.com)

8 October 1999

State of Hawaii  
Office of Environmental Quality Control  
235 South Beretania St. Suite #702  
Honolulu, Hawaii 96813

Attention: Nancy Heinrich

Subject: Draft Environmental Assessment (EA) for Knake Residence, Kaneohe

Dear Ms. Heinrich:

The following is our reply to your letter of 5 April 1999.

1. **Library copy of draft EA:** An original copy of the Draft EA was provided for public review at the local library on or about the 26<sup>th</sup> of November 1998. The Draft EA has been and will be available to the public for review until the EA has received final approval.
2. **Contacts:** A list of agencies and neighbors whom we have contacted is attached with this EA. All the information available regarding this project has been available for anyone who wished to review and comment on the project.
3. **Permits and approvals:** A list of required permits has been provided in the attached documents. The Owner will not apply for a building permit until the approval of this EA.
4. **Timeframe:** It is estimated that the project will be started within 6 months of approval of this document, with construction of the dwelling unit to be finished within 12 months of the start date.
5. **Impact:**
  - A) **Runoff:**
    - 1) Water runoff will be directed to the existing spill way on the site, along the East and West-side property line.
    - 2) The existing residence is presently occupied and will not be removed.
    - 3) The existing driveway will be incorporated into the new drive.
    - 4) The motor court is to be placed in front of the garage of the proposed residence, and will be used as a turn-around area for the cars to enter the garage.

- 5) There will be approximately 3000 sq. ft. for the residence, 440 sq. ft. for the motor court, and 720 sq. ft. which will make up the driveway and also be used to control some of the rain runoff.
- 6) Runoff will be routed (through the existing system) into existing catchments. No runoff will be let into any natural water sources.

B) Construction impacts:

- 1) The land area where the proposed residence will be placed presently has a slope of about 15% with several flat sections approximately 200 to 500 sq. ft. in size.
- 2) Some areas will be cut and some filled in order to level out the construction site area. The removal of dead trees and stumps will also require some fill.
- 3) Dust and runoff will be kept at a minimum through conventional techniques for this type of construction.

C) Sustainable building design:

Some of the techniques used in the design of this structure include passive solar, recycling, and the utilization of non-toxic materials.

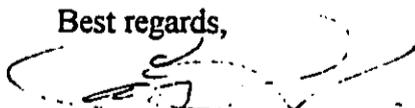
D) Visual impact:

Attached are plans for the proposed residence. Landscaping will be provided by the Owner after construction completion. It is the Owner's intent to maintain the site as natural as possible.

- 6) **Maps:** Attached to this EA are location maps showing the project site as it relates to the macro and micro vicinity of the island of Oahu.
- 7) **Significant criteria:** The issues of the significant criteria listed in the Hawaii Administrative Rules 11-200-12 have been addressed as noted in their individual parts as presented throughout this EA. In the analysis of the prepared documents we have determined and recommend approval of this EA with a Finding of no significant impact (FONSI).

We believe that all issues required for a finding in favor of the Owner of the proposed project have been addressed and satisfied. Should there be any questions or comments please do not hesitate to contact me directly. Thank you.

Best regards,



Carlo Priska, AIA

---

**Carlo Priska, A.I.A. & Associates Architects**  
1255 Nuuanu Avenue, Suite 1201 Honolulu, Hawaii 96817  
Tel./Fax (808) 531-8518, e-mail: [carlo.aia@juno.com](mailto:carlo.aia@juno.com)

---

**To:** Mr. Jack Pobuck  
**Date:** 12 October 1999

**From:** Carlo Priska, AIA  
**Re:** Knake Residence Environmental Analysis

---

**Memo:**

Jack;

Thank you for the update on the Sewer/Waste Water availability question for the Knake EA (TMK-I 4-7-45:21). I will inform Mr. Knake of the potential for Waste Water connection for his new home. However, I will also inform him that the possibility of having to install a septic system may have to occur. This final decision will have to be made at the end of the study period you mentioned. If the study indicates the system is at full capacity we will plan for a septic system as an alternative.

Thank you for your kind assistance and cooperation. I look forward to hearing from you as the study progresses. In the meantime if you need any additional information please do not hesitate to contact me directly. Thank you, regards.

Carlo:

