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MEMORANDUM

TO: Genevieve Salmonson, Director
Office of Environmental Quality Control

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL JAN 28 2004

FROM: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: Final Environmental Assessment (FEA)/Finding of No Significant Impact (FONSI) for Conservation District Use Application (CDUA) OA-3159

The Department has reviewed the Hogg CDUA OA-3159, and Final Environmental Assessment (FEA) for the construction of a Single Family Residence located at 45-654 Kionaole Road, Kaneohe, Koolau Loa, Hawaii, TMK: (1) 4-5-042:008. The Draft Environmental Assessment (DEA) for CDUA OA-3159 was published in OEQC's November 8, 2003 Environmental Notice for the subject project.

The FEA is being submitted to OEQC. We have determined that this project will not have significant environmental effects, and have therefore issued a FONSI. Please publish this notice in OEQC's upcoming February 8, 2004 Environmental Notice.

We have enclosed four copies of the FEA and CDUA OA-3159 for the project. The OEQC Bulletin Publication Form is attached. Comments on the draft EA were sought from relevant agencies and the public, and were included in the FEA.

Please contact Dawn Hegger of our Office of Conservation and Coastal Lands staff at 587-0380 if you have any questions on this matter.

Enclosures

cc: Gerald Park

2004-02-08 FONSI
HOGG SINGLE FAMILY RESIDENCE

FEB 8 2004
FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

HOGG RESIDENCE AT KIONAOLE ROAD
Kaneohe and Kailua, District of Koolau, Honolulu, Oahu

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes and
Title 11, Chapter 200, Hawaii Administrative Rules,
Department of Health, State of Hawaii

Prepared for

James and Lisa Hogg
8 Polpu Drive
Honolulu, Hawaii 96825

Prepared by

Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814

January 2004

PROJECT PROFILE

Proposed Action: Hogg Residence at Kionaole Road
Kaneohe and Kailua Districts, Koolauapoko, Oahu

Applicant: Mr. and Mrs. James Hogg
No. 8 Poipu Drive
Honolulu, Hawaii 96825

Approving Agency: Department of Land and Natural Resources
PO Box 621
Honolulu, Hawaii 96806

Need for Assessment: Propose the Use of Conservation District Land
Hawaii Administrative Rules §11-200-6(b)(1)(B)

Tax Map Key: 4-5-042: 008
Land Area: 9.051 acres
Building Site: 23,400 square feet
Land Owner: Aloha Self-Storage LLC

Existing Use: Vacant

State Land Use Designation: Conservation
Subzone: General
Sustainable Communities Plan: Preservation
Zoning: P-1 Restricted Preservation
Special Management Area: Outside Special Management Area

Anticipated Determination: Finding of No Significant Impact

Note: Revisions to the text of the Draft Environmental Assessment appear in *bold italic type*. Deleted text is shaded.

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DESCRIPTION OF THE PROPOSED PROJECT

1

James and Lisa Hogg propose to construct a single-family dwelling on property located in the State Conservation District. The subject property is located at Kaneohe, District of Koolau, City and County of Honolulu, State of Hawaii. The property is bordered by a steep gulch (and a single residential dwelling) on the north, Kionaole Road on the east, a Hawaiian Electric Company transformer station on the south, and a portion of Ho'omaluhia Botanical Garden on the west.

The property bears TMK: 4-5-042: 008 encompassing an area of 9.051 acres. Aloha Storage LLC is the listed owner of the property; Aloha Storage LLC is a limited liability company established by the Hogs. A Location Map and Tax Map are shown in Figures 1 and 2.

A. Technical Characteristics

Applicant plans to construct a single-family residential dwelling for residential use and a detached two-car garage. The two structures are located near the center of the upper area of the lot (See Sheet A-1).

The 3-bedroom, 2-bath dwelling includes a kitchen, dining room, living room, and foyer. The structure has a building footprint of approximately 2,631 square feet (See Sheet A-2). Approximately one-half of the structure will be constructed on flat ground and the other half posted on sloping terrain. A 354 square foot wood deck would wrap around a portion of the posted section. The flat portion of the structure would be erected on a poured in place concrete foundation. The exterior will be finished in natural or earth tone colors to blend with its surroundings. The one-story structure will be topped with a pitched roof and will not exceed 25 feet in height (See Sheets A-4 and A-5).

A two-car garage with covered storage space will be constructed as a detached structure. The garage measures 700 square feet (35' X 20') and will match the design and color of the residential dwelling.

In total, both structures will not exceed the 5,000 square foot maximum developable area for lots larger than 1 acre. Neither of the structures will exceed the 25-foot height limit for the lot.

A 16-foot wide poured in place concrete driveway would connect with Kionaole Road. The end of the 250 foot long driveway is laid out as a "T" to provide access to the two structures and the planned effluent disposal field. Two uncovered parking stalls will be sited near the garage.

Water, power, and telephone service will be extended from the Kionaole Road. An individual wastewater treatment system is proposed for domestic wastewater disposal. The disposal system is to be located between the proposed garage and barn. Solids will be collected in a septic tank and the effluent discharge into absorption beds. A private hauler will collect the solids as needed. The system will be designed to comply with the requirements of Hawaii Administrative Rules, Department of Health, Title 11, Chapter 62, Wastewater Systems.

The single-family residence will be sited approximately 90 feet to the east of the power line easement (center line) crossing the center of the subject property.

All improvements (excepting sections of the driveway) will be located on the flat, upper portions of the lot. A building area of approximately 23,400 square feet will accommodate all of the proposed improvements. The sloping terrain to the north, east, and west will be left in its existing condition. Applicant will continue to regularly maintain that portion of the lot outside of the building area that has been grassed.

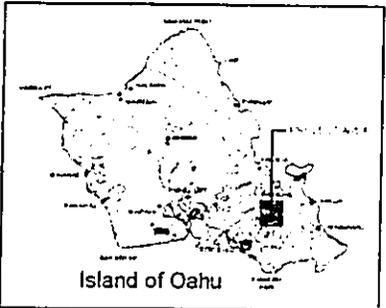
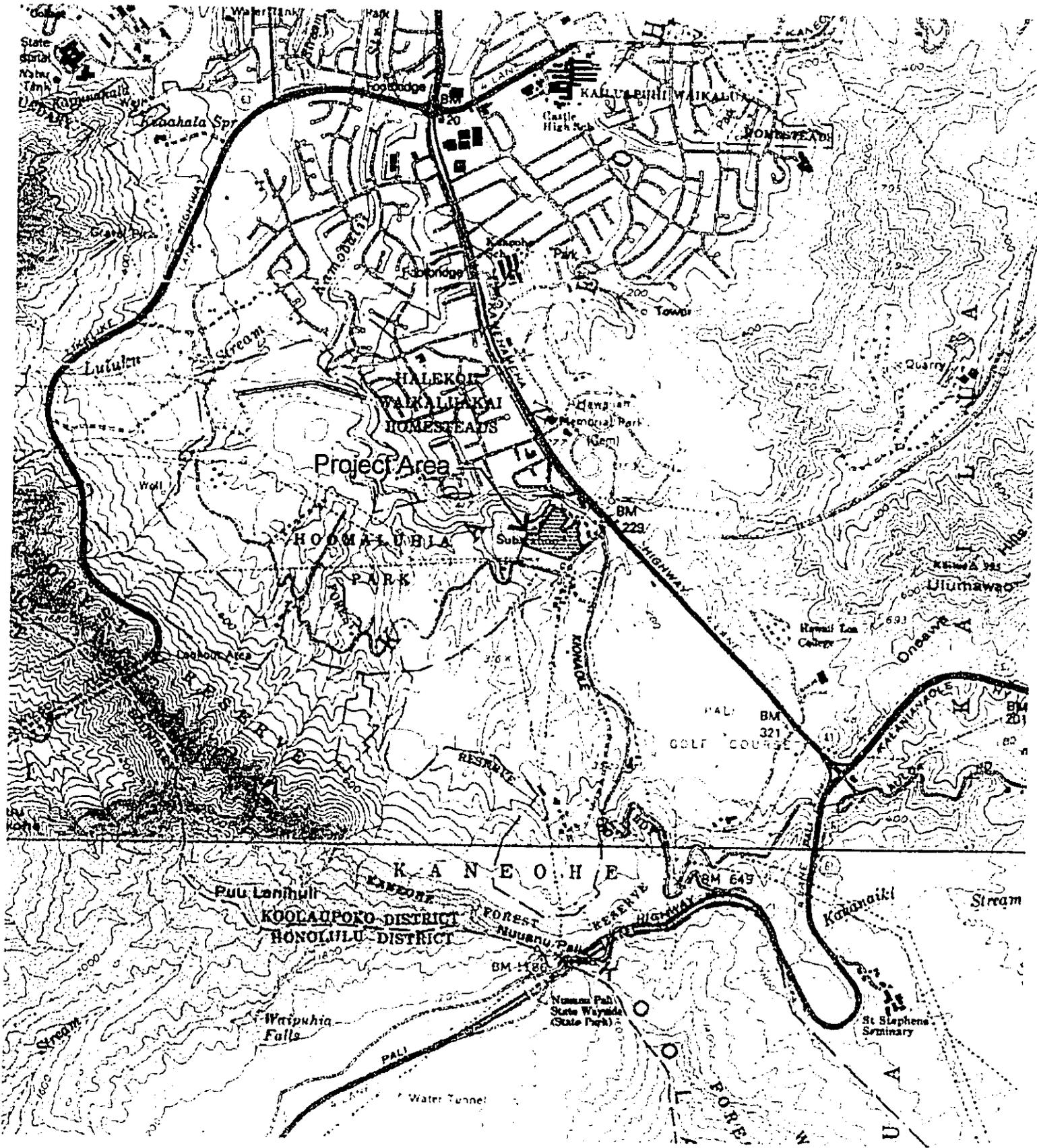
B. Social Characteristics

No residential use will be displaced as a result of this project.

C. Economic Characteristics

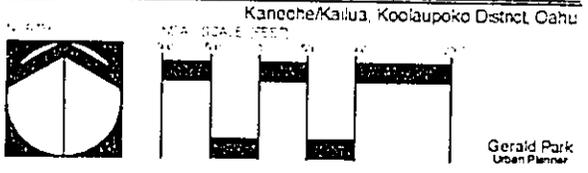
The cost of the proposed improvements is estimated at \$ 350,000.00 Applicant will pay all costs associated with the proposed improvements.

Construction will commence after all necessary permits are received. Construction should be completed within one (1) year from start-up assuming there are no unforeseen circumstances that arise. All construction will be completed within the time requirements of the Department of Land and Natural Resources.



Source: USGS, Kaneohe & Honolulu Quadrangles

Figure 1
Location Map
Hogg Residence



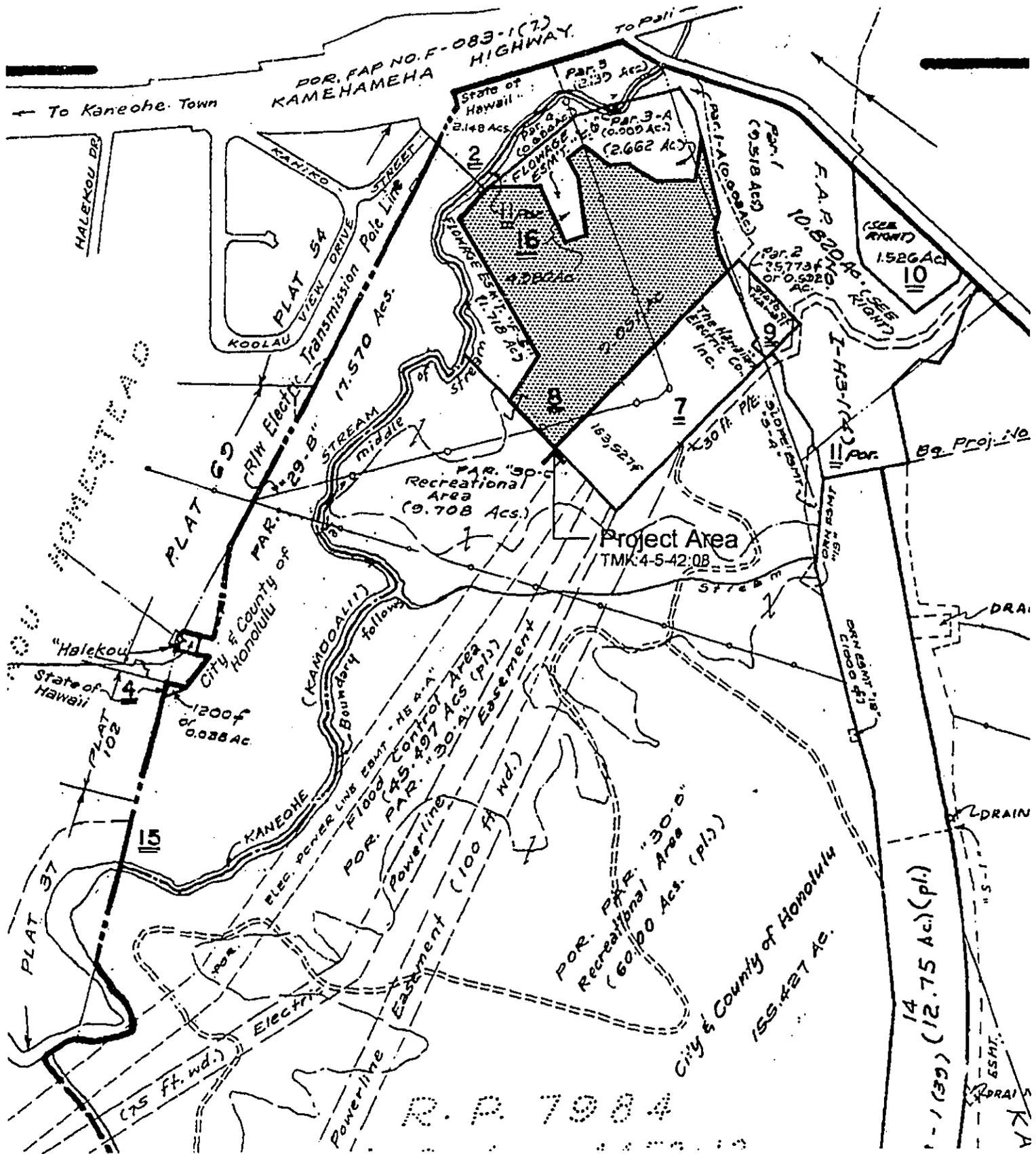
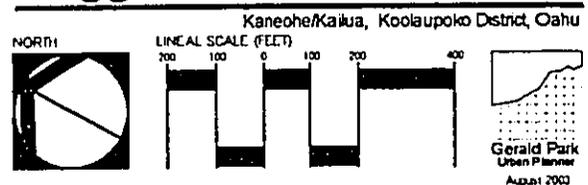


Figure 2
Tax Map Key
Hogg Residence

FIRST DIVISION	
ZONE	SEC PLAT
4	5 42
CONTAINING PARCELS	
SCALE 1 in. = 400 ft.	

Source: Department of Taxation, Tax Map Bureau



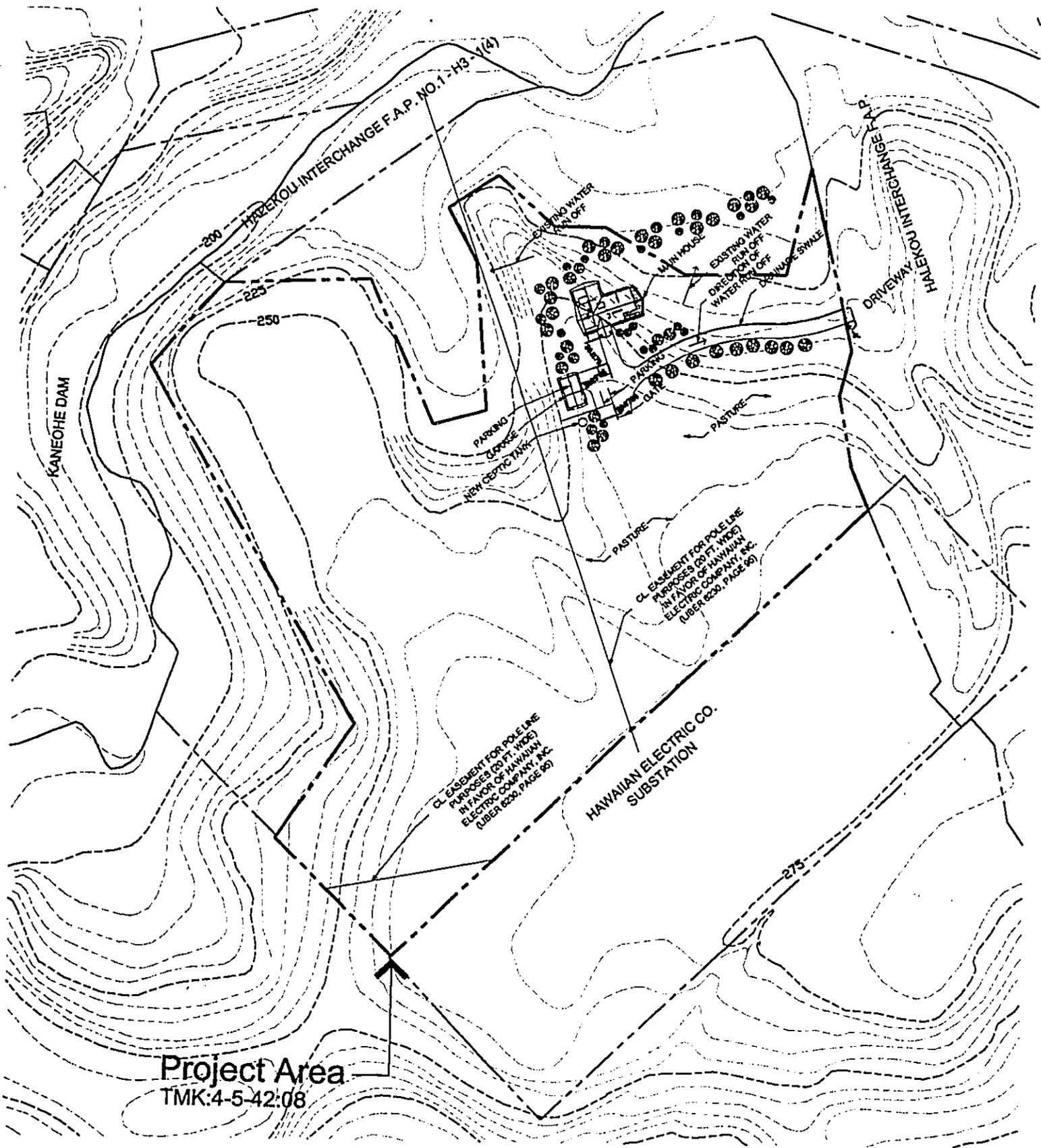
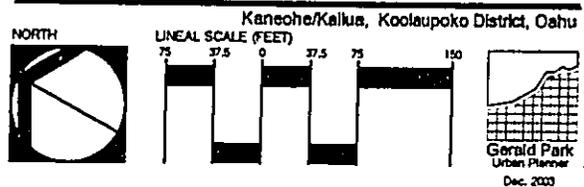


Figure 3
Site Plan
Hogg Residence



Source: City & County of Honolulu, GIS Website: Base Information
 Felix Weile AIA: Site Plan

Gerald Park
 Urban Planner
 Dec. 2000

A. Existing Uses and Improvements

The project site is vacant and unoccupied. Applicant acquired the property in 1999 via foreclosure sale. In August 2001, the City and County of Honolulu approved a Grading Permit (GP2001-08-0381) for Applicant to grade a driveway from Kionaole Road to the upper flat area of the lot. In April 2002, the City approved a Grubbing Permit (Permit No. GP2002-04-0171) for which Applicant was allowed to clear 40,000 square feet of overgrown vegetation. Grubbing activities were generally confined to the flat, upper portion of the lot (See Images 1 and 2). Since grubbing the property, Applicant has been maintaining the flat portions by mowing.

An existing structure is located at the bottom of the slope along a section of the north boundary of Applicant's property. The structure, which is in dilapidated condition, straddles the property line between Applicant's property and an adjoining lot. Applicant has no plans for this structure and would prefer demolishing it. Any action affecting this structure would require the concurrence of both Applicant and the adjoining landowner.

Applicant installed a metal gate at the driveway entry at Kionaole Road to prevent vehicles from entering onto the premises. The parcel, however, can be accessed on foot from Kionaole Road from adjoining lots to the east and west.

B. Environmental Conditions

General climate conditions in the vicinity of the project site can be characterized as windy, warm, and moderately wet. Northeasterly tradewinds prevail approximately 80 percent of the year and are particularly prevalent from April through November. Southerly (or "Kona") winds occur near half the time during the months of December through March. Average annual wind speeds are approximately 15 miles per hour, with wind speeds during the summer months being generally greater. Average annual temperature is about 75°F with little seasonal variation. Average annual rainfall is about 60-75 inches with winter months being generally the wettest.

The property consists of an upper, relatively flat area adjacent to a Hawaiian Electric substation and steeper slopes on the east through north to west sides. The upper portion is mostly cleared of shrubs and appears to be maintained by mowing. Maintenance of the slopes extends part way down on the east to north face, but not on the west face. The west face is essentially the upper gulch margin of an unnamed (possibly Hi'ilaniwai) stream tributary to Kamo'oali'i Stream inside nearby Ho'omaluhia Botanical Garden.

The Soil Conservation Soil Map (1972) for the area identifies two predominant soil types of the Lolekaa series---Lolekaa silty clay (3 to 8% slopes) and Lolekaa silty clay (40 to 70% slopes)---comprising the project site. Based on the soil types, it is believed that the former soil applies to the upper flat areas of the site and the latter soils comprise the steep slopes. Lolekaa (3 to 8%) soil is rapidly permeable, runoff is slow, and the erosion hazard is slight. Lolekaa (40 to 70%) soil poses a severe erosion hazard and runoff is rapid. This soil is impractical to cultivate.

The Flood Insurance Rate Map (Figure 4) designates the property Zone X (Unshaded) which is defined as "areas determined to be outside 500 year flood plain" (Federal Emergency Management Agency, 1990).

Three flowage easements are located to the north of the subject property. The easements are identified as Flowage Easements F-5 (1.718 acres), F-6 (2.662 acres), and F-7 (384 square feet). The easements are located to the north of the lot and generally follow the sloping terrain on the west to north to east sides of the lot. Two of the easements are assigned tax map key 4-5-42: por. 11, 16.

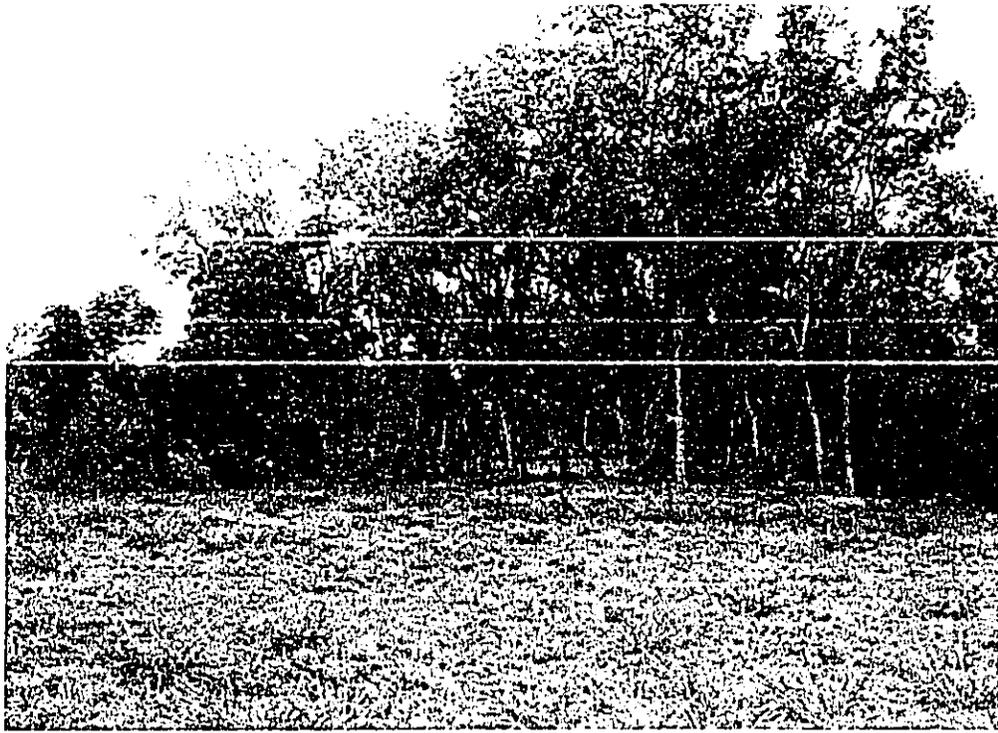
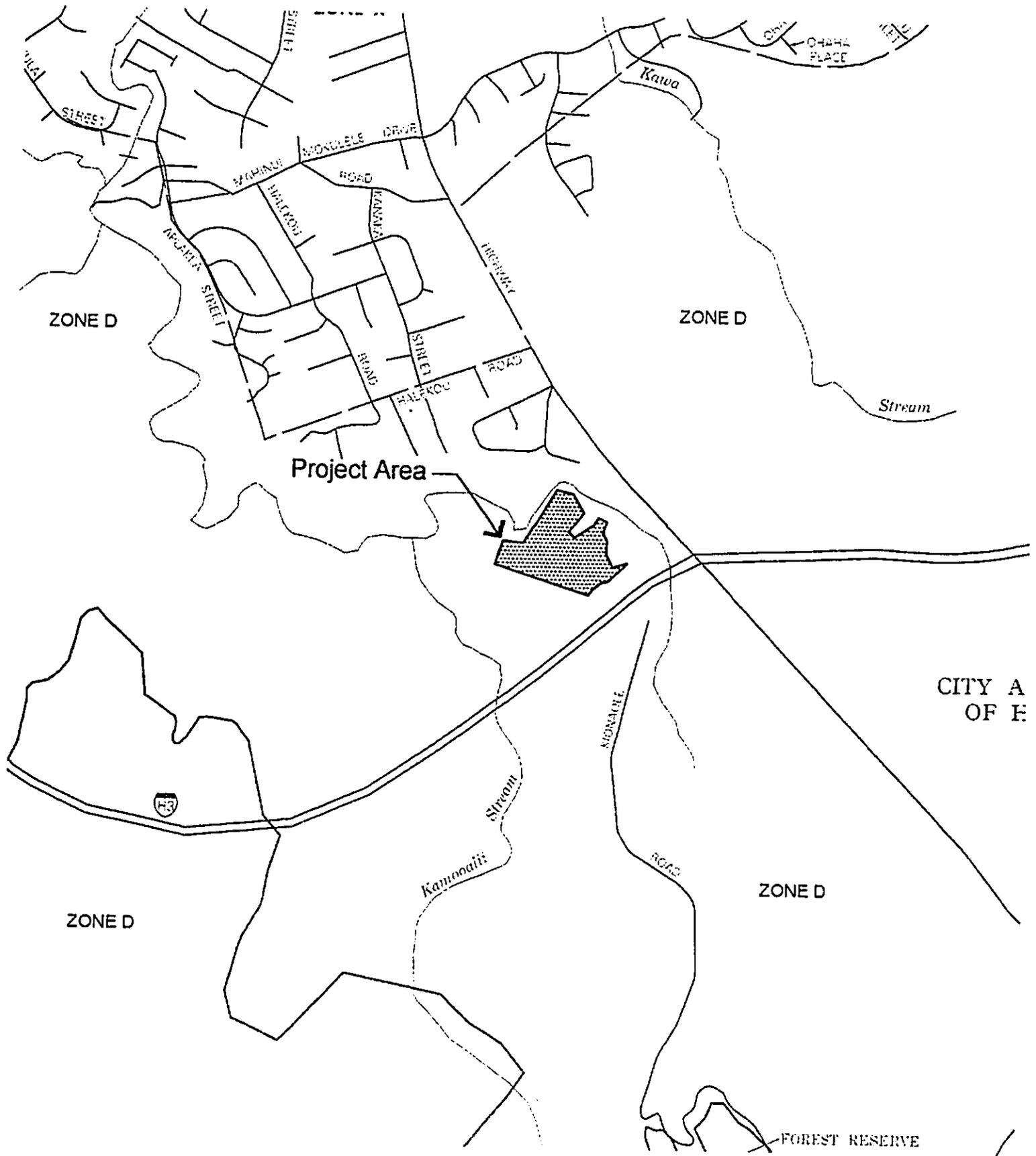


Image 1. Approximate Location of Building Site in Foreground.



Image 2. Slope Area on the East Side of the Subject Property.

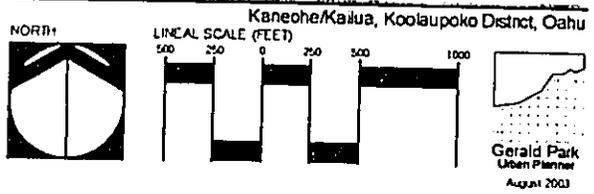


Legend

 Zone D Areas in which Flood Hazards are Undetermined

Figure 4
FIRM Map
Hogg Residence

Source: Federal Emergency Management Agency
 Flood Insurance Rate Map
 Map Number 15003C0270E & 15003C0360E
 Date: November 2000.



Because the subject property is vacant, it is assumed that the easements were established to allow on-site runoff to flow in the direction of Kamo'oali'i Stream. Surface runoff over the flowage easements has not been calculated.

The upper, flat area was previously grubbed and graded and no archaeological features were observed at that time. It is unlikely that any feature remains on the premises. *The State Historic Preservation Division has indicated, "no historic properties will be affected" by this undertaking (SHPD Comment, 2003).*

Flora consists of California grass, Hilo grass, and Bermuda grass covering the upper area where Applicant desires to construct a residential dwelling. Sensitive plant, indigo, and wedelia are also common. Java plum and brassia are common and ring most of the upper area on its northern edge.

No rare or special trees occur on the subject property. No species listed as protected, threatened or endangered (DLNR, 1998; Federal Register, 1999, 2002) was observed.

No wildlife was observed at the time of our field investigation. However, given the presence of nearby residential areas, more than likely dogs and cats are present in the area. Barred dove, sparrow, and mynah were the only avian species observed during a site investigation. The ubiquitous mongoose may also forage the property.

State and County land use controls governing the use of the property are listed below.

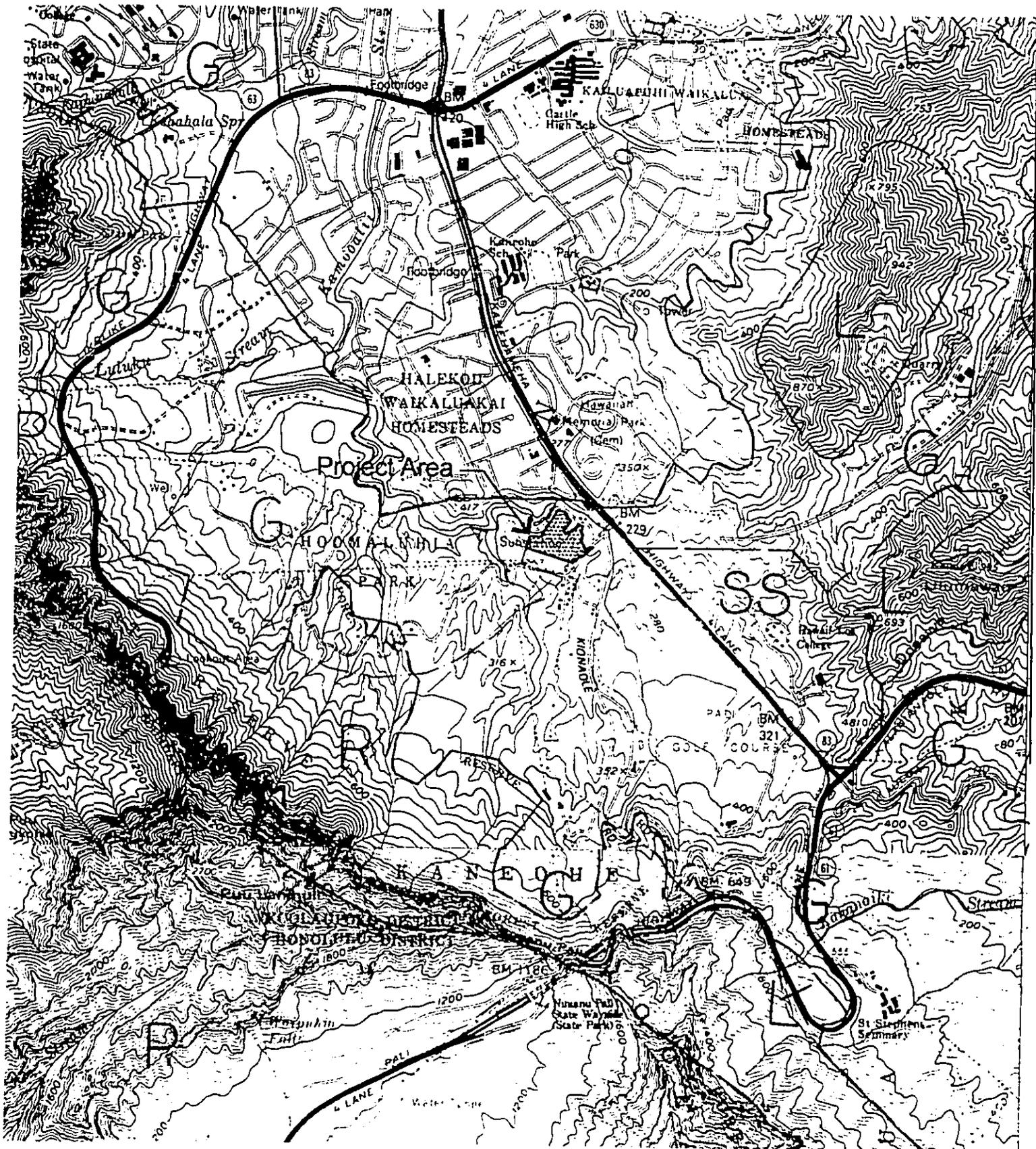
State Land Use Designation: Conservation
Conservation District Subzone: General
Koolaupoko Sustainable Communities Plan: Open Space Preservation
Zoning: P-1 Restricted Preservation
Special Management Area: Outside Special Management Area

The property is designated Conservation by the State Land Use Commission (See Figure 5). Uses in the conservation district are regulated by the Department of Land and Natural Resources, State of Hawaii. Applicant is required to file a Conservation District Use Application and receive Board of Land and Natural Resources approval prior to improving the property as proposed.

The property is located within the Preservation Boundary established by the Koolaupoko Sustainable Communities Plan for the District of Koolaupoko. The Preservation Boundary includes areas within the State Conservation District and the subject property is designated Conservation. In addition to the Preservation Boundary, the KSCP establishes Urban Community, Rural Community, and Agriculture Boundaries. These boundaries "are intended to help guide future development, redevelopment, and resource management within: existing zoning designations; future zoning designations and other standards or guidelines that may be developed in response to the provisions of this plan; other established entitlements; or in accordance with pertinent policy and character established in this plan." (Response to Department of Planning and Permitting Comment).

Kionaole Road (also identified as the Hale Kou Interchange Service Road) adjoins the length of the property along its east property line. The road connects with Kamehameha Highway approximately 1,100 feet to the north of the subject property. Kionaole Road is a two-lane, two way, paved all-weather surface road within a 40-foot right-of-way. There are no curbs or sidewalks on either side of the right-of-way. A concrete swale abutting the toe of a slope at Applicant's property and an asphalt swale on the opposite side of the right-of-way conveys road runoff in the direction of Kamehameha Highway.

A Board of Water Supply 8" water line is located in Kionaole Road.

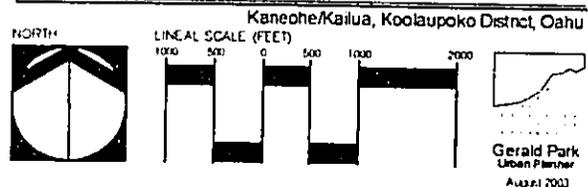


Legend

- P Protective Subzone
- L Limited Subzone
- R Resource Subzone
- G General Subzone

Source: Department of Land & Natural Resources, Kaneohe (O-12) & Honolulu (O-13) Quadrangles

Figure 5
Conservation District and Subzones
Hogg Residence



There are **no utilities** extended to the property. Existing water, power, and communication systems are available along Kionaole Road. Applicant will install a water meter and a water line from Kionaole Road to the proposed dwelling at their own expense. Applicant will also bear the cost of bringing power and possibly landline communication systems to the lot.

The area lacks a **municipal sewer system**. Applicant proposes to install a septic tank and leach field system for wastewater treatment and disposal on the premises.

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

3

The scope of the project was discussed with the Applicant. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the property. The consultations and field investigations helped to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- There are no rare, threatened, or endangered flora or fauna on the property;
- There are no recorded archaeological or cultural resources on the property;
- The property is not located in a flood hazard zone;
- Flowage easements have been established on sloping land to the north and east of the property.
- There are no streams, ponds, wetlands, or surface water features on the property;
- Municipal water is available to the property;
- There is no municipal sewer to the property;
- There is no electrical power to the property; and
- There are two utility easements crossing the property.

A. Short-term Impacts

Site work is a necessary function to prepare the land for building the temporary and permanent improvements to follow and is probably the most disruptive construction activity on the environment. Site work is a persistent source of fugitive dust. Site contractors are aware that dust is a nuisance to both workers and people living near work sites and it is imperative for them to maintain stringent dust controls. Water sprinkling is probably the most effective dust control measure given the size of the building site and the scale of proposed improvements. The Contractor, however, may choose to implement other measures based on their experience with similar projects, physical conditions, and job sites. Air pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

The Contractor will be responsible for general housekeeping of the site and for keeping adjacent streets and properties free of dirt, mud, and construction litter and debris. ***The Contractor (or Applicant) will remove an existing metal storage container (6' X 10') located on the upper portion of the lot prior to house construction.***

Construction noise, like fugitive dust, cannot be avoided. Exposure to noise, however, is expected to vary in volume, frequency, and duration. Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when the building site is grubbed of vegetation and foundation work started.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within various zoning districts. The preservation zoning district is placed in the Class A zoning district and the maximum permissible sound level is 55 dBA between the hours of 7:00 am and 10:00 pm (Chapter 46, Community Noise Control, 1996). Construction activities often produce noise in excess of the permissible daytime noise level and a noise permit (or variance) will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

Site work will expose soil thus creating opportunities for runoff and erosion during construction. The building site is relatively flat and site work will involve minimal excavating, grading, and trenching. Earthwork will be performed in accordance with the Revised Ordinances of Honolulu, 1990, as amended and the Rules Relating to Soil Erosion Standards and Guidelines. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared for review and approval by the Department of Planning and Permitting. Examples of BMPs include erecting silt curtains along the property boundaries to retain runoff on-site and placing a construction gravel blanket at the entry to the site to allow vehicle access and to filter runoff.

Should subsurface archaeological or cultural features be unearthed, work in the immediate area will cease and the State Historic Preservation Division notified immediately for disposition of the finds. If burials are unearthed, the State Historic Preservation Division and the Honolulu Police Department will be notified.

Adverse effects on flora are not anticipated. All plant material within the building area except trees to be retained for landscaping will be grubbed. None of the plants observed on the property are or are candidates for rare, threatened, or endangered status.

Construction notices will be posted to alert motorists or construction in the roadway. Work in Kionaole Road will be required to connect infrastructure and utilities and to construct a driveway. A traffic management plan will be prepared and submitted to the Department of Transportation, State of Hawaii for review and approval, if required. Mitigating measures may include but are not limited to:

- Posting notices alerting motorists of scheduled work in the right-of-way;
- Posting warning signs on both sides of the work area to alert motorists of construction and to slow traffic speed;
- Positioning traffic cones or other directional devices in the roadway to guide vehicles around work areas;
- Posting flagmen for traffic control;
- Keeping at least one traffic lane open at all times to minimize inconveniences to motorists;
- Limiting road construction to between 8:30 AM and 3:00 PM, Monday through Friday; and
- Covering open trenches with steel plates during non-working hours and posting safety devices with warning lights to alert motorists of the construction area.

Construction vehicles hauling men and material will contribute to traffic in the project area. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic. Construction material will be off-loaded and stockpiled on-site; however, if materials need to be unloaded within the road right-of-way, flagmen will be posted for traffic control. When this occurs, minor traffic delays can be expected but should not last for more than a few minutes.

B. Long-term Impacts

The proposed improvements will enable Applicant to enjoy the use of their property in a manner that does not conflict with uses on adjoining lots.

The single-story, single-family residential dwelling and accessory structures are sited to be compatible with the lot and designed to blend with the natural features given the site topography, location, and tree massing.

Single-family dwellings are a permitted use in the general subzone. Applicant does not plan to subdivide the property into residential lots and approval of this application would not introduce widespread urban uses into the immediate area.

The proposed improvements conform to the development standards for the Conservation District for single-family dwellings. The two structures will not exceed the 5,000 square foot maximum developable area for lots larger than 1 acre. Neither structure will exceed the 25-foot height limit for the lot nor encroach into required yards.

The structures are sited away from overhead power lines crossing the property and thus will be located outside of the 20-foot easements established for utility purposes. The buildings are also located outside of the three flowage easements established for the sloping west to north to east sections of the lot.

Runoff from the improvements is expected to marginally increase because of the increase in impervious surface area (roofs and driveway). The building area will be graded to drain in the direction of Kionaole Road with on-site runoff directed down slope following the driveway. This minor modification in natural on-site drainage should help to minimize discharge into the flowage easements. It is anticipated that other areas on the lot will continue to discharge runoff into the flowage easements.

A view study was undertaken to depict the improvements that would be seen from various locations areas around the site. Aside from the driveway on Kionaole Road, the proposed single-family dwelling should not be plainly visible from adjoining properties because of the elevation of the lot and the existing tree massing on the north and west sides of the subject property. In addition, the proposed dwelling is sufficiently distant and separated from residential uses to the north by a deep gulch. The adjoining Hawaiian Electric Company lot on the south side is uninhabited.

The view study, however, shows that motorists could view the proposed improvements from along a section of the H-3 Interstate Highway passing the project site. A portion of the upper section of roof and exterior wall of the dwelling would be minimally visible to motorists traveling in the mauka-bound direction (See Images 3 and 4). The roof would be viewed adjoining the end of the tree line along the north-northeast edge of the property and slightly protruding above ground elevation. The dwelling should not be plainly visible from Kionaole Road because of the perimeter vegetation and the higher lot elevation compared to the road. Kionaole Road (which crosses over the H-3), electrical transmission towers, and overhead wiring effectively block views of the property when approaching the site in the makai-bound direction.

From the Kaneohe bound lanes of Kamehameha Highway at the Halekou Interchange, the single-family dwelling might be glimpsed through voids between the tree trunks and foliage growing on the makai side of the site but should not be plainly visible to motorists (Response to Department of Planning and Permitting Comment).

The physical beauty of the land will be improved with the removal of undesirable plant growth and noxious weeds. Slopes along Kionaole Road will be stabilized with additional plantings to help retard erosion. Landscaping will help to improve the aesthetics of the site, [and] enhance the appearance of the proposed improvements, ***and help to screen the improvements from public view.***

Water can be provided from a municipal waterline in Kionaole Road. Water consumption is estimated at less than 500 gallons per day for domestic consumption.

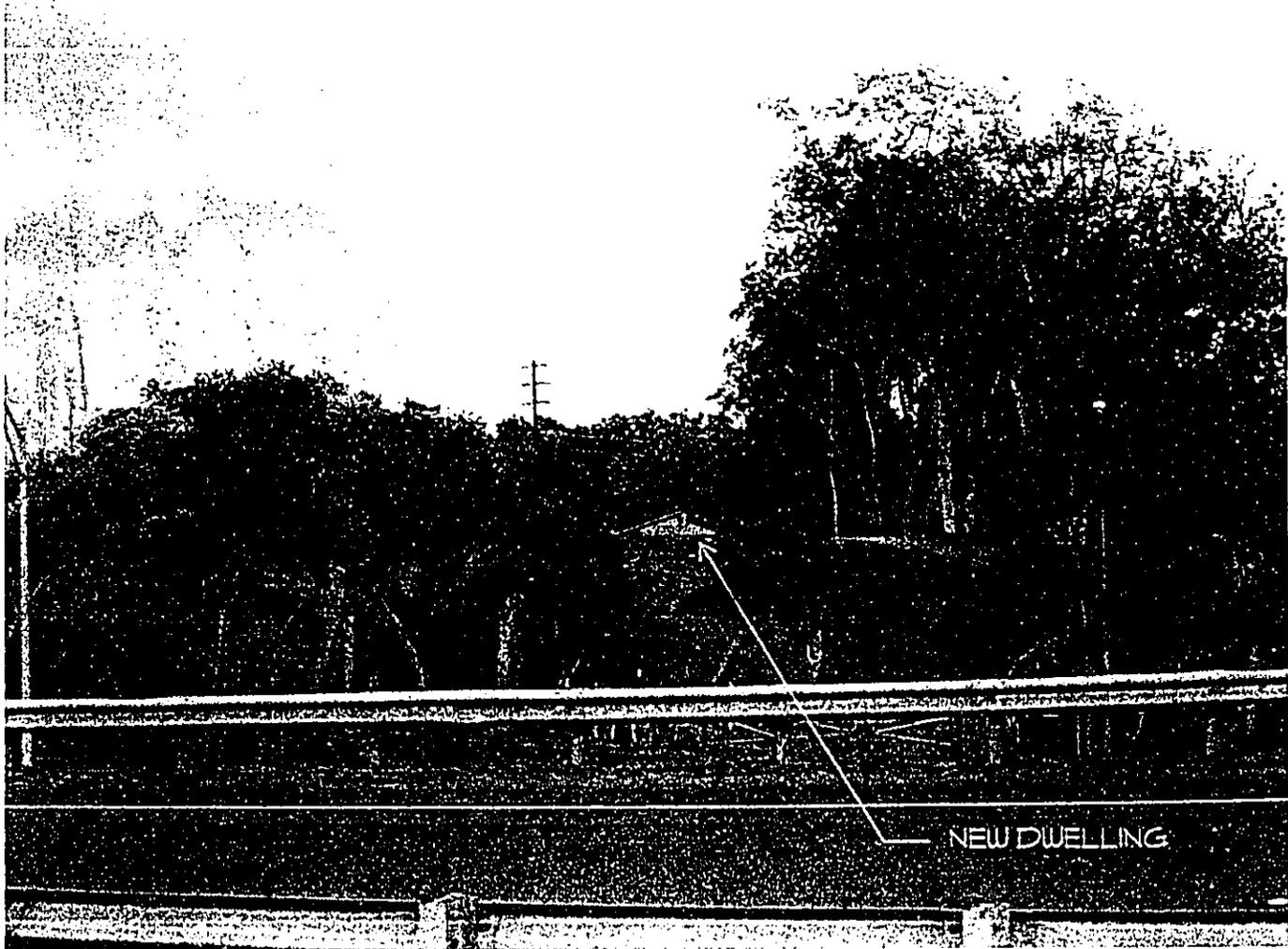
Domestic wastewater will be discharged into an individual wastewater disposal system. The system would consist of a septic tank for collecting and holding solids and a disposal field for effluent. The system will be designed to the standards of Chapter 62, Wastewater Systems, Hawaii Administrative Rules.

The proposed use will not result in a significant increase in vehicle traffic and subsequent impacts on local traffic are not anticipated.

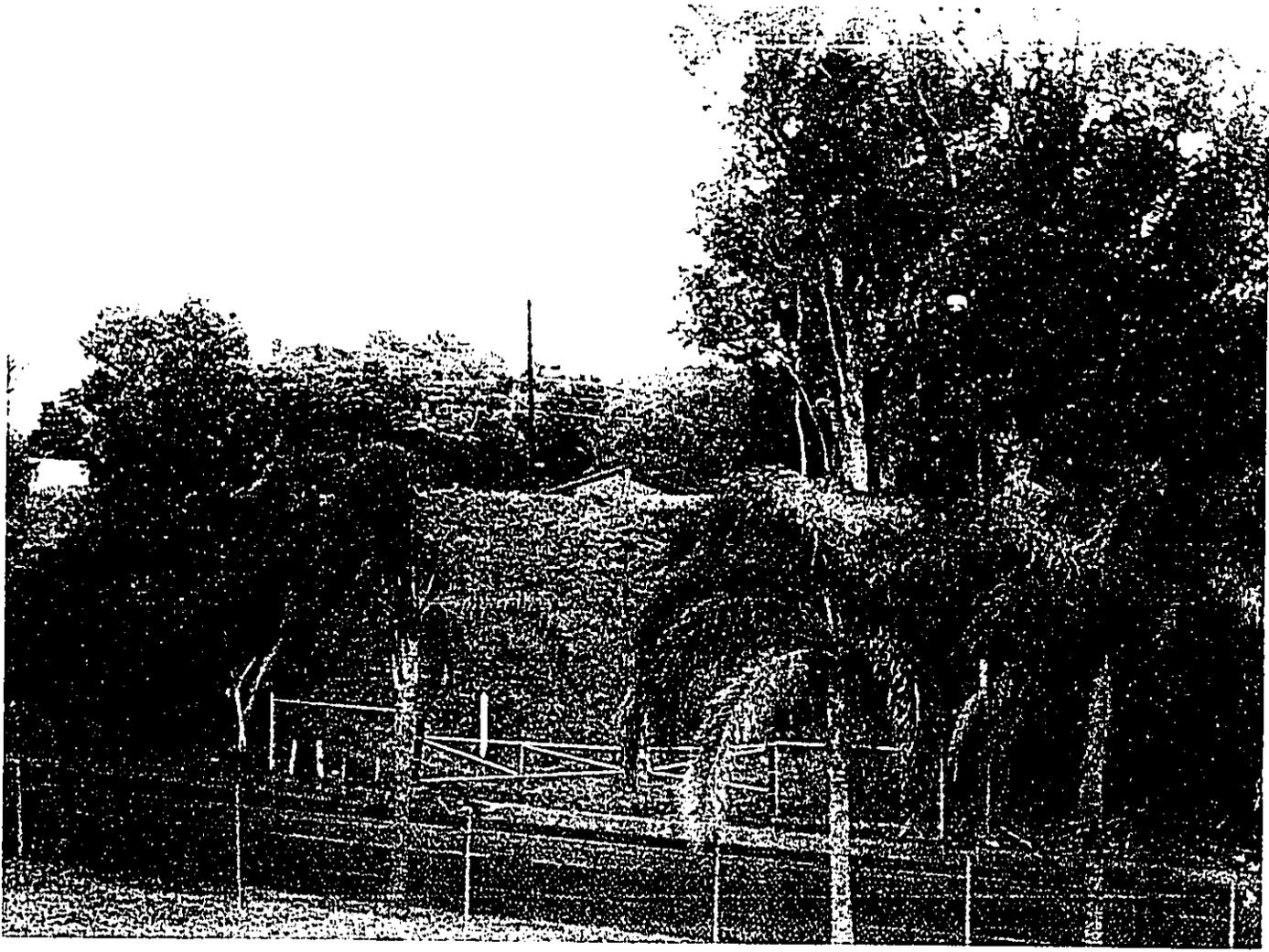
Low-density, low-intensity residential use should not result in deleterious impacts on air quality and the acoustical environment. The dwelling may be air-conditioned and compressors from the air conditioning system are relatively quiet and should not create excessive noise. As indicated earlier, the project site is located a sufficient distance from the residential uses to the north and tree massing around the property should help to attenuate noise.

Real property tax revenues generated by this property are anticipated to increase. The extent of the increase will depend on real property tax assessment policies and tax rates for land and improvements in force at the time annual assessments are made.

PROPOSED NEW RESIDENCE FOR:
JIM AND LISA HOGG
EXTERIOR PROPERTY RENDERINGS



PROPOSED DWELLING: VIEW FROM ADJACENT HIGHWAY



PROPOSED DWELLING: VIEW FROM ACCESS ROAD

A. No Action

The no action alternative would maintain the status quo of the properties and preclude the occurrence of all environmental impacts described in this Assessment. A No Action alternative would also deny Applicant the enjoyment and use of their property.

Permits and approvals required for the project are listed below. Other permits and approvals may be required depending on final construction plans.

<u>AUTHORITY</u>	<u>PERMIT/APPROVAL</u>
State of Hawaii Department of Land and Natural Resources Department of Health Department of Health	Conservation District Use Application Individual Wastewater Disposal System Work in State Highway Right-of-Way
City and County of Honolulu Department of Planning and Permitting	Building Permit for Building, Electrical, Plumbing Sidewalk/Driveway and Demolition Work
Board of Water Supply	Connection Permit

AGENCIES AND ORGANIZATIONS CONSULTED IN THE ASSESSMENT PROCESS

6

*The Draft Environmental Assessment for the Hogg Residence at Kionaole Road was published in the Office of Environmental Quality Control Environmental Notice of November 8, 2003 and November 23, 2003. Publication initiated a 30-day public review period ending on December 8, 2003. The Draft Environmental Assessment was mailed to agencies and organizations for review. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.*

State of Hawaii

- Department of Health
 - Wastewater Branch
 - *Office of Environmental Quality Control**
- Department of Land and Natural Resources
 - *Historic Sites Division**
 - *Division of Aquatic Resources**
 - *Engineering Division**
 - *Division of State Parks**
 - *Division of Forestry and Wildlife**
- Department of Transportation
 - Highways Division

City and County of Honolulu

- Board of Water Supply
- *Department of Planning and Permitting**
- Police Department
- Fire Department

Others

- Hawaiian Electric Company, Inc.
- Kaneohe Neighborhood Board No. 30
- Kailua Neighborhood Board No. 31
- Kaneohe Public Library (Placement)
- Kailua Public Library (Placement)

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

The subject property is devoid of archaeological or cultural resources. It could be argued that the property and its surrounding landform comprise a natural resource. Applicant is aware of the natural characteristics of the land and is thus proposing to improve approximately one-half acre of the 9 acre site while maintaining the status quo for the remaining acreage.

2) Curtails the range of beneficial uses of the environment;

The project does not curtail the beneficial uses of the environment. The proposed improvements will enable Applicant and his family to enjoy the use of their property in a manner that does not degrade the environmental quality of the property and the adjoining area.

3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

4) Substantially affects the economic or social welfare of the community or State;

The project will not substantially affect the economic or social welfare of the community or State.

5) Substantially affects public health;

Public health will not be adversely affected during construction and after completion of construction.

6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

Substantial secondary impacts are not anticipated.

7) Involves a substantial degradation of environmental quality;

A substantial degradation of environmental quality is not anticipated. Rather, the proposed action is expected to improve the environmental quality of the site. Applicant has previously removed rubbish and debris (to include 12 abandoned automobiles) from the site and continues to regularly maintain the property although it is uninhabited.

8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The project does not involve a commitment for a larger action.

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

There are no rare, threatened or endangered flora or fauna on the premises. Flora observed on the building site is common to the island of Oahu.

10) Detrimentially affects air or water quality or ambient noise levels;

Fugitive dust will be raised during grubbing and grading activities but can be controlled by measures stipulated in this Assessment. Because the building site has been rough graded, minimal grading work is anticipated. Noise will be audible during construction but given the limited scope of improvements, construction noise would be similar to what is typically heard during home improvement activities. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

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, fresh water, or coastal waters.

The proposed improvements are not located in an environmentally sensitive area. There are flowage easements located to the north and east of the project site. There are no plans to significantly alter the building site thus causing changes to drainage flow into the flowage easements.

12) Substantially affects scenic vistas and view planes identified in county or state plans or studies, or,

The improvements will not substantially affect scenic vistas and view planes from public viewing places such as roads and scenic lookouts.

13) Requires substantial energy consumption.

Substantial energy consumption is not anticipated.

REFERENCES

- AECOS Consultants. July 2003. *Botanical survey of a private parcel (TMK: 4-5-042: 008) off Kionaole Road, in Kane'ohe, windward O'ahu.*
- Department of Planning and Permitting, City and County of Honolulu. August 2000. *Koolaupoko Sustainable Communities Plan.*
- Federal Emergency Management Agency. November 2000. *Flood Insurance Rate Map, City and County of Honolulu.* Community Panel Nos. 15003C0270E and 15003C0360E.
- Park, Gerald. 2003. *Field Observation.*
- U.S. Department of Agriculture, Soil Conservation Service. August 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii.* In Cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

APPENDIX A
COMMENT LETTERS AND RESPONSES

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands

REF:OCCLDH

CDUA: OA-3159

Acceptance Date: October 10, 2003
180 Day Expiration Date: April 7, 2004
Suspense Date: 21 Days from stamped
date OCT 20 2003

MEMORANDUM

TO: Division of State Parks, Historic Preservation Division, Engineering Division, Division of Forestry and Wildlife, Division of Aquatic Resources, Division of Boating and Ocean Recreation, Oahu District Land Agent

FROM: Dierdre S. Mamiya, Acting Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA)
BOARD PERMIT

APPLICANT: Gerald Park for James and Lisa Hogg

FILE NO.: OA-3159

REQUEST: Construct Single-Family Residence (SFR)

LOCATION: located at 45-654 Kionaole Road, Kaneohe, Koolau Loa, Hawaii,
TMK: (1) 4-5-042:008

PUBLIC HEARING: YES NO

RECEIVED
DIVISION OF
STATE PARKS
OCT 21 1 01 PM '03

Attached, please find a copy of the subject CDUA, and our Department's Notice of Acceptance and Environmental Determination. Please return the CDUA and all attachments. Should you require additional information, please call Dawn Hegger of our Office of Conservation and Coastal Lands staff at 587-0380. If no response is received by the suspense date, we will assume there are no comments.

Comments Attached
 No Comments

RECEIVED
LAND DIVISION
2003 OCT 23 A 9 52
DEPT OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

[Signature]
Signature

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands

REF:OCCLDH

CDUA: OA-3159

Acceptance Date: October 10, 2003
180 Day Expiration Date: April 7, 2004
Suspense Date: 21 Days from stamped
date OCT 20 2003

MEMORANDUM

TO: Division of State Parks, Historic Preservation Division, Engineering Division, Division of Forestry and Wildlife, Division of Aquatic Resources, Division of Boating and Ocean Recreation, Oahu District Land Agent

FROM: Dierdre S. Mamiya, Acting Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA)
BOARD PERMIT

APPLICANT: Gerald Park for James and Lisa Hogg

FILE NO.: OA-3159

REQUEST: Construct Single-Family Residence (SFR)

LOCATION: located at 45-654 Kionaole Road, Kaneohe, Koolau Loa, Hawaii,
TMK: (1) 4-5-042:008

PUBLIC HEARING: YES NO

RECEIVED
LAND DIVISION
2003 OCT 22 10 32
DEPT OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Attached, please find a copy of the subject CDUA, and our Department's Notice of Acceptance and Environmental Determination. Please return the CDUA and all attachments. Should you require additional information, please call Dawn Hegger of our Office of Conservation and Coastal Lands staff at 587-0380. If no response is received by the suspense date, we will assume there are no comments.

Comments Attached
 No Comments

[Signature]
Signature

64121030-4245760 2/0

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands

REF:OCCLDH

CDUA: OA-3159

Acceptance Date: October 10, 2003
180 Day Expiration Date: April 7, 2004
Suspense Date: 21 Days from stamped
date OCT 20 2003

MEMORANDUM

TO: Division of State Parks, Historic Preservation Division, Engineering Division, Division of Forestry and Wildlife, Division of Aquatic Resources, Division of Boating and Ocean Recreation, Oahu District Land Agent

FROM: Dierdre S. Mamiya, Acting Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA)
BOARD PERMIT

APPLICANT: Gerald Park for James and Lisa Hogg

FILE NO.: OA-3159

REQUEST: Construct Single-Family Residence (SFR)

LOCATION: located at 45-654 Kionaole Road, Kaneohe, Koolau Loa, Hawaii,
TMK: (1) 4-5-042:008

RECEIVED
LAND DIVISION
2003 OCT 22 P 3:32

PUBLIC HEARING: YES NO

Attached, please find a copy of the subject CDUA, and our Department's Notice of Acceptance and Environmental Determination. Please return the CDUA and all attachments. Should you require additional information, please call Dawn Hegger of our Office of Conservation and Coastal Lands staff at 587-0380. If no response is received by the suspense date, we will assume there are no comments.

Comments Attached
 No Comments


Signature

MICHAEL G. BUCK, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE

OCT 22 2003

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands

REF:OCCLDH

CDUA: OA-3159

Acceptance Date: October 10, 2003
180 Day Expiration Date: April 7, 2004
Suspense Date: 21 Days from stamped
date OCT 20 2003

MEMORANDUM

TO: Division of State Parks, Historic Preservation Division, Engineering Division, Division of Forestry and Wildlife, Division of Aquatic Resources, Division of Boating and Ocean Recreation, Oahu District Land Agent

FROM: Dierdre S. Mamiya, Acting Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA)
BOARD PERMIT

APPLICANT: Gerald Park for James and Lisa Hogg

FILE NO.: OA-3159

REQUEST: Construct Single-Family Residence (SFR)

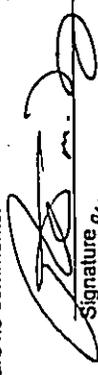
LOCATION: located at 45-654 Kionaole Road, Kaneohe, Koolau Loa, Hawaii,
TMK: (1) 4-5-042:008

RECEIVED
LAND DIVISION
2003 OCT 23 P 2:58

PUBLIC HEARING: YES NO

Attached, please find a copy of the subject CDUA, and our Department's Notice of Acceptance and Environmental Determination. Please return the CDUA and all attachments. Should you require additional information, please call Dawn Hegger of our Office of Conservation and Coastal Lands staff at 587-0380. If no response is received by the suspense date, we will assume there are no comments.

Comments Attached
 No Comments


Signature

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands

REF:OCCL:DH

CDUA: OA-3159

Acceptance Date: October 10, 2003
180 Day Expiration Date: April 7, 2004
Suspense Date: 21 Days from stamped
date **OCT 20 2003**

MEMORANDUM

TO: Division of State Parks, Historic Preservation Division, Engineering Division, Division of Forestry and Wildlife, Division of Aquatic Resources, Division of Boating and Ocean Recreation, Oahu District Land Agent

FROM: *[Signature]*
Dierdre S. Mamiya, Acting Administrator
Office of Conservation and Coastal Lands

SUBJECT: **REQUEST FOR COMMENTS
Conservation District Use Application (CDUA)
BOARD PERMIT**

APPLICANT: *Gerald Park for James and Lisa Hogg*

FILE NO.: OA-3159

REQUEST: Construct Single-Family Residence (SFR)

LOCATION: located at 45-654 Kionaole Road, Kaneohe, Koolau Loa, Hawaii,
TMK: (1) 4-5-042-008

PUBLIC HEARING: YES NO

RECEIVED
LAND DIVISION
2003 OCT 27 P 2 16
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
200 SOUTH KALANIANA'OLE AVENUE
HONOLULU, HAWAII 96820
TELEPHONE: (808) 586-1100
FACSIMILE: (808) 586-1101
WWW: www.deq.hawaii.gov

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LAND DIVISION
2003 OCT 28 A 9 36
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

October 27, 2003

MEMORANDUM

TO: Office of Conservation and Coastal Lands
Dierdre S. Mamiya, Acting Administrator

FROM: *[Signature]*
Genevieve Salmonsom, Director
Office of Environmental Quality Control

SUBJECT: Request for Comments
Conservation District Use Permit - Board Approval

APPLICANT: Gerald Park for James and Lisa Hogg

FILE NO.: OA-3159

REQUEST: Construct Single Family Residence

LOCATION: 45-654 Kionaole Road, Kaneohe, HI TMK: (1) 4-5-042:008

We have received your request for comments on the CDUA. We will comment on the draft and CDUA thru Chapter 343 review process.

If you have any questions, please call our office at 586-4185.

Comments Attached
 No Comments

[Signature]
Signature



 LINDA LUKOLE

 DEPARTMENT OF LAND AND NATURAL RESOURCES

 STATE OF HAWAII

 HISTORIC PRESERVATION DIVISION

 601 KAMOMEGA BOULEVARD

 KAPOLEI, HAWAII 96707

October 30, 2003

 HAWAII HISTORIC PRESERVATION

 DIVISION REVIEW

 Applicant/Agency: Dierdre Mamiya, Administrator

 DLNR/ Land Division

 Log #: 2003 2218

 Doc #: 0310EJ14

 Date Received: October 22, 2003

 SUBJECT: Chapter 6E-42 Historic Preservation Review - Conservation District

 Use Application (CDUA Board Permit for James and Lisa Hogg (OA-3159)

 Ahupua'a: Kane'ohu

 District, Island: Ko'olaupoko, O'ahu

 TMK: (1) 4-5-042:008

1. This project has not gone through the historic preservation review process. Please submit documentation

 2. This project has already gone through the historic preservation review process.

 a. mitigation has been completed

 b. other

 3. We have not been consulted on this undertaking, however we believe there are no historic properties present, because:

 a) intensive cultivation has altered the land

 b) residential development/urbanization has altered the land

 c) previous grubbing/grading has altered the land

 d) an acceptable archaeological assessment or inventory survey found no historic properties

 e) other: Per the CDUA and DEA, the parcel to be developed was grubbed and graded in 2001.

Thus, we believe that "no historic properties will be affected" by this undertaking.

 Alpha,

 P. Holly McEldowney

 P. Holly McEldowney, Acting Administrator

 State Historic Preservation Division

DIVISION OF AQUATIC RESOURCES

 STATE OF HAWAII

 DEPARTMENT OF LAND AND NATURAL RESOURCES

 Office of Conservation and Coastal Lands

 CDUA: OA-3159

 Acceptance Date: October 10, 2003

 180 Day Expiration Date: April 7, 2004

 Suspense Date: 21 Days from stamped date

 11/10

 OCT 20 2003

MEMORANDUM

 TO: Division of State Parks, Historic Preservation Division, Engineering Division, Division of Forestry and Wildlife, Division of Aquatic Resources, Division of Boating and Ocean Recreation, Oahu District Land Agent

 FROM: Dierdre S. Mamiya, Acting Administrator

 Office of Conservation and Coastal Lands

 SUBJECT: REQUEST FOR COMMENTS

 Conservation District Use Application (CDUA)

 BOARD PERMIT

 APPLICANT: Gerald Park for James and Lisa Hogg

 FILE NO.: OA-3159

 REQUEST: Construct Single-Family Residence (SFR)

 LOCATION: located at 45-654 Kionaole Road, Kaneohe, Koolau Loa, Hawaii, TMK: (1) 4-5-042:008

PUBLIC HEARING: YES _ NO X

 Attached, please find a copy of the subject CDUA, and our Department's Notice of Acceptance and Environmental Determination. Please return the CDUA and all attachments. Should you require additional information, please call Dawn Hegger of our Office of Conservation and Coastal Lands staff at 587-0380. If no response is received by the suspense date, we will assume there are no comments.

Comments Attached

 () No Comments

 Signature

 11/6/03

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 DEPT. OF LAND & NATURAL RESOURCES

 STATE OF HAWAII

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 AQUATIC RESOURCES

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 OCT 31 2003

Suspende Date: November 10, 2003

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Aquatic Resources
Honolulu, Hawaii

MEMORANDUM

To: William Devick, Administrator
From: Richard Sixberry, Aquatic Biologist
Subject: Comments on Conservation District Use Permit OA-3159

Comments Requested By: Dierdre Mamiya, Land Management

Date of Request: 10/20/03

Date Received: 1021/03

Summary of Project

Title: Single Family Residence

Proj. By: James & Lisa Hogg

Location: Kaneohe, Oahu

Brief Description:

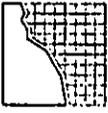
The applicant proposes to construct a family residence with a detached garage on 9.051 acre parcel on the mauka side of Kamo'oali'i stream on Kionaole Road, Kaneohe, Oahu. Various site improvements are also planned.

Comments:

No significant impact adverse to aquatic resource values is expected from the construction of the single family residence and other proposed activities.

We suggest that site work be conducted, as much as possible, during periods of minimal rainfall; all areas denuded of vegetation should be quickly stabilized to control erosion.

Precautions should be taken to prevent construction materials, debris, eroded soil, landscaping chemicals, petroleum products and other potential contaminants from entering the aquatic environment.



GERALD PARK
URBAN PLANNER

Planning
Land Use
Research
Environmental
Studies

1721 KAPOHANA BLVD
Suite 211
Honolulu, Hawaii
96814

Telephone
(808) 596-7484
Facsimile
(808) 596-7485
e-mail
geraldpark@aol.com

January 15, 2004

William Devick, Administrator
Aquatic Resources Division
Department of Land and Natural Resources
State of Hawaii
PO Box 621
Honolulu, Hawaii 96809

Dear Mr. Devick:

Subject: Conservation District Use Application (CDUA)

James and Lisa Hogg
TMK: 4-5-042: 008
Kaneohe, Koolauloa, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject Conservation District Use Application. We offer the following responses to your comments.

As suggested, site work will be conducted as much as possible during periods of minimal rainfall. Areas grubbed of vegetation will be stabilized to minimize construction related runoff and erosion. In addition, Best Management Practice measures will be implemented to prevent construction materials, debris, soil, petroleum products, and other potential contaminants from entering an unnamed stream (possibly a tributary to Kamo'oali'i Stream) in a gulch adjoining and below the subject property.

We thank the Division of Aquatic Resources for participating in the environmental review process. Should you or your staff have any questions, please call me at 596-7484.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: D. Hegger, OCCL-DLNR
J. Hogg

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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LAND DIVISION

2003 NOV 12 A 10:14

GENERAL DELIVERY



DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

ERIC G. CRISPIN, AIA
DIRECTOR
BARBARA KIM ELLSTON
DEPUTY DIRECTOR

November 10, 2003

2003/ELOG-3374(cy)

Ms. Dierdre S. Mamiya, Acting Administrator
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Ms. Mamiya:

Subject: Draft Environmental Assessment (DEA) and Conservation District Use Permit
Application OA-3159 for Hoge Single-Family Residence
Tax Map Key 4-5-42: 8 and 16, Kaneohe, Koolauapoko, Oahu

We have reviewed the above documents and have the following comments:

The site is located within the Preservation Boundary of the Koolauapoko Sustainable Communities Plan (SCP), Section 2.2.7.4 of the SCP states, "The Preservation Boundary is established to protect undeveloped lands that are not valued primarily for agriculture but which form an important part of the region's open space fabric. Such lands include important wildlife habitat, archaeological or historic sites, significant landforms or landscapes over which significant views are available, and development-related hazard areas. They exclude such features, sites or areas that are located within the Urban Community, Rural Community or Agriculture boundaries."

In addition, Section 3.6.1 of the SCP states, "Within the establishment of Urban Community, Rural Community, Agriculture and Preservation Boundaries to preserve open space and agricultural areas and contain the spread of development, housing capacity in Koolauapoko will be increased only by:

- (1) 'Infill' development of remaining vacant lands in areas that are already urbanized;

Ms. Dierdre S. Mamiya, Acting Administrator
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
Page 2

- (2) Minor subdivisions of some larger residential lots into smaller parcels at scattered locations throughout the region;
- (3) Expansions of existing homes to accommodate larger households; and
- (4) Residential development on Marine Corps Base Hawaii and lands under the jurisdiction of the Department of Hawaiian Homelands or the Office of Hawaiian Affairs."

The DEA should expand on how the proposal is consistent with the above provisions of the Koolauapoko SCP.

The DEA should also provide a view analysis showing what the visual impact of the project will be from public vantage points along Kamehameha Highway and the H-3 Interstate facility and any proposed measures to mitigate view impacts. We suggest that the view analysis include the proposed structures superimposed on view planes commonly seen from motorists along these two roadway facilities and especially at the Halekou Interchange.

Thank you for the opportunity to comment. If you have any questions, please contact Raymond Young of our staff at 527-5839.

Sincerely yours,


ERIC G. CRISPIN, AIA
Director of Planning and Permitting

EGC:lh
Doc 23811



January 15, 2003

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1221 Kooloaue Blvd
Suite 211
Honolulu, Hawaii
96814

Telephone
(808) 596-7484
Facsimile
(808) 596-7485
e-mail
geraldpark@aol.com

Eric G. Crispin, AIA, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: Hogg Single-Family Residence
TMK: 4-5-042: 008
Kaneohe, Koolauapoko, Oahu

Thank for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

Koolauapoko Sustainable Communities Plan

We acknowledge that the subject property is located within the Preservation Boundary established by the Koolauapoko Sustainable Communities Plan for the District of Koolauapoko. The Preservation Boundary includes areas within the State Conservation District and the subject property is designated Conservation. In addition to the Preservation Boundary, the KSCP establishes Urban Community, Rural Community, and Agriculture Boundaries. These boundaries "are intended to help guide future development, redevelopment, and resource management within: existing zoning designations; future zoning designations and other standards or guidelines that may be developed in response to the provisions of this plan; other established entitlements (underscoring added); or in accordance with pertinent policy and character established in this plan."

For the subject proposal, we interpret the term "other established entitlements" to mean rules and regulations controlling uses in the State Conservation District. Conservation District rules allow one single-family dwelling per lot. The subject proposal is to construct a single-family residential dwelling on the subject lot as permitted (or entitled).

The comments and policies about increasing residential housing capacity (Section 3.61 of the SCP) apply to "remaining vacant lands in areas that are already urbanized", "minor subdivision of some larger residential lots", and "expansion of existing homes to accommodate larger households". Because of several key words (italicized) in the above policies we believe that the language applies to housing capacity in urban areas and not to single-family residential construction on lands within the Preservation Boundary. If the policy language were to apply to all areas within the district it could be construed to a) exclude construction of farm dwellings on new agricultural lots, and b) preclude construction of a single-family dwelling on land in the Conservation District (an entitled use).

View Study

A view study has been included in the Final Environmental Assessment. Trees and dense vegetation surround the project site on its north and west sides and an un-manned electrical sub-



Eric Crispin
January 15, 2004
Page 2

station borders the side on the south. Kionaole Road and a section of the H-3 Interstate Highway pass to the east of the project site. The adjoining utility station and dense vegetative cover effectively screens the project site from the public eye from their respective directions. The view study, however, shows that motorists could view the proposed improvements from along a section of the H-3 Interstate Highway passing the project site.

A portion of the upper section of roof and exterior wall of the dwelling would be minimally visible to motorists traveling in the maui-bound direction (Images Enclosed). The roof would be viewed adjoining the end of the tree line along the north-northeast edge of the property and slightly protruding above ground elevation. The dwelling should not be plainly visible from Kionaole Road because of the perimeter vegetation and the higher lot elevation compared to the road. Kionaole Road (which crosses over the H-3), electrical transmission towers, and overhead wiring effectively block views of the property when approaching the site in the maui-bound direction.

From the Kaneohe bound lanes of Kamehameha Highway at the Halekou Interchange, the single-family dwelling might be glimpsed through voids between the tree trunks and foliage growing on the maui side of the site but should not be plainly visible to motorists.

We thank the Department of Planning and Permitting for participating in the environmental review process. Should you or your staff have any questions, please call me at 596-7484.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

Enclosures (2)

c: D. Hegger, OCCL-DLNR
J. Hogg

LINDA LINGLE
GOVERNOR OF HAWAII

RL



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

225 SOUTH BERTHOUD STREET
HONOLULU, HAWAII 96813
TELEPHONE: 521-4118
FAX: 521-4116
E-MAIL: oeqc@hawaii.gov

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

RECEIVED

DEC 10 AIO 53

GENEVEE SALMONSON
DIRECTOR

4717

December 4, 2003

Mr. Peter Young, Chair
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Young:

Subject: Draft Environmental Assessment for the Hogg Single Family Residence

Thank you for the opportunity to review the subject document. We no comments. Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

Genevieve Salmon
Genevieve Salmonson
Director

c: Gerald Park

RECEIVED
LAND DIVISION

2003 DEC 11 A 9 37

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

APPENDIX B

ARCHITECTURAL DRAWINGS
Sheets A-2 To A-6



WEILE
& Associates, Ltd.
designer/build
6317 Konoale Place
Honolulu, HI 96825
Tel: (808) 395-2005
Fax: (808) 395-1800
e-mail: lisa@weile.com

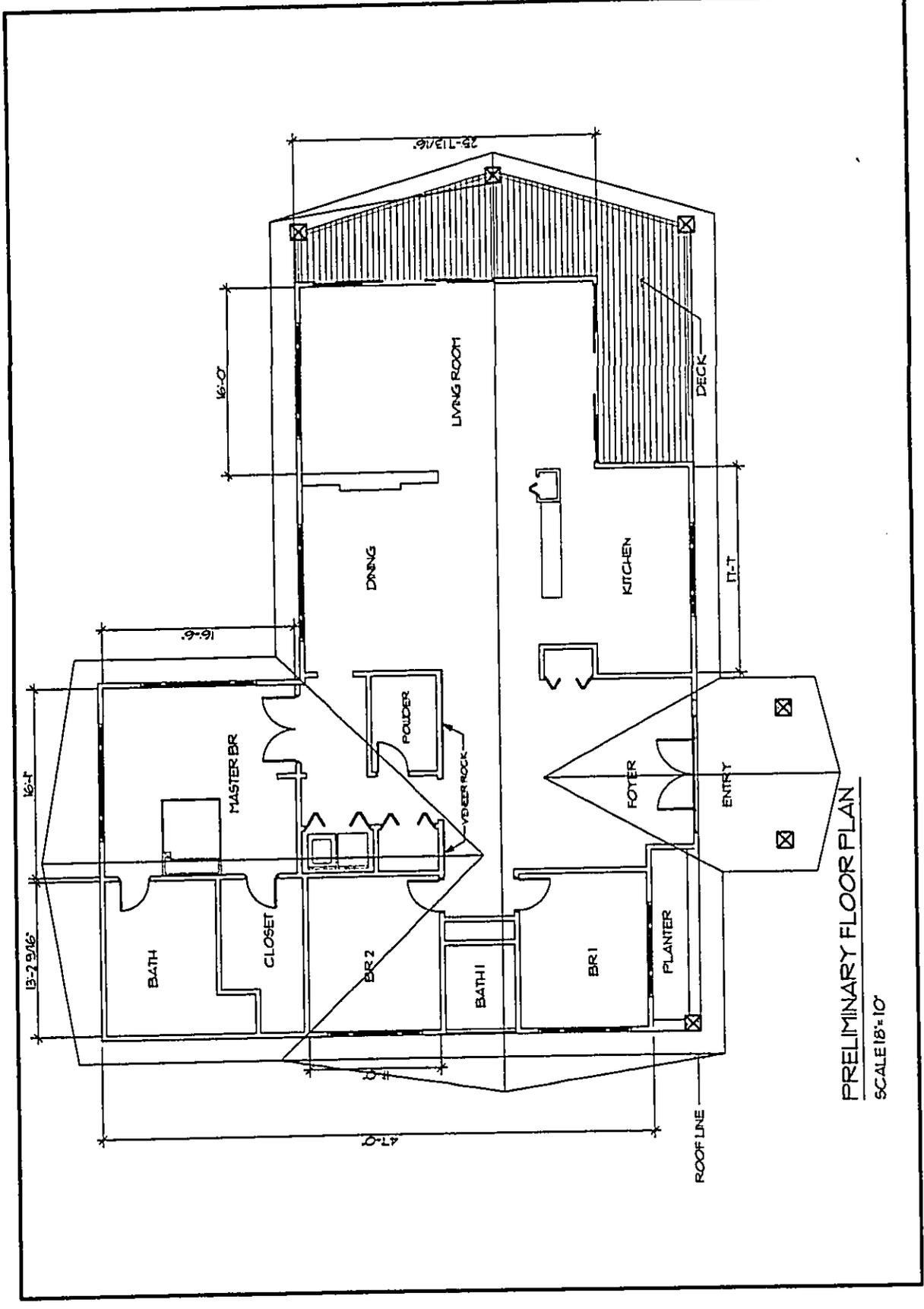
Professional Design
Services. Subject to
Contract. Not for
Building Code, Planning
Code, Compliance and
Final Approval
By Owner.

NEW RESIDENCE FOR
JM & LISA HOGG
45-644 KONAOLE ROAD
KANEHOHE HAWAII 96744

Date: July 22, 2003
Scale: 1/8" = 1'-0"
Designed By: Felix L. Weile
Drawn By: CSTY
Project No.: Floor Plan
HOGG-2201

A-2

Sheet 3 of 6



PRELIMINARY FLOOR PLAN
SCALE 1/8" = 1'-0"



WEILLE
& Associates, Ltd.
design / build

6171 Woodlark
Highway
Ed. (800) 398-0000
Fax (800) 395-1800
email: info@weille.com

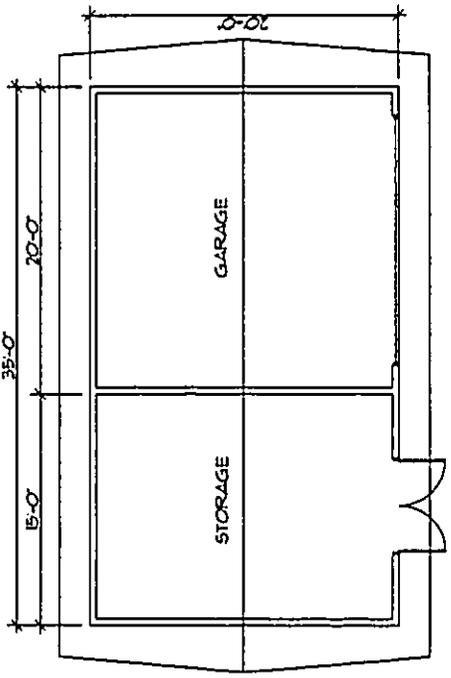
www.weille.com
Preliminary Design
Subject to
Final Verification of
Existing Conditions,
Code Compliance and
Final Approval
By Owner.

NEW RESIDENCE FOR
JM & LISA HOGG
45-644 KONA LALE ROAD
KANEHOHE HAWAII 96744

Date: 11/21/2003
Scale: 1/8" = 1'-0"
Designed By: Fabio L. Uliola
Drawn By: CSY
Sheet Title: Floor Plans
Job: HOGG-2201

A-3

Sheet 3 of 6



PRELIMINARY GARAGE PLAN
SCALE 1/8" = 1'-0"



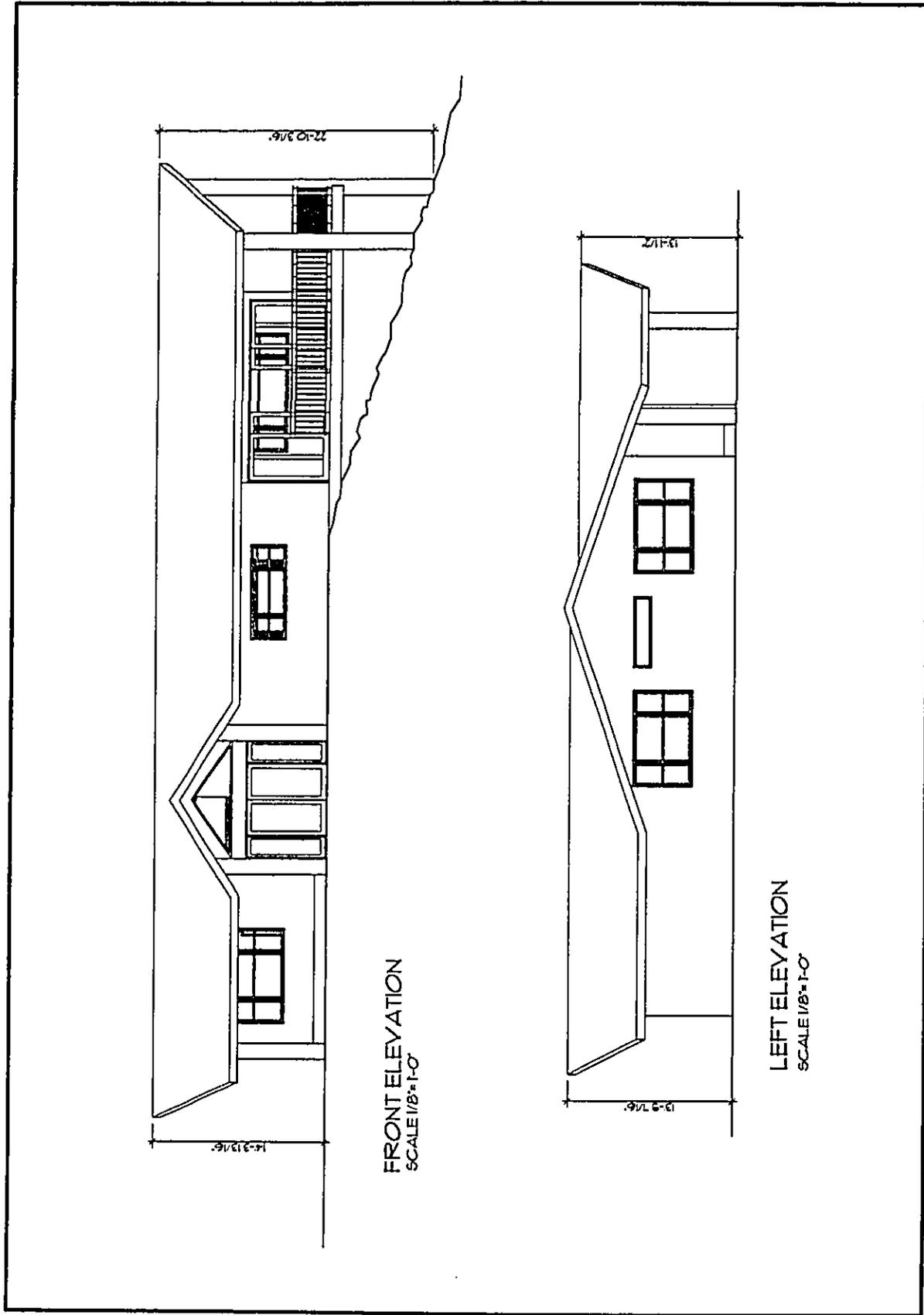
WEILE
 A Associates, Ltd.
 designer / build
 6112 Puukii Place
 Honolulu, Hawaii 96825
 Tel: (808) 392-1800
 Fax: (808) 392-1800
 e-mail: info@weile.com
 www.weile.com

Professional Design
 Schedule Subject to
 Final Approval of
 Final Construction
 Code Compliance and
 Final Approval
 By Owner.

JM & USA HOGG
 NEW RESIDENCE FOR
 45-644 KONAOLE ROAD
 KANEHOHE HAWAII 96744

Date: July 27, 2003
 Scale: 1/8" = 1'-0"
 Checked By: Field L. Ushida
 Drawn By: CSY
 Project No: Evidence Elevations
 Job: HOGG-2207

A-4
 Sheet B of 6



FRONT ELEVATION
 SCALE 1/8" = 1'-0"

LEFT ELEVATION
 SCALE 1/8" = 1'-0"



WEILE
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Design / Build
6313 Pihaihi Place
Honolulu, Hawaii 96825
Tel: (808) 395-0000
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www.weile.com

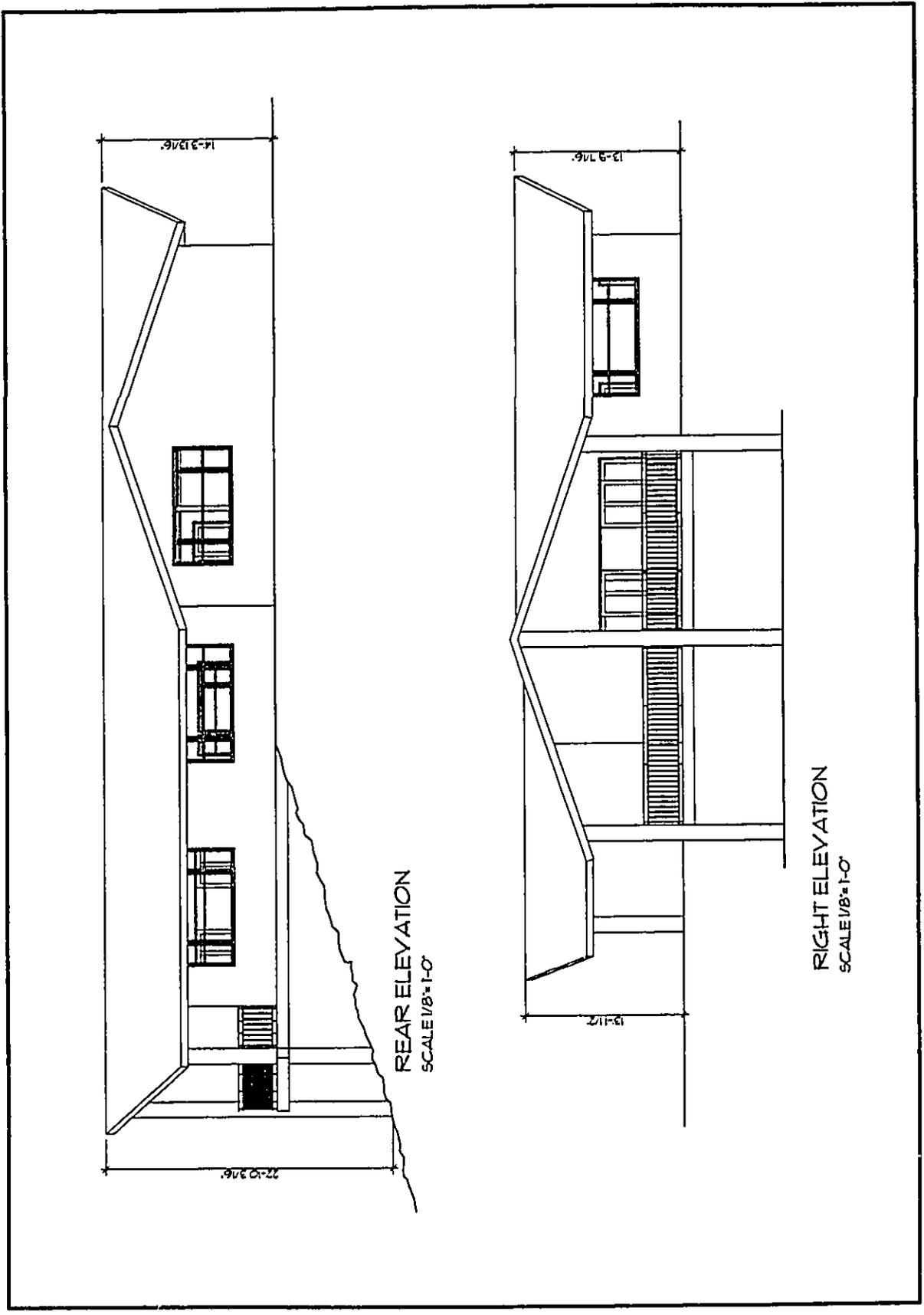
Professional Design
Services Subject to
Final Verification of
Existing Conditions,
Changelogs and
Final Approval
By Owner.

JM & LISA HOGG
NEW READINGS FOR
45664 KONAOLE ROAD
KANEHOE HAWAII 96744

Date: July 21, 2003
Scale: 1/8" = 1'-0"
Designed By: Field L. Ushida
Drawn By: CSY
Print Title: Exterior Elevations
Job: HOGG-2201
Sheet Number:

A-5

Sheet 6 of 6



REAR ELEVATION
SCALE 1/8" = 1'-0"

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



WELFE
 & Associates, Ltd.
 design/build

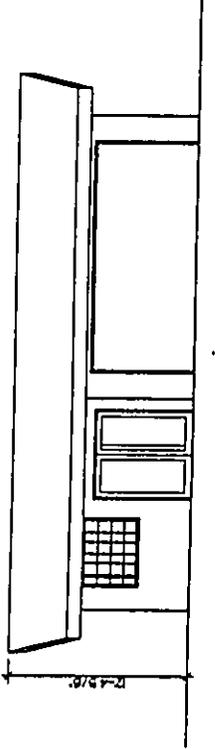
6117 Puhala Place
 Honolulu, HI 96821
 Tel: (808) 391-0000
 Fax: (808) 391-1800
 e-mail: info@welfe.com

www.welfe.com
 Preliminary Design
 Secondary Architect
 Final Verification of
 Construction Documents
 Construction Administration
 Final Approval
 By Owner

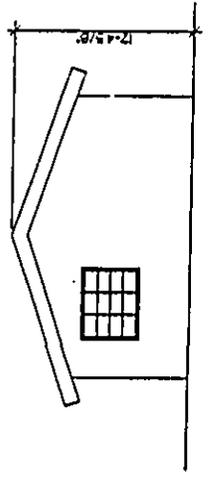
NEURSOURCE FOR
JIM & LISA HOGG
 45-644 KONAOLE ROAD
 KANEHOHE HAWAII 96744

Date: January 8, 2004
 Scale: 1/8" = 1'-0"
 Designed By: Felix L. Elide
 Drawn By: CST
 Check By:
 Exterior Elevations
 Job: H0566-2007
 Sheet Number:

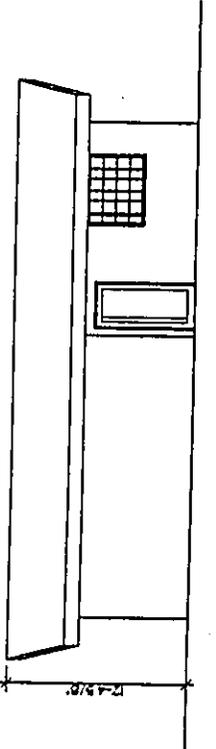
A-6
 Sheet 1 of 1



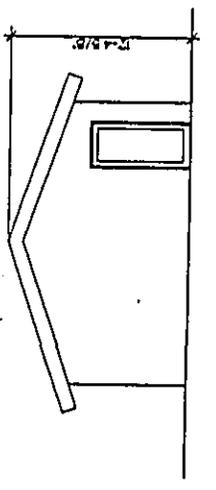
GARAGE FRONT ELEVATION
 SCALE 1/8" = 1'-0"



GARAGE LEFT ELEVATION
 SCALE 1/8" = 1'-0"



GARAGE REAR ELEVATION
 SCALE 1/8" = 1'-0"



GARAGE RIGHT ELEVATION
 SCALE 1/8" = 1'-0"