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DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
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MEMORANDUM

OCT 25 2007

TO: Laurence K. Lau, Deputy Director
Environmental Health
Office of Environmental Quality ~~Control~~

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

SUBJECT: Final Environmental Assessment (FEA)/ Finding of No Significant Impact (FONSI) for the Kaneohe Ranch and Castle Foundation Administrative Complex Located at Kailua, Island of Oahu, TMK: (1) 4-5-035:003

The Office of Conservation and Coastal Lands (OCCL) has reviewed the Final Environmental Assessment (FEA) for the proposed project. The Draft Environmental Assessment (DEA) for this project was published in OEQC's August 23, 2007 Environmental Notice.

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 November 08, 2007 Environmental Notice. This finding does not constitute approval of the proposed use.

We have enclosed two copies and a CD of the FEA for the project along with the OEQC Bulletin Publication Form and Project Summary. Comments on the Draft Environmental Assessment were sought from relevant agencies and the public, and were included in the FEA.

Please contact Tiger Mills of our Office of Conservation and Coastal Lands staff at 587-0382 if you have any questions on this matter.

Attachments

FINAL ENVIRONMENTAL ASSESSMENT

KANEOHE RANCH & CASTLE FOUNDATION ADMINISTRATIVE COMPLEX

OCTOBER 2007

HAROLD K.L. CASTLE FOUNDATION

FINAL ENVIRONMENTAL ASSESSMENT

KANEOHE RANCH & CASTLE FOUNDATION ADMINISTRATIVE COMPLEX

Kailua, Koʻolau Poko District, City and County of Honolulu, Oʻahu
Prepared in Partial Fulfillment of the Requirements
Of Chapter 343, Hawaiʻi Revised Statutes and
Title 11, Chapter 200, Hawaiʻi Administrative Rules,
Department of Health, State of Hawaiʻi

OCTOBER 2007

HAROLD K.L. CASTLE FOUNDATION

Prepared for:
Harold K. L. Castle Foundation
146 Hekili Street, Suite 203
Kailua, Hawaiʻi 96734

Prepared by:
Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaiʻi 96813

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ACRONYMS AND ABBREVIATIONS

AeE	Alaeloa silty clay
ALISH	Agricultural Lands of Importance to the State of Hawai‘i
AMSL	above mean sea level
BLNR	Board of Land and Natural Resources
cfs	cubic feet per second
CZM	Coastal Zone Management
DEA	Draft Environmental Assessment
DLNR	Department of Land and Natural Resources
DOH	Department of Health
DP	Development Plan
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
FEA	Final Environmental Assessment
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
ft	feet/foot
gpd	gallons per day
gpm	gallons per minute
HAR	Hawai‘i Administrative Rules
HRS	Hawai‘i Revised Statutes
LSB	Land Study Bureau
LUO	Land Use Ordinance
NRHP	National Register of Historical Places
PM	particulate matter
SCP	Sustainable Communities Plan
SF	square foot (square feet)
SHPD	State Historic Preservation Division
SIHP	State Inventory of Historic Places
SMA	Special Management Area
TMK	Tax Map Key
USDA	United States Department of Agriculture

PROJECT SUMMARY

The Harold K. L. Castle Foundation (Castle Foundation) proposes to construct a 1,604 square foot (SF) building on private property within the State Conservation District in Kailua, Oʻahu, Hawaiʻi on property identified as Tax Map Key (TMK) (1) 4-5-035:003. The new development will consist of a building comprised of one level of office space above ground level parking adjacent to the existing Kaneohe Ranch Management Ltd. (Kaneohe Ranch) administrative office building. The new construction will consolidate Castle Foundation and Kaneohe Ranch's operations in one administrative complex. Approval of a Conservation District Use Application by the State of Hawaiʻi Board of Land and Natural Resources (BLNR) is required before the Proposed Action can be constructed. Castle Foundation and Kaneohe Ranch also seek formal approval for the existing non-conforming office building located on the project site that was constructed in 1940.

This environmental assessment (EA) was prepared in compliance with Chapter 343, Hawaiʻi Revised Statutes (HRS), as amended, and the environmental impact statement (EIS) regulations promulgated by Chapter 200 of Title 11, Hawaiʻi State Department of Health (DOH), Hawaiʻi Administrative Rules (HAR). Since the Proposed Action involves the use of land that is in the State Conservation District as determined by Chapter 205, HRS, and is listed on the National and Hawaiʻi Registers of Historic Places, it is subject to the environmental review process. The purposes of this document are to determine whether the Proposed Action may have a significant impact on the environment and whether an EIS is required.

Under the provisions of Title 11, Chapter 200, HAR, it is anticipated that the direct, indirect, and cumulative effects of the Proposed Action will not have a significant adverse effect on the environment and that a Finding of No Significant Impact (FONSI) will be issued by the approving agency.

Project Name:	Kaneohe Ranch & Castle Foundation Administrative Complex
Proposed Action:	Construction of a 1,604 SF, one level office building above ground level parking on private property within the State Conservation District, and formal approval for a non-conforming office building that was constructed in 1940
Applicant:	Harold K. L. Castle Foundation
Approving Agency:	Department of Land and Natural Resources P.O. Box 621 Honolulu, Hawaiʻi 96809
Preparers of Environmental Assessment:	Helber Hastert & Fee, Planners 733 Bishop Street, Suite 2590 Honolulu, Hawaiʻi 96813
Project Location:	1199 Auloa Road, Kailua District, Oʻahu, Hawaiʻi

Tax Map Key Parcel:	Division 1, Zone 4, Section 5, Plat 35, Parcel 3
Project Area:	Approximately 26,500 SF
Existing Use:	Office building, parking lot
Existing State Land Use District:	Conservation (General subzone)
Koʻolau Poko Sustainable Communities Plan Designation:	Open Space/Preservation
Existing City and County of Honolulu Zoning:	P-1 Restricted Preservation District

CHAPTER 1

Proposed Action

1.0 PROPOSED ACTION

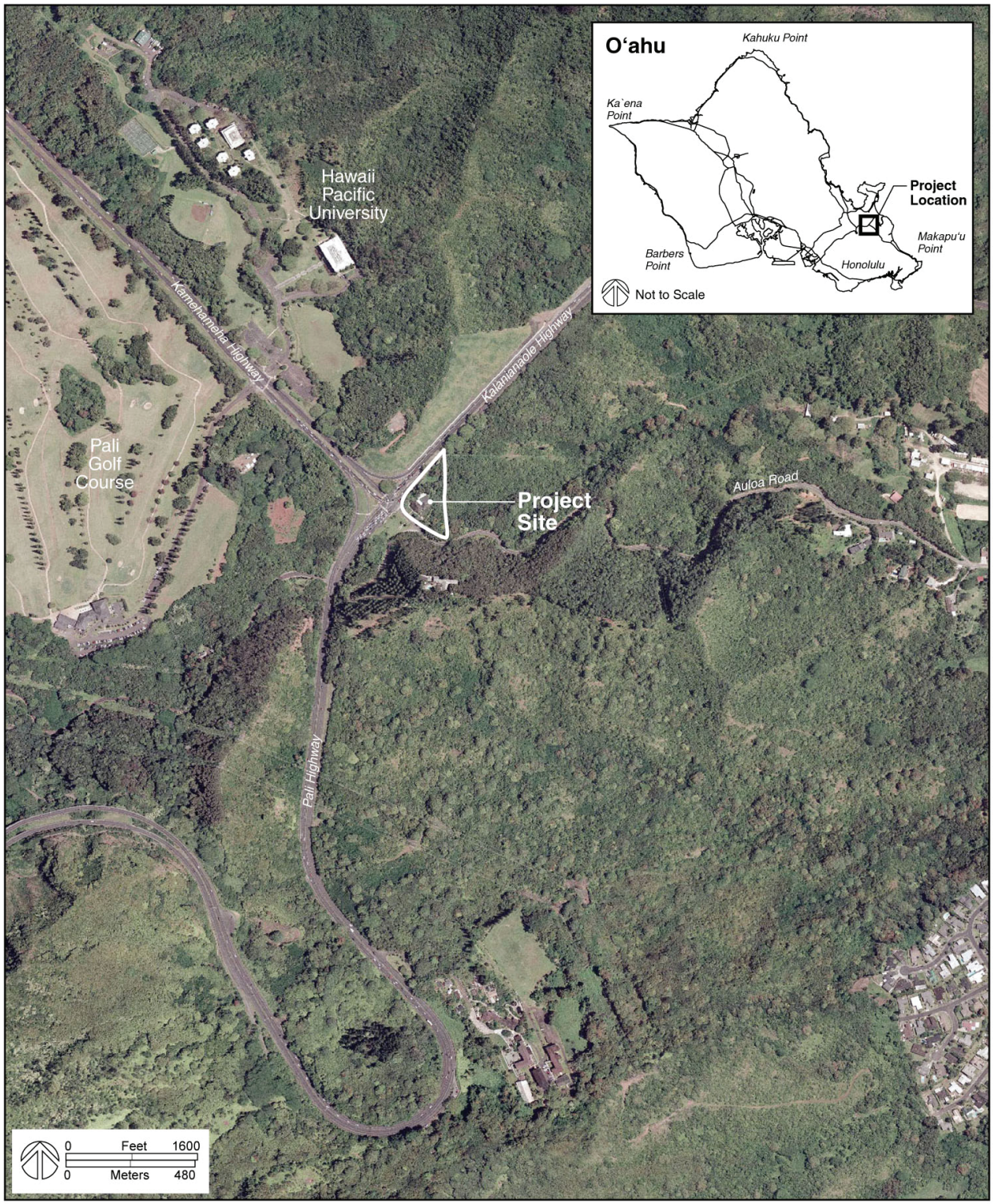
Property Location. The Project Area is located approximately three miles *mauka* of Kailua (population 36,513), a town located on the windward side of O‘ahu in the Ko‘olau Poko District, Kailua Ahupua‘a. The Project Area, an approximately 26,500 SF portion of the 1.81 acre TMK parcel (1) 4-5-035:003, is approximately 3.4 miles *mauka* of the northeastern O‘ahu coastline and Kailua Bay. The Project Area is located at Castle Junction, where the Pali and Kamehameha Highways intersect at the base of the Ko'olau mountain range. The property is bounded by Kalanianaole Highway on the northwest and Auloa Road on the southwest, with open conservation land to the east and south. Figure 1 shows the property’s general location; Figure 2 presents the TMK parcel map of the subject property.

Existing Land Use. The property is currently the site of the Kaneohe Ranch Building, the administrative offices of Kaneohe Ranch. The existing building is 3,216 SF, with a 354 SF covered lanai and 924 SF of parking (six spaces) located underneath and behind the building. Another covered parking area also exists perpendicular to the back of the building (see Figure 3 for existing site plan). An accessible parking stall is located to the east of the driveway at its entrance to the property near Auloa Road. A landscaped yard with trees and grass lawn surrounds the building on its front and sides. The rest of the property is undeveloped.

Project Description. Castle Foundation proposes to construct a 1,604 SF office building on private property within the State Conservation District in Kailua, O‘ahu, Hawai‘i. The new development will consist of one level of office space above ground level parking to consolidate Castle Foundation’s and Kaneohe Ranch’s operations in one administrative complex (see Figure 4 for proposed site plan). The new building, which will match the existing building’s 32-foot (ft) height, will be designed to be separate from the existing Kaneohe Ranch Building to minimize impacts on the historic building. It will be connected to that building by an at-grade concrete walkway at the office level and a covered walkway, the roof of which will be below the top of grade on the Pali Highway side (See Figure 5 for proposed walkway). The southeast corner of the new building will be cantilevered out over the downward slope beneath, with posts on an already established level plane.

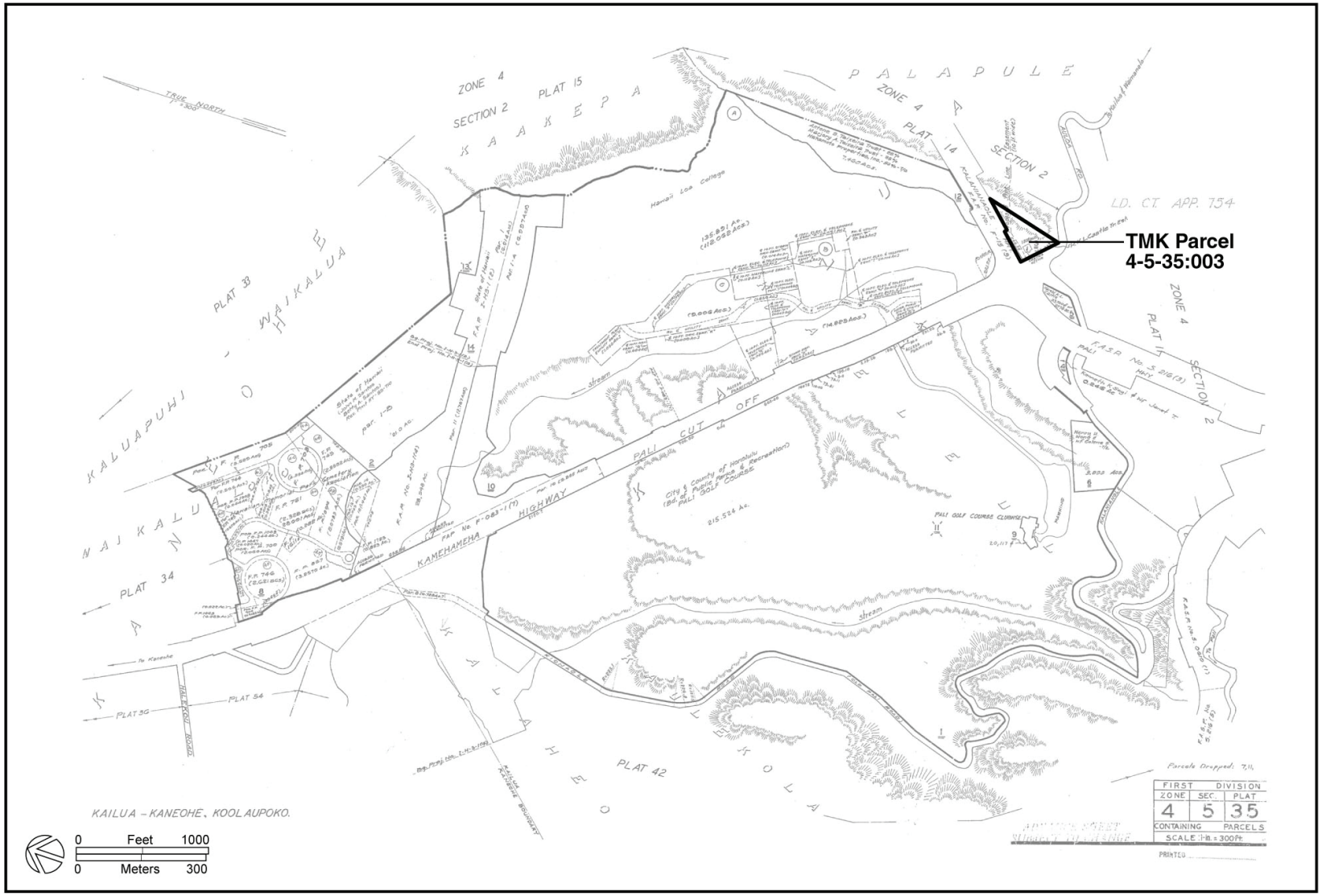
In terms of design, the architecture of the new office building will complement the character of the existing Kaneohe Ranch Building, which was constructed in 1940 and represents the old Hawaiian architectural style of a steep double pitch hip roof, a covered lanai, plastered walls, and cross ventilation. The building will be made compatible through the use of the same roof forms, roofing, stucco finish, and color (see Figures 6a and 6b for architectural sketches). The window design will be similar to the historic building, but the new building will be differentiated to distinguish between new and old structures. The Kaneohe Ranch Building will continue to be used as an office once the new building is constructed. The administrative complex will have 11 parking spaces and access will be via a single driveway off Auloa Road, the same driveway that is currently used. The driveway will need to be widened to 16 ft to provide fire truck access for fire protection of the new building. This widening will also require relocation of the existing accessible parking stall and replacement of the existing automatic gate.

The new construction is intended to be used as an administrative office for Castle Foundation and Kaneohe Ranch employees. Castle Foundation and Kaneohe Ranch are legally separate organizations, but could be considered ‘sister companies’ because of their close origins (both



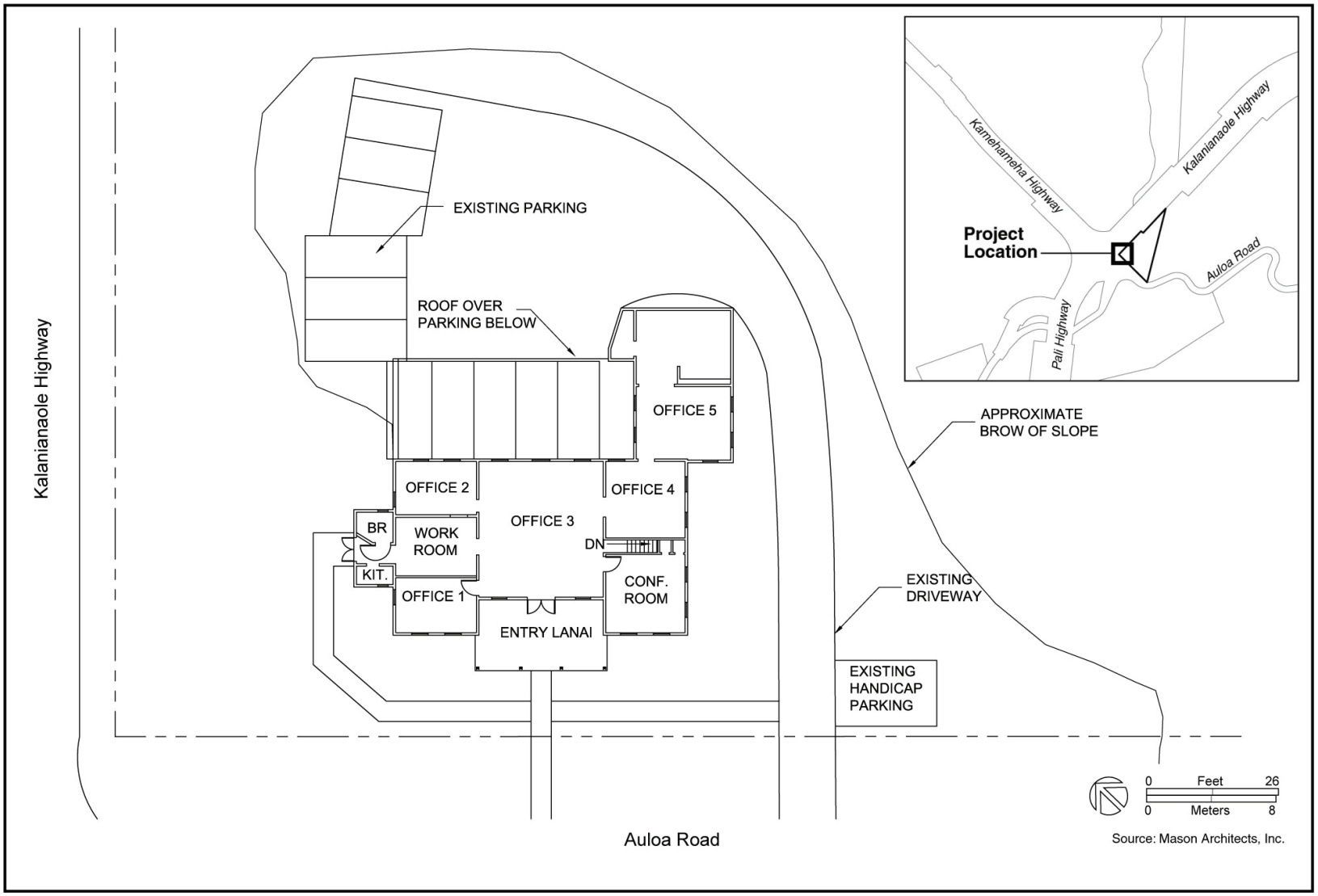
Project Location **Figure 1**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment



TMK Parcel Map **Figure 2**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment



Existing Site Plan **Figure 3**

Kaneohe Ranch & Castle Foundation
Administrative Complex
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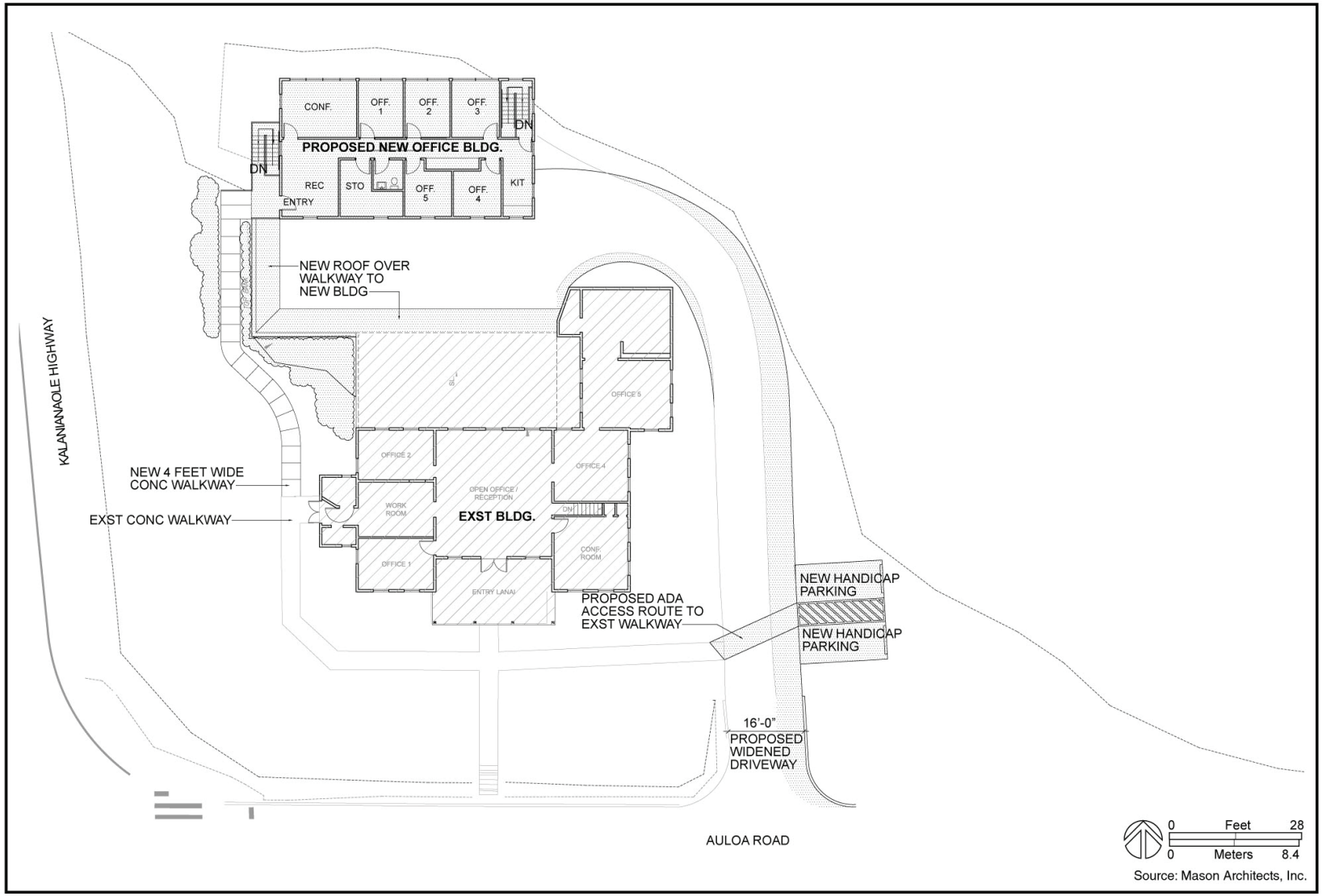
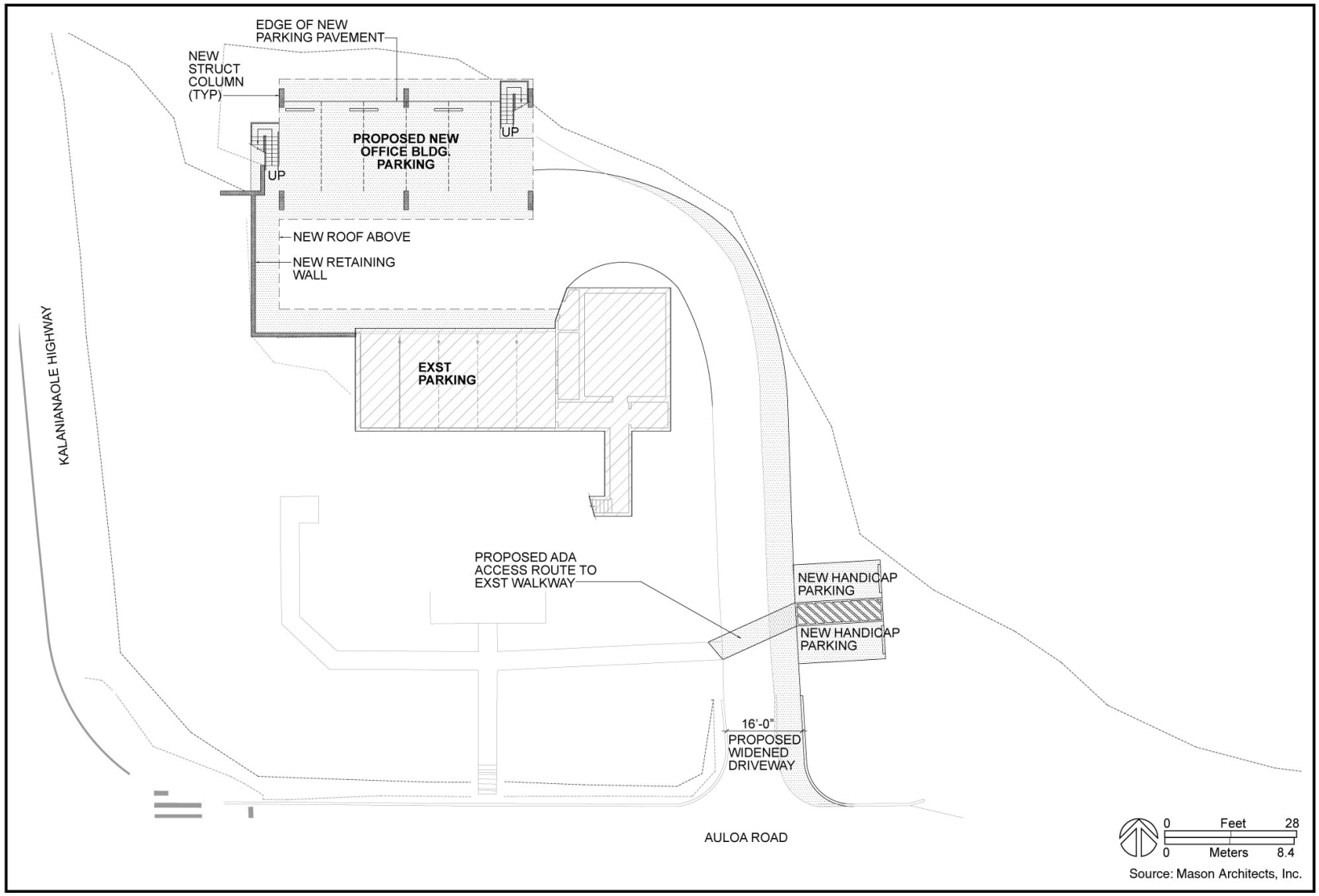


Proposed Site Plan - Upper Level **Figure 4a**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment



Proposed Site Plan - Lower Level **Figure 4b**

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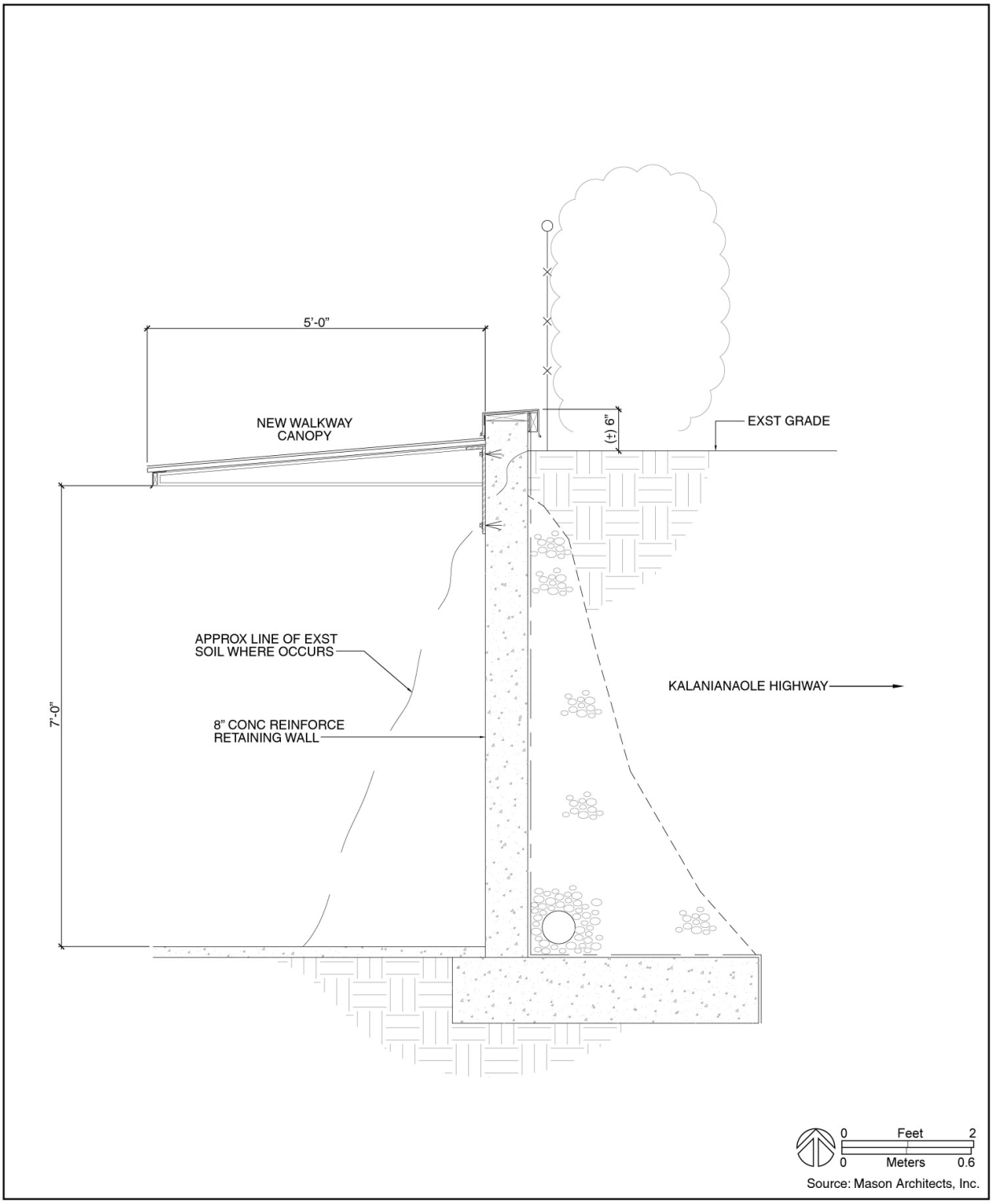

Proposed Walkway **Figure 5**

Kaneohe Ranch & Castle Foundation
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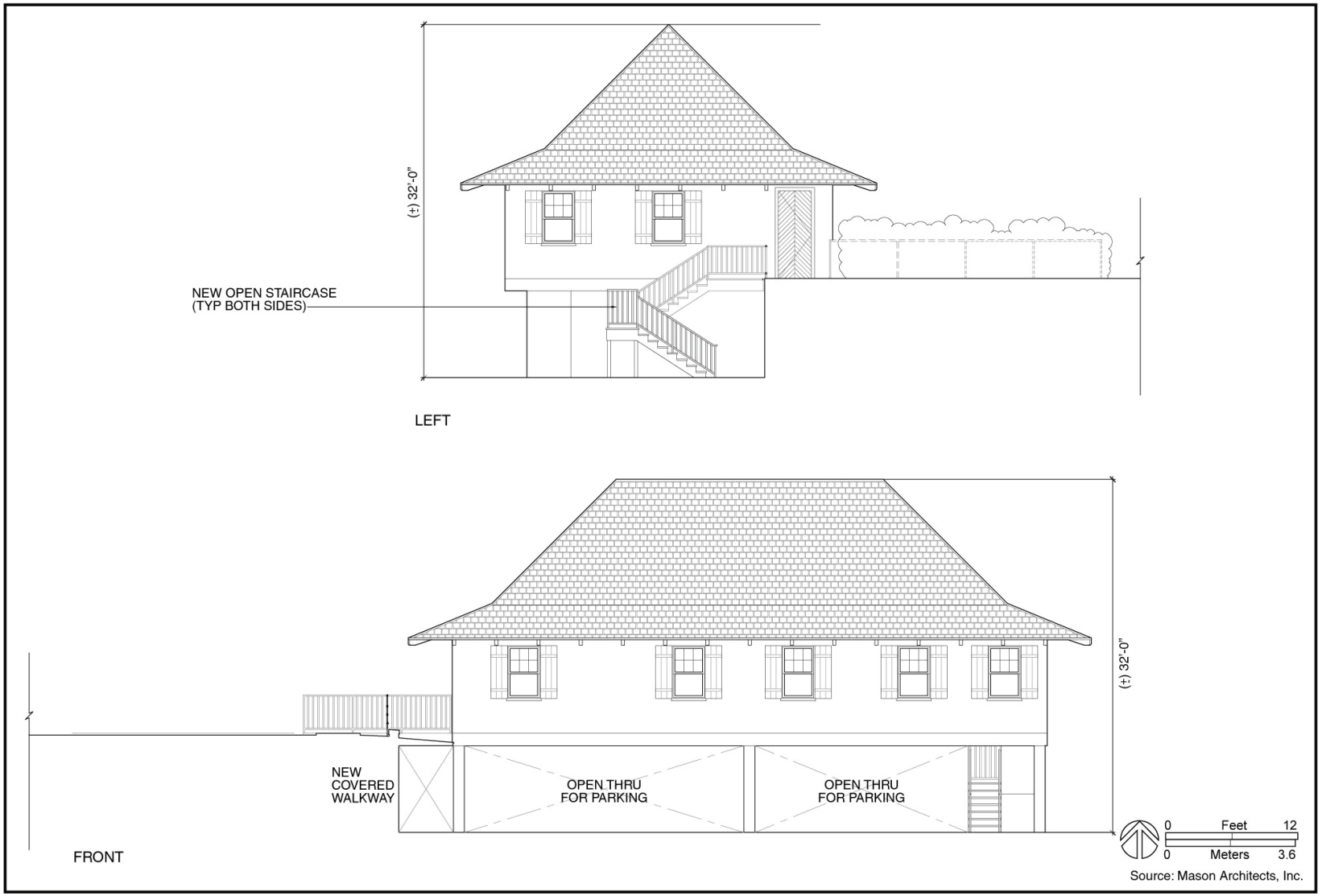
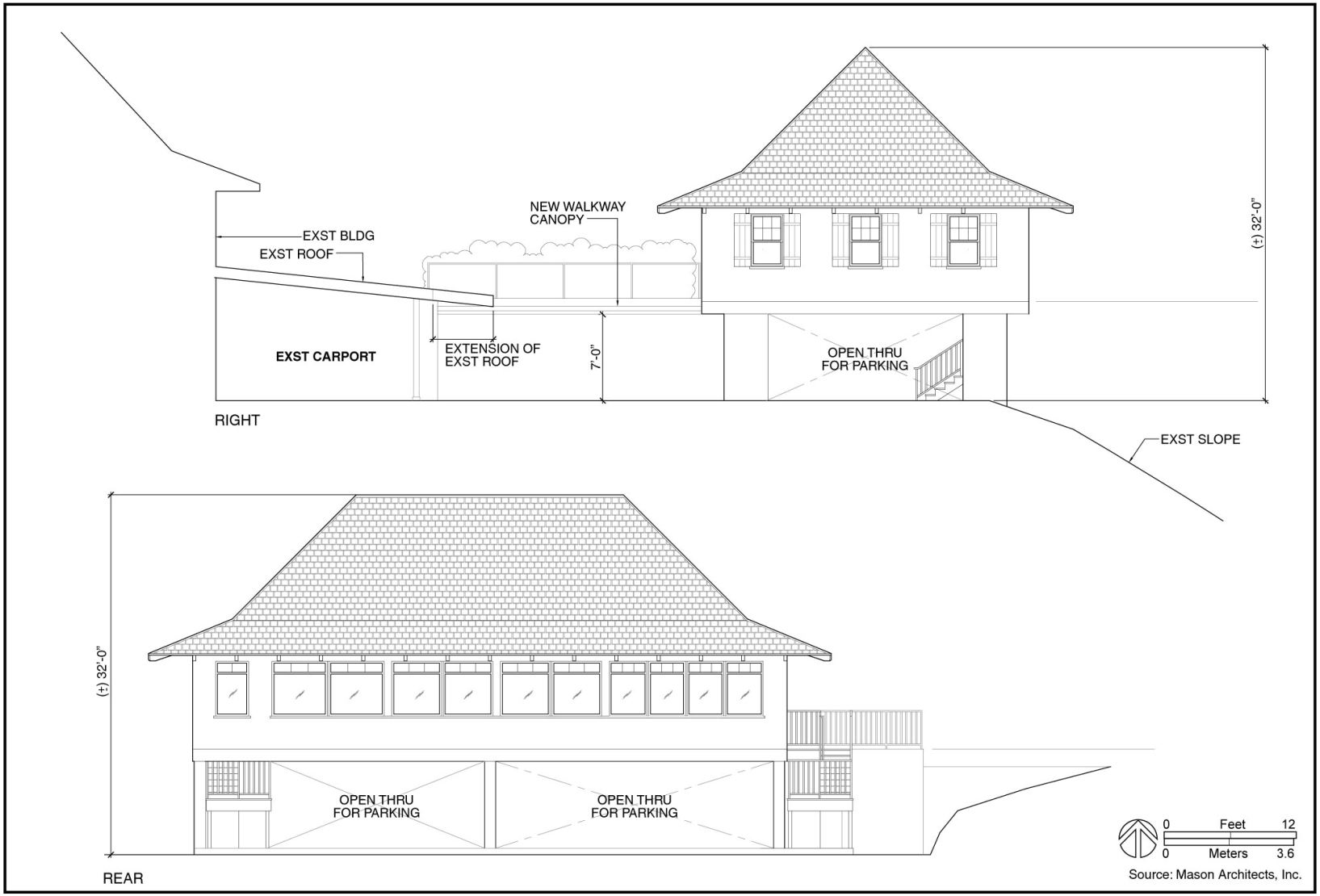


Architectural Sketch Left and Front View **Figure 6a**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment



Architectural Sketch Right and Rear View **Figure 6b**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment

were established by Harold K. L. Castle). Kaneohe Ranch manages the Castle Foundation's properties and five people are employees of both organizations.

The Harold K. L. Castle Foundation was founded in 1962 by Harold K. L. Castle. Upon his death in 1967, Mr. Castle bequeathed a sizeable portion of his real estate assets to the Castle Foundation. These assets are the basis of the Foundation's grants. The Castle Foundation is the largest private foundation based in Hawai‘i, and its grants are awarded to nonprofit organizations benefiting the people of Hawai‘i. Originally, grants focused on the Windward side of O‘ahu, targeting youth, private education, arts and culture, and health care. Current investments are focused on public education redesign and enhancement, nearshore marine resource conservation, and strengthening the communities of Windward O‘ahu. Currently, the Foundation disburses an average of $7,000,000 in grants per year.

The existing Castle Foundation's administrative offices for the Executive Director and staff are located in an office building on Hekili Street in Kailua Town, and employees drive the approximately three miles between this office and the Kaneohe Ranch office whenever they need to meet for mutual business purposes and coordination. The separate administrative locations create operational inefficiencies for both organizations, and a long-term solution is sought to ensure a future home for the Castle Foundation. The Proposed Action will also free up the Hekili office space, enabling the Castle Foundation to lease out this space. More funds would then be available for grantmaking purposes.

Recent Land Use. The property is the site of the Kaneohe Ranch Building, listed on both the Hawai‘i State Inventory of Historic Places (SIHP) and the National Register of Historical Places (NRHP). The Kaneohe Ranch Building is used as an office for Kaneohe Ranch employees, which has been in use since its construction in 1940. The building is a nonconforming use within the State Conservation District, as it was in existence prior to the establishment of the State Land Use Law (Chapter 205, Hawai‘i Revised Statutes) and the adoption of State Land Use District maps in 1964. Surrounding lands to the east and south are open State Conservation District lands. Site photographs are included in Figure 7.

Table 1 provides a summary of the possible permits and approvals that may be required for the Proposed Action.

Table 1
Required Permits and Approvals

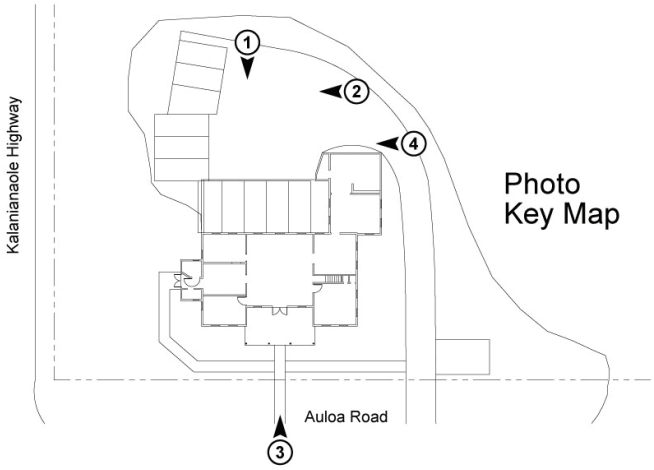
Approval Required	Authority
Conservation District Use Permit	State of Hawai‘i Board of Land and Natural Resources
Chapter 343, HRS Environmental Review and Determination	State of Hawai‘i Board of Land and Natural Resources
Individual Wastewater System Approval	State of Hawai‘i DOH
Construction and Building Permits	City and County of Honolulu Department of Planning and Permitting

1: From proposed new building location looking west to existing Kaneohe Ranch Building

2: Looking north to proposed new building location

3: Front of Kaneohe Ranch Building, with Auloa Road in foreground

4: View behind Kaneohe Ranch Building looking north



Site Photos **Figure 7**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment

CHAPTER 2

Affected Environment

2.0 AFFECTED ENVIRONMENT

2.1 Topography and Soils

The topography of the Project Area is fairly flat in the area of the existing building but drops off immediately to the east. The area in the vicinity of the existing Kaneohe Ranch Building is between 364 ft above mean sea level (AMSL) and 373 ft AMSL, with its highest point at the front of the building (see Figure 8).

According to the U.S. Department of Agriculture (USDA) Soil Conservation Service (now known as the Natural Resources Conservation Service), soils on the Project Area are predominately Alaeloa silty clay (AeE) of the Alaeloa series (See Figure 9). AeE is a well-drained soil with a surface layer depth of 10 inches, a subsoil depth of 48 inches to a substratum of soft, weathered basic igneous rock, and a slope primarily of 15 to 35 percent. Permeability of AeE soil is moderately rapid, with available water capacity of 1.2 inches per foot of soil in the surface layer and 1.6 inches per foot in the subsoil. In general, these soils have a medium runoff potential, and the erosion hazard is moderate (USDA, 1972).

Land Study Bureau. The University of Hawaiʻi Land Study Bureau's (LSB) Detailed Land Classification--Island of Oʻahu classifies land type for all lands other than those in the urban district, which are not considered to have the potential to produce crops. Land type classifications are provided for an overall crop productivity rating, with and without irrigation, and for selected crop productivity ratings for seven crops. Overall LSB ratings range from A to E, with A representing the class of highest productivity and E the lowest. The Project Area is designated as both N, not classified, and E on the LSB maps (Baker, 1972).

Agricultural Lands of Importance to the State of Hawaiʻi. The State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaiʻi (ALISH) system to determine the relative agricultural importance of specific property does not identify any part of the Project Area as important agricultural land. The Project Area is classified as 'Other Lands'.

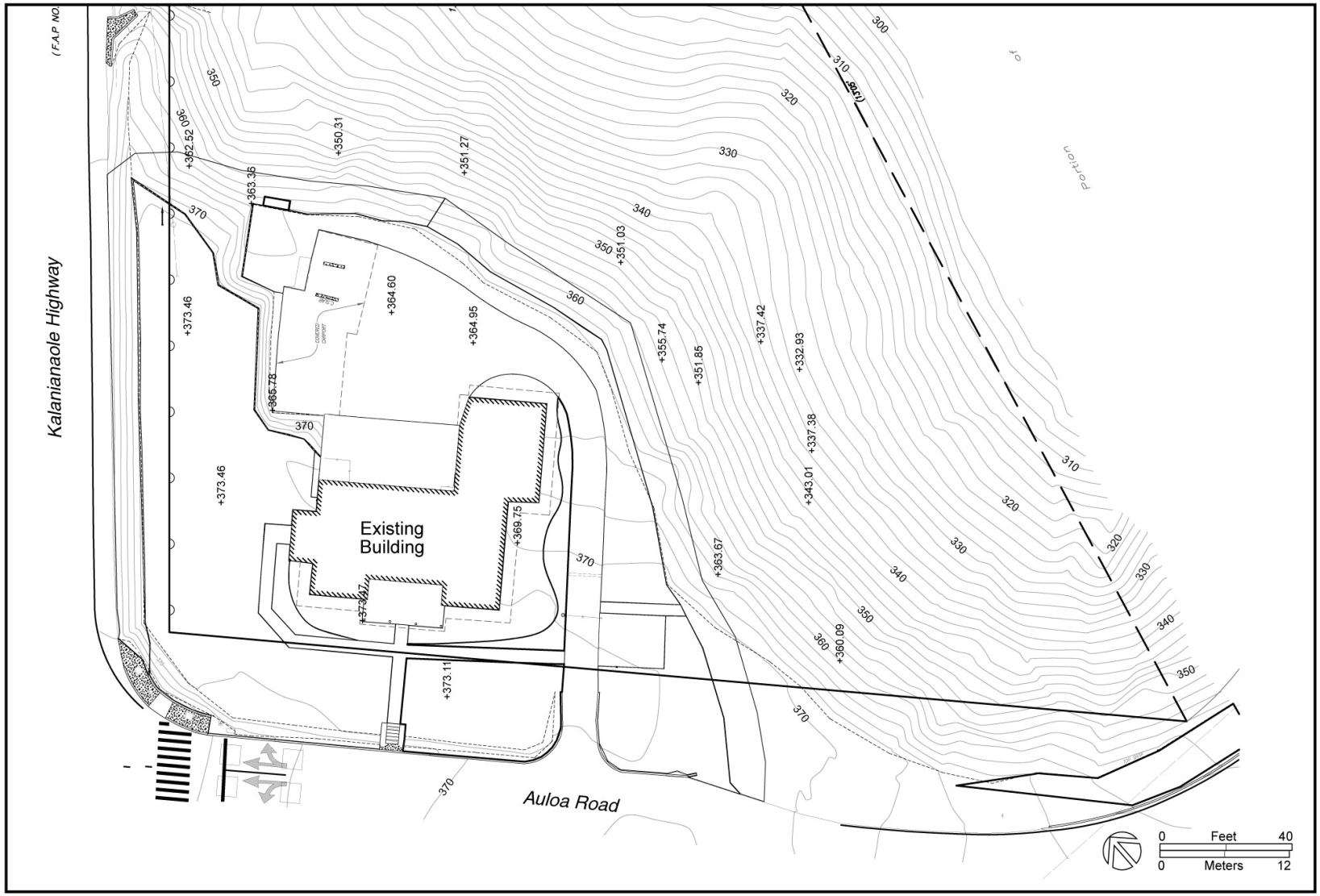
2.2 Climate

Located at the northern edge of the tropics, the Hawaiian Islands enjoy a moderate climate with almost continual trade winds. Generally, the islands' climate has little day-to-day and month-to-month variability. Situated in the eastern side of Oʻahu, the Koʻolau Poko District is in the wet windward side of the island. The Project Area receives between 59.06 and 78.74 inches annually; Kailua Town receives approximately 41 inches.

2.3 Surface Waters

There are no perennial streams or wetlands on the Project Area or in its immediate vicinity. The closest surface water feature is Kawai Nui Stream, a perennial stream that is approximately 0.32 miles from the Project Area. The Project Area is approximately 3.4 miles inland from the Pacific Ocean.

Currently, there are no storm drain facilities within the Project Area. Surface flow runs off to an unnamed gulch to the east of the Project Area (TMK: 4-2-14:001), which drains to Kohanaiki



Topography **Figure 8**

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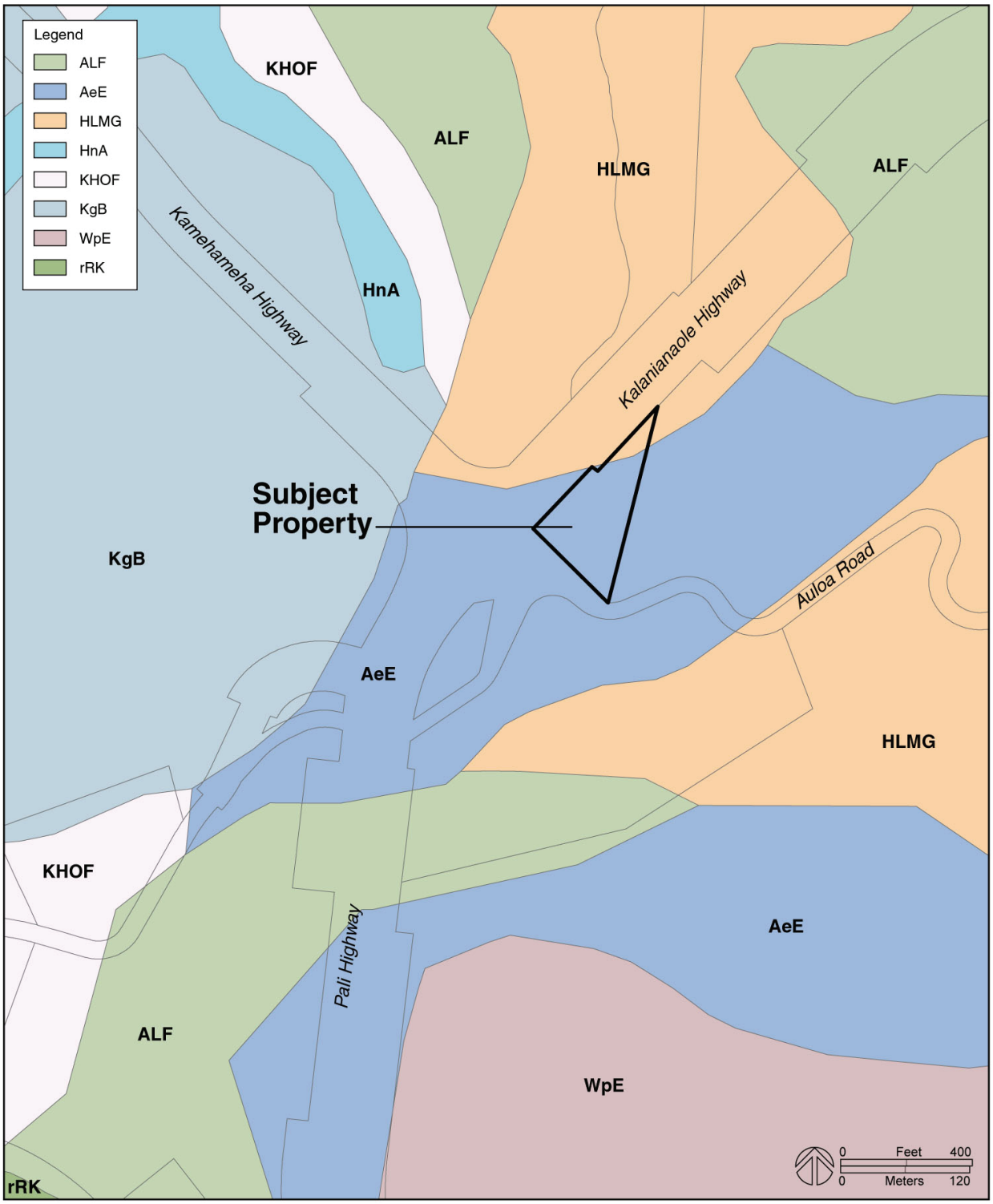
Administrative Complex
Final Environmental Assessment



Soils Map **Figure 9**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment

Stream, a tributary of Kawai Nui Marsh. Runoff from the site, represented as the 10-year peak flow, is 1.6 cubic feet per second (cfs).

2.4 Natural Hazards

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, (Map Nos. 15003C0360F, September 30, 2004 and 15003C0270G, June 2, 2005), the Project Area lies in Zone D, an area in which flood hazards are undetermined. Based on maps prepared for the O‘ahu Civil Defense Agency, the Project Area is located outside of the tsunami evacuation zone.

2.5 Air Quality and Noise

Ambient air quality pertains to the purity of the general outdoor atmosphere, external to buildings, to which the general public has access. The Federal Environmental Protection Agency (EPA) has established national ambient air quality standards for six criteria pollutants: carbon monoxide, nitrogen dioxide, lead, ozone, and particulate matter (PM10 and PM2.5[1]). In addition to these pollutants, the State of Hawai‘i has an ambient air standard for hydrogen sulfide. State air quality standards are generally more stringent than national standards.

The State DOH collects data on selected gaseous and particulate air pollutants from a statewide network of monitoring stations. There are nine air quality monitoring stations on the Island of O‘ahu. The Waimanalo monitoring station is nearest the Project Area, approximately 10 miles to the northwest. The Waimanalo station is located within the Waimanalo Wastewater Treatment Facility on the Kalanianaole Highway surrounded by a rural agricultural community. This station collects and monitors PM10 samples. In 2005, the Waimanalo station recorded average PM10 levels that were well within the more stringent State standards. In 2005, the State of Hawai‘i was in attainment for all federal ambient air quality standards.

Traffic flow along the Pali and Kalanianaole Highways is the main source of noise in the vicinity of the Project Area. Otherwise the project area is filled with the natural sounds of wind rustling through trees.

2.6 Visual Resources

Views of the property from along the Pali Highway traveling *makai* are of the Kaneohe Ranch Building positioned on a lawn atop an embankment fronting Auloa Road. Landscaped areas surround the building, and thick vegetation and a tree-filled scene extends behind it. The views from Auloa Road and Kamehameha Highway are similar. Views of the property from the Kalanianaole Highway traveling *mauka* are best characterized by natural areas, with most of the view screened by large monkeypod trees, some kukui nut trees, and invasive vines. There is only a marginal view of the existing Kaneohe Ranch building between the trees. Figure 10 demonstrates the existing view planes from the roads that approach the project area.

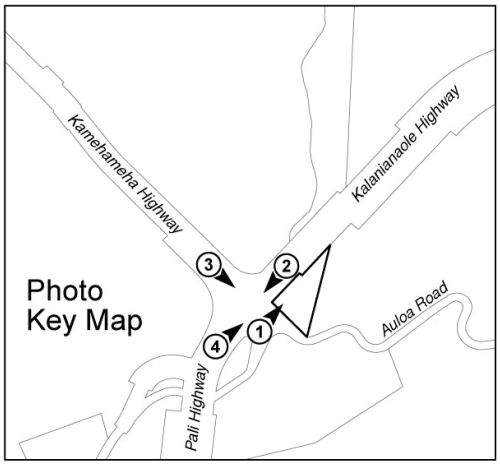
[1] PM10 are particulates between 2.5 and 10 micrometers in size; PM2.5 are smaller than 2.5 micrometers.

1: View of Kaneohe Ranch Building driveway from Auloa Road (with accessible parking stall in foreground)

2: View from Kalanianaole Highway looking Southwest

3: View from Kamehameha Highway looking Southeast

4: View from Pali Highway looking Northeast



View Planes **Figure 10**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment

2.7 Flora and Fauna

In May 2007, Helber Hastert & Fee, Planners conducted a plant survey of the Project Area to identify and evaluate the existing flora (see Figure 11 for existing flora). The survey consisted of a field visit that noted species and their location on the property. Information from this study is summarized below. The full report is contained in Appendix A.

Designed Landscape Areas. The vegetation nearest to the built areas of the site is predominantly cultivated tropical species in a designed landscape. In planting beds adjacent to the exterior building walls of the existing Kaneohe Ranch building are kukui (*Aleurites moluccana*), red ginger (*Alpinia purpurata*), blue ginger (*Dichorisandra thyrsiflora*), green and red ti (*Cordyline fruticosa* varieties), laua`e (*Phymatosorus grossus*), one other type of fern, Boston fern (*Nephrolepis exaltata 'Bostoniensis'*), and variegated liriope (*Liriope muscari 'Variegata'*). On the north side of the paved handicap stall, there is a planting bed with young coconut palms, kukui, red ginger, green and red ti, and laua`e.

Turf Areas. Beyond the planting beds and along the outer edge of the paved driveway down to the carports are turf areas comprised of both St. Augustine's (*Stenotaphrum secundata*) and Zoysia (*Zoysia spp.)* and a combination of the two. Purple hemigraphis (*Hemigraphis alternata "Exotica")* is growing in the lowest elevation turf areas. Coconut palms (*Cocos nucifera*) and green hala trees (*Pandanus tectorius*) grow in the turf areas on the north and west sides of the building, and a red hibiscus (*Hibiscus chinensis*) hedge grows in the lawn on or near the north property line and wraps around the Pali Highway-Auloa Road corner for approximately another 30 ft.

Mixture of Designed Landscape and Introduced Trees. On the south and east edges of the designed landscape, just below the brow of a steep slope, species of the designed landscape—hala trees, green ti, panax (*Polyscias scutellaria*)—are interspersed with java plum (*Syzygium cumini*), brassaia (*Schefflera actinophylla*), fiddlewood (*Citharexylum spinosum*), koa haole (*Leucaena leucocephala*), Koster's curse, sword fern (*Nephrolepis multiflora*), and a vine that has characteristics matching *Thunbergia*. At the time of the site visit, there were no flowers present from which to positively identify the vine.

Introduced Trees and Shrubs. A variety of introduced species exist on the nearly vertical slope generally paralleling the covered carports, at the top of the bank adjacent to the carports, and on the slope along Kalaniana'ole Highway, including: fiddlewood seedlings, sword fern, Koster's curse (*Clidemia hirta*), Christmasberry (*Schinus terebinthifolius*), and brassaia. Coconut palms also grow in this area.

Thickly Vegetated Slope. The northeastern slope beyond the designed landscape and edge of introduced trees and shrubs is comprised of the same introduced species and coconut palms and ironwood (*Casuarina equisetifolia*).

Introduced fauna typically found in rural areas are likely to be present on the project site. Feral mammal species expected to be present include pigs, dogs, cats, mongoose, and rats. Wild chickens are frequently seen on the project site. There are no known rare, threatened, or endangered species found in the Project Area.

Existing Flora **Figure 11**

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2.8 Historic, Archaeological, and Cultural Resources

The Project Area and lands surrounding it have been used by non-Hawaiians for over 100 years. Kaneohe Ranch was established in 1894 and has a long history of land ownership on the windward side of O‘ahu. In the mid-1800s, Queen Kalama (wife of Kamehameha III) and Judge C. C. Harris endeavored to create a sugar plantation on the lands in the Kaneohe and Kailua districts. Their attempt was unsuccessful, and Judge Harris was given title of the lands, which then passed to his daughter Nannie R. Rice. The lands were leased to J. P. Mendonca who incorporated Kaneohe Ranch on November 1, 1894. The original commercial use of the 12,000-acre ranch was for a herd of Aberdeen-Angus cattle. The wet areas of the property were leased for rice cultivation. James B. Castle gained possession of the capital stock of Kaneohe Ranch Company Limited in 1907 and ten years later, his son Harold K. L. Castle purchased title to the lands from Mrs. Rice.

The lands were used primarily for cattle, which was integral to Kaneohe Ranch’s operations. Other agricultural uses included pineapple, which did not fare well due to the windward side’s wet climate, and rice, both of which declined by the 1920s and 1930s. Operations shifted from cattle to dairy farms, and during World War II, military operations took over use of the Ranch lands. From this time on, land use shifted towards residential and away from agricultural uses. Property management and leasing was the predominant use during the 1950s and 1960s. Residential leasehold ownership transitioned to fee ownership in the 1980s. Residential parcels owned by the Ranch now number only a handful; ranching no longer continues today. The Ranch and the Foundation now derive their income from the lease of commercial properties in Kailua Town.

Harold K. L. Castle and his wife Alice Hedemann Castle were instrumental in building the vibrant community of Kailua on the Windward side of O‘ahu. They donated land for churches of all denominations as a way to build community stability. In addition, the Castles donated land and money to be used for schools and hospitals in the Kailua and Kaneohe area. Harold K. L. Castle founded the Harold K. L. Castle Foundation in 1962. Foundation grants are based upon Mr. Castle’s real estate assets that were bequeathed to the Foundation at the time of his death.

In 2007, Mason Architects, Inc. prepared the report *‘Kaneohe Ranch Building: History and Analysis’* to evaluate the historic features of the Project Area. The purpose of the report was to describe the history of the existing Kaneohe Ranch Building located on the Project Area and to determine if construction of a new building will comply with *The Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*The Secretary of Interior’s Standards*). The full report is contained in Appendix B and description of the building and its historic attributes are summarized below.

Kaneohe Ranch built the Kaneohe Ranch office headquarters building on the Project Area in 1940. Because the majority of land in the surrounding area was agricultural in use until World War II, there are few pre-1940 structures on the windward area of O‘ahu. The building’s designer, Albert Ely Ives, was a well known Honolulu Architect in the late 1930s. The Kaneohe Ranch Building is one of Ives’s few commercial buildings, as he designed mostly residential buildings. The building represents the Hawaiian architectural style popular in the 1920s and 1930s, including a steep double pitch hip roof, a covered lanai, plastered walls, and cross-ventilation. The building was constructed of masonry with a stucco coating, and has cedar

shingles, exposed rafters, and windows with wood shutters. The front double doors are similar in construction to the shutters.

The original building had an L-shaped footprint, with a rear wing projecting to the northeast from the east corner of the main section. An addition to this wing in 1949 provided a vault and a small machinery room. In 1954, a second story was added to this wing to provide two additional offices and a toilet on the same level as the original building. In 1956, a wing was added on the north side of the building for a kitchen and toilet. A carport with a shed roof was constructed on the rear of the building in 1962 to supplement additional parking needs. The additions to the building stylistically blend with the original architecture.

Because of the historic significance of the Kaneohe Ranch Building, the site was designated as a historic site (#87001150, "Kaneohe Ranch Building") and placed on the National Register of Historical Places on June 5, 1987. It was also listed on the Hawai'i Register of Historic Places in 1983 (site # 80-10-1360). The National Register nominating submittal describes the site as follows:

> *"Although not fifty years of age, this property is being nominated to the National Register of Historic Places because of its exceptional significance. It is located at a prominent location, Castle junction, and is viewed by everyone coming over the Pali Highway, making it a major landmark on the windward side of O'ahu. It is also of exceptional significance because it is one of the latest known examples of Hawaiian style architecture and the only commercial structure known to have been designed by Albert Ely Ives in this style. Historically it is of exceptional significance for its close associations with Kaneohe Ranch, which has been a major force guiding the history of the Kaneohe and Kailua districts during the past ninety years...As one of three major historic public/commercial buildings in this area, it stands as a tangible reminder of an earlier time, prior to the intense suburbanization of the Kailua-Kaneohe districts. Because of its distinctiveness as a building style on the windward side the Kaneohe Ranch Building has strong associations with the past and high visibility in the community."*

Cultural and archaeological resources are not expected to be present since the site has been previously disturbed and occupied. The site is not known for traditional cultural practices for modern-day subsistence, cultural, or religious purposes. The project site is private property that has been developed for over 60 years and does not provide access to other areas in order to exercise traditional cultural practices (i.e., gathering, burials).

2.9 Transportation Systems

Access to the Project Area is from a 10-foot wide driveway off Auloa Road near its intersection with Kalanianaole and Pali Highways. Auloa Road, a two-lane road without sidewalks, curbs, gutters, or subsurface drainage structures, is the primary access road for the Maunawili neighborhood.

The Project Area is served by TheBus route #65, which traverses Pali Highway and Kamehameha Highway, and routes #56 and #57, which traverse Pali Highway and Kalanianaole Highway. There is a bus stop near the front of the property for *makai* bound buses, and directly across Kalanianaole Highway for *mauka* bound buses.

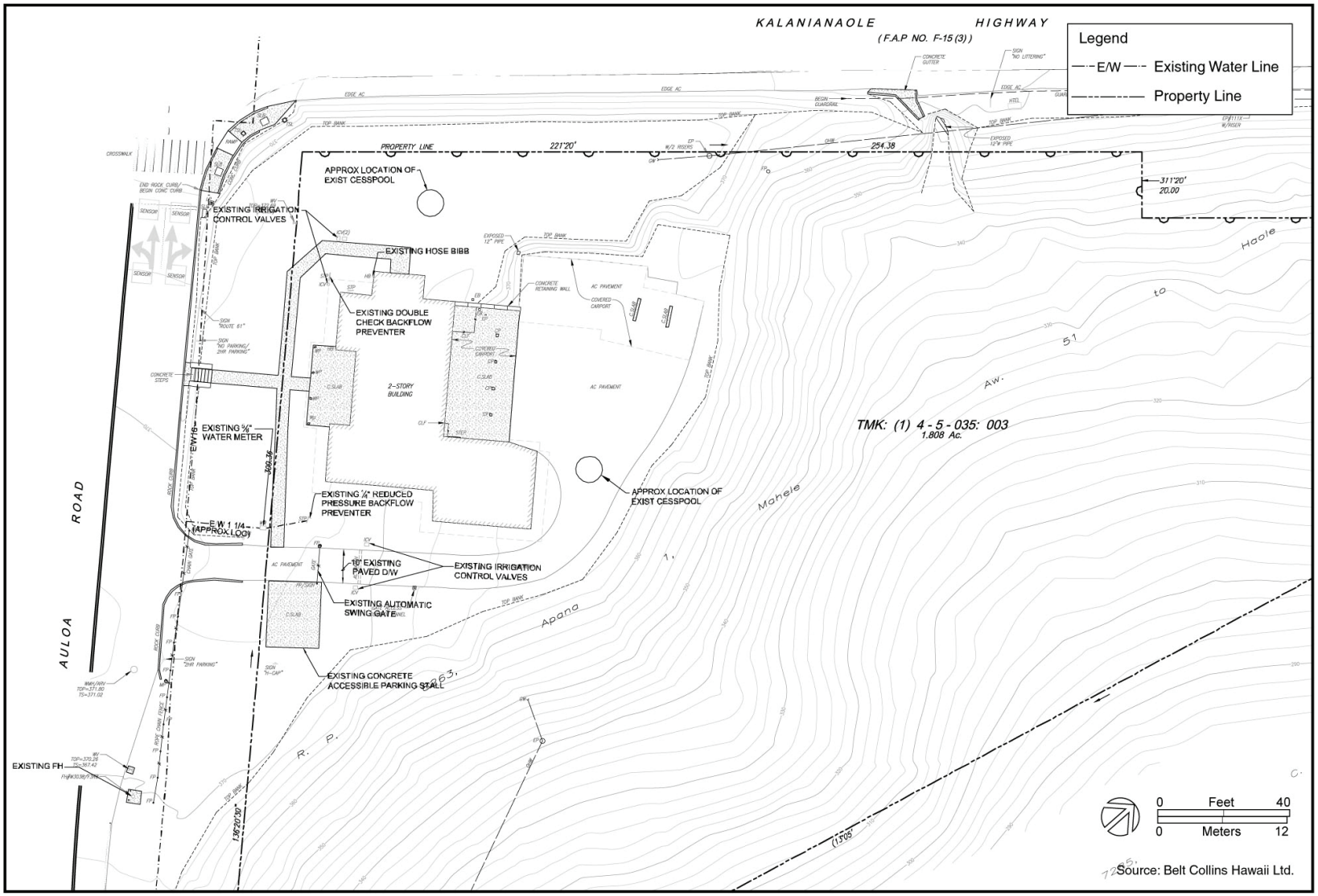
2.10 Utilities

In 2007, Belt Collins Hawaii Ltd. completed a civil infrastructure report for the Project Area to identify and evaluate the existing and needed infrastructure facilities. The full report is contained in Appendix C. The Project Area is served by existing water, electrical, and telephone service connections due to the existing use by the Kaneohe Ranch Building. The water system consists of a 5/8-inch water meter, a 1 ¼-inch lateral that connects to a 16-inch waterline along Auloa Road, and a 1 ¼-inch reduced pressure backflow preventer. An automatic sprinkler system supplies the landscape irrigation. Two cesspools located on the Project Area provide service to the Kaneohe Ranch Building. Solid waste is removed by a private contractor and taken to a City-operated disposal site. Figure 12 shows existing civil infrastructure.

2.11 Fire and Police Protection

The Project Area is located within the jurisdiction of the Honolulu Police Department's District 4 (Kāneʻohe / Kailua / Kahuku) command. District 4 covers the area from Makapuʻu Point to Kawela Bay on the Windward side of Oʻahu.

The City and County of Honolulu Fire Department Battalion 3 provides fire protection services for Windward Oʻahu from Makapuʻu Point to Kawela Bay. The Olomana Fire Station (Station 39) is located on the Kalanianaole Highway approximately two miles east of the Project Area. The next nearest fire station is the Kailua Fire Station (Station 18), located approximately 2.34 miles north of the Project Area. The nearest fire hydrant provides 1,400 gallons per minute (gpm).



Existing Civil Infrastructure **Figure 12**

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CHAPTER 3

Environmental Consequences

3.0 ENVIRONMENTAL CONSEQUENCES

3.1 Land Use Compatibility

The Proposed Action will not change the use of the property as an office building and will consolidate the administrative functions performed by Castle Foundation and Kaneohe Ranch staff. Construction activities associated with the Proposed Action will be concentrated within the 26,500 SF project site and will not extend beyond those boundaries onto surrounding State Conservation District lands.

3.2 Topography and Soils

The Proposed Action is not expected to significantly alter the existing topography or soils found within the Project Site. Because of the Project Area's relatively level topography, extensive earth-moving activities for grading and foundation work are not anticipated. Grading is only expected to occur on a localized and minor scale. Erosion will be controlled by following an erosion control plan and Best Management Practices will be employed to prevent soil loss and sediment discharge from the work site. If any releases of hazardous substances, pollutants, or contaminants are found to have occurred on the site, they will be abated according to applicable Federal and State requirements.

3.3 Surface Water

The Proposed Action is not expected to significantly impact surface water resources. Storm water runoff from the Project Area will sheet flow off the site through small, localized swales to an onsite shallow (8 ft in diameter and approximately 7 ft deep) seepage pit and then into the unnamed gulch. The seepage pit will be designed to dispose of the additional runoff resulting from the Proposed Action; the walls will be perforated precast concrete rings, the bottom will be unlined, and the cover will be concrete with a grated inlet. Under the Proposed Action, impervious surfaces will increase by about 2,000 SF, an increase of approximately 18 percent from existing conditions. This additional impervious surface is a result of the requirement of the Fire Department to increase the width of the on-site driveway. The project will incorporate permeable paving materials into the concept design for the walkway and parking lot as much as is practical. Runoff from the site, represented as the 10-year peak flow, will increase to 1.85 cfs, approximately 16 percent more than existing conditions. Silt curtains and sandbags may be implemented to prevent any runoff from the property during construction. It should be noted that a significant portion of the rear of the developed area of the property has a modest berm that prevents runoff off-site. Project activities will comply with State of Hawai‘i DOH regulations determined in HAR, Title 11 Chapter 54-Water Quality Standards, and Chapter 55-Water Pollution Controls. If construction dewatering is necessary, a National Pollutant Discharge Elimination System permit will be obtained.

3.4 Natural Hazards

The Proposed Action will not significantly increase the risk of human health or property due to exposure to natural hazards. The Project Area is situated in an area with minimal flood hazard risk and is outside of the tsunami evacuation area.

3.5 Air Quality and Noise

The Proposed Action is not expected to significantly affect ambient air quality or ambient noise levels. Air quality data from the monitoring station nearest the Project Area and overall ambient air quality data for the State of Hawai‘i indicate that the Project Area is currently well within Federal and State standards. The Proposed Action will not include any ongoing air polluting activities (i.e., industrial uses). The Proposed Action will not involve demolition or renovation activities that could involve the release of asbestos. The principal source of short-term air quality impacts will be construction activity, including construction vehicle emissions and particulate emissions associated with earth moving operations. These impacts will be minor and of short duration. All construction activities will comply with the provisions of HAR, §11-60.1-33 (Fugitive Dust).

Short-term, temporary noise impacts will be generated during project construction by equipment and vehicles. Project construction activities will comply with HAR, Chapter 11-46 “Community Noise Control” as administered by the State DOH.

3.6 Visual Resources

The Proposed Action is expected to have minimal impact on visual resources. Significant view planes or views of the ridgeline will not be obstructed. The new construction will be smaller in size and massing than the existing Kaneohe Ranch Building and will be a single-story of office space raised above a parking lot. The office floor level will be at grade when viewed from the lawn area on the Pali Highway side, thus appearing to be a single-story building from any public vantage point (See Figure 13 for proposed view planes). The new construction is not expected to alter existing view planes (See Figure 9 for existing view planes). New landscaping will effectively hide all but the roof of the new building from public vantage points.

3.7 Flora and Fauna

The Proposed Action will not significantly impact biological resources. New landscaping will be added to the 30-foot setback along Kalanianaole Highway. There are no known rare, threatened, or endangered species or significant habitats that exist on the project site. The Proposed Action will not displace any mature trees or native vegetation existing on the property.

3.8 Historic, Archaeological, and Cultural Resources

The Proposed Action will have no significant impact on historic, archaeological, and cultural resources. No archaeological and Native Hawaiian cultural resources or traditional cultural practices for subsistence, cultural, or religious purposes are known to currently occur on the Project Area.

The historic Kaneohe Ranch Building will not be altered by the Proposed Action. The proposed new building will be constructed to comply with the standards to retain the National Register of Historic Places listing. The development associated with the Proposed Action falls under the ‘rehabilitation’ treatment. The *Standards for Rehabilitation* contain ten points, which allow for alterations or additions to historic properties as long as the materials, features, finishes, spaces, and spatial relationships which give the property its historic character are preserved. The *Standards for Rehabilitation* relate to maintaining the historic fabric of the property, ensuring that alterations are sympathetic and non-destructive to the character, and ensuring that

Proposed View Planes **Figure 13**

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archeological resources are considered. New additions are covered by points nine and ten, which state:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential for and integrity of the historic property and its environment would be unimpaired.

In order to mitigate any potential effects on the historic character of the property, the new building will be designed to be separate from the existing Kaneohe Ranch Building. It will be more than 50 ft away from the existing building but will be connected to that building by an at-grade concrete walkway at the office level and a covered walkway, the roof of which will be below the top of grade on the Pali Highway side. The proposed new building, when viewed from the primary view plane of Kalanianaole Highway, will be smaller in size and massing to the existing building, but with compatible features including the same roof forms, roofing, stucco finish, and color. Although the new building will be designed sympathetically to the existing building and its historic relationship to the site, its appearance will be differentiated from the historic building in order to avoid being mistaken for a historic structure. The Mason Architects, Inc. 'Kaneohe Ranch Building: History and Analysis' report was submitted to the Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) simultaneous with the submittal of the Draft Environmental Assessment (DEA).

In the event that any significant archaeological resources or deposits are found during the development of the project, construction will be halted and immediate consultation with the SHPD will be sought in accordance with applicable regulations.

3.9 Transportation Systems

The Proposed Action will not significantly increase the total volume of traffic on Auloa Road or the Pali, Kamehameha, or Kalanianaole Highways as the personnel increase at the site is expected to total four. Overall trips will be reduced due to cessation of commuting between the two offices. Access to the Project Area will continue to be from the driveway off Auloa Road, which will be widened to 16 ft to provide fire truck access to the new building. The accessible parking stall and automatic gate will need to be relocated to accommodate the wider driveway.

3.10 Utilities

The Proposed Action will not significantly increase local demands on existing public utility systems. Electricity and telephone service connections installed for the existing Kaneohe Ranch Building will serve the construction related to the Proposed Action, with resulting demand expected to be similar to current conditions. The respective utility providers will be consulted to complete the service connections. The projected average daily water demand is approximately 190 gallons per day (gpd). The existing domestic water system will need to be improved with an additional ½-inch water line to the new building and replacement of the existing water meter with a new ¾-inch meter. The new building will require a wastewater system able to handle an average flow of 160 gpd. The new building will be served by an Individual Wastewater System

that will consist of a 4-inch gravity line, a 1,000 gallon septic tank, and an absorption bed for disposal of septic tank effluent. The absorption bed will need a minimum of 265 SF, based on an assumed percolation rate of 60 minutes per inch. Adequate room exists on the site to accommodate the absorption bed (See Figure 14 for proposed civil infrastructure). Wastewater solids from the septic tank will be removed periodically by pumper trucks for disposal to the nearest City Wastewater Treatment Plant. Standard septic tank operation and maintenance procedures call for annual inspection and pumping out on an as-needed basis. The frequency of pumping varies considerably, based on use characteristics, including actual flow rates (which are generally less than design flows) and the influent characteristics. Heavy quantity or quality waste loadings from an office building are not anticipated; therefore septic tank pumping requirements will be relatively infrequent – potentially once every five or more years. The proposed Individual Wastewater System was developed in accordance with the Department of Health's Rules, HAR Chapter 11-62 "Wastewater Systems."

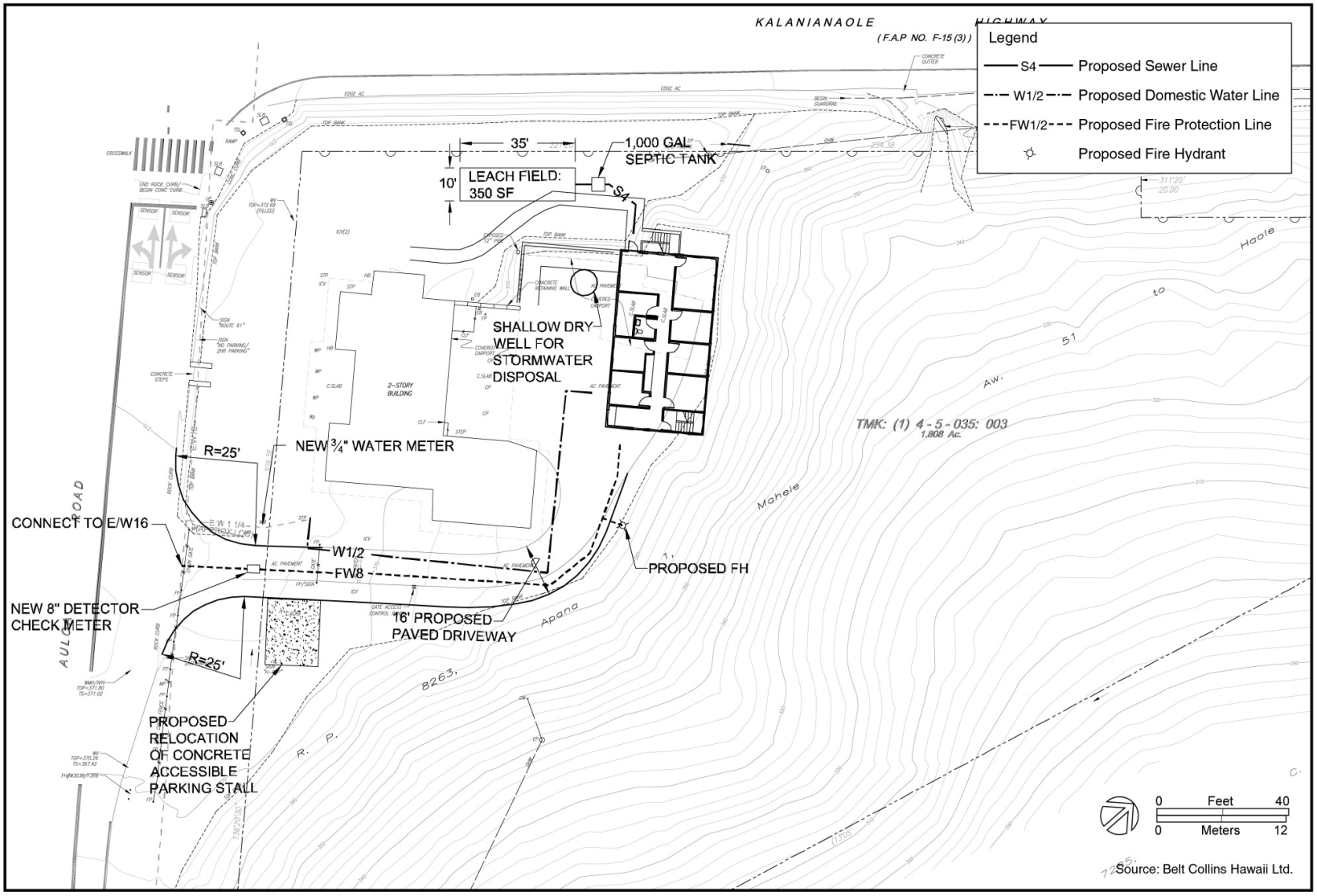
Solid waste will continue to be removed from the project area by a private contractor and taken to a City-operated disposal site. During construction, 2.4 to 4.2 tons/year of solid waste is estimated to be generated. During operations, the new building will generate approximately 2.0 tons/year more waste than existing conditions. The project will adhere to any applicable comments contained within the Standard Comments found on the Department of Health's website: www.state.hi.us/health/environmental/en-planning/landuse/landuse.html.

3.11 Fire and Police Protection

The Proposed Action is not expected to adversely impact the services, facilities, or operations provided by the City and County of Honolulu for fire and police protection. Construction of the proposed new building will include the necessary fire protection facilities to serve the property. The new building will need a fire sprinkler system. Also, the property will need to add a new 8-inch fire protection line from the main in Auloa Road with an 8-inch detector check meter and a new onsite fire hydrant. The new fire protection line will provide flow to the fire sprinkler system in the new building and to the new onsite hydrant.

3.12 Cumulative Impacts

Cumulative impacts on environmental resources result from the incremental effects of development and other actions when evaluated in conjunction with government, private, past, present, and reasonable foreseeable future actions. No adverse cumulative impacts are expected to occur in association with the Proposed Action.



Proposed Civil Infrastructure **Figure 14**

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CHAPTER 4

Conformity of Proposed Action with Existing State and County Plans, Policies, and Controls

4.0 CONFORMITY OF PROPOSED ACTION WITH EXISTING STATE AND COUNTY PLANS, POLICIES, AND CONTROLS

4.1 State of Hawai‘i

4.1.1 Hawai‘i State Plan

The Hawai‘i State Plan, established through the State's legislative process, represents public consensus regarding expectations for Hawai‘i's future. Chapter 226, HRS, as amended, describes the purpose of the State Plan. In short, the State Plan is to:

- serve as a guide for the future long-range development of the State;
- identify the goals, objectives, policies, and priorities for the State of Hawai‘i;
- provide the basis for determining priorities and allocating limited resources;
- improve coordination of state and county plans, policies, programs, projects, and regulatory activities;
- establish a system for plan formulation and program coordination to provide for an integration of all major state and county activities.

The goals, objectives, policies, and guidelines of the Hawai‘i State Plan are, on occasion, in competition with one another. Because of this, the Proposed Action supports some of the goals, while is inconsistent with others. The following section analyzes project impacts with respect to relevant State Plan goals, objectives, policies, and priority guidelines.

Section 226-11 Objectives and policies for the physical environment – land-based, shoreline, and marine resources.

Section 226-11(b)(3) Take into account the physical attributes of areas when planning and designing activities and facilities.

Discussion: The proposed structure will be designed and sited in a manner which will respect the natural topography and physical attributes of the site. It will be constructed on leveled areas of the property that were previously graded and occupied. Siting of the proposed structure will be such that grading is only expected to occur on a localized and minor scale.

Section 226-12 Objectives and policies for the physical environment - scenic, natural beauty, and historic resources.

Section 226-12(b)(1) Promote the preservation and restoration of significant natural and historic resources.

Section 226-12(b)(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.

Section 226-12(b)(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawai‘i's ethnic and cultural heritage.

Discussion: The historic Kaneohe Ranch Building will not be affected by the Proposed Action. Development of the Proposed Action will not impact important views and vistas, nor adversely

impact the public's visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features. The proposed structure will be built smaller in size and massing to the existing Kaneohe Ranch Building. The proposed structure will be partially obscured by the trees surrounding the project site, with the use of appropriate color schemes and building materials further concealing its appearance. The Proposed Action should not impact cultural resources in the vicinity of the subject property (See Appendix B for Mason Architects, Inc. Historical Survey of May 2007).

4.1.2 State Functional Plan – Historic Preservation

The State Functional Plans are intended to guide the Counties in how they create, amend and implement their general and development plans. Thirteen state functional plans have been prepared by various state agencies in charge of each area. The purposes of State Functional Plans are to:

- Identify major statewide priority concerns;
- Define current strategies for the functional area;
- Identify major relationships among functional areas;
- Provide the direction and strategies for departmental policies, programs and priorities;
- Provide a guide for the allocation of resources to carry out various state activities in coordination with County activities; and
- Assist in reconciling and coordinating State and County roles and responsibilities in the implementation of the Hawai'i State Plan.

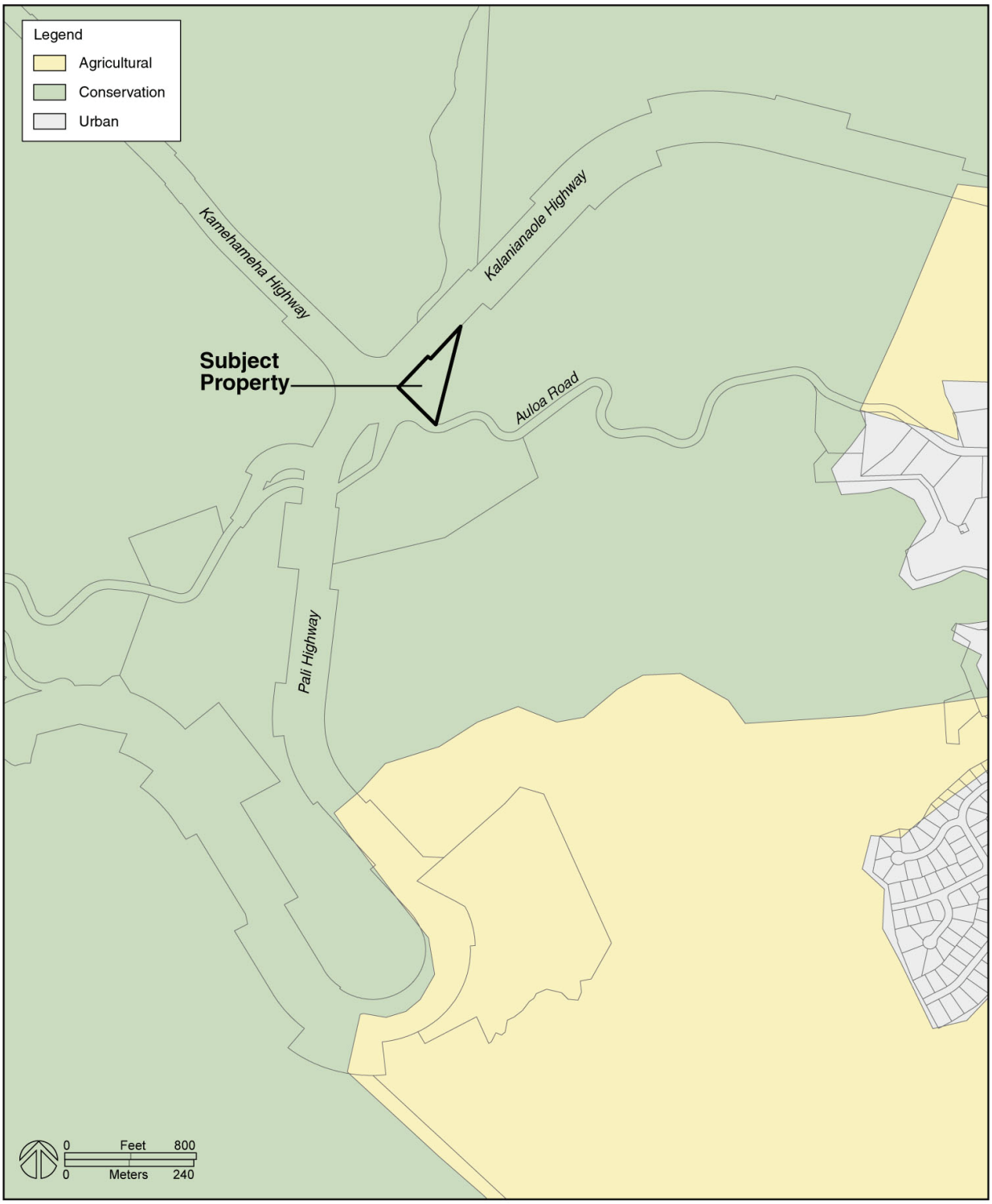
The Historic Preservation Functional Plan lays out guidance for how Hawai'i should preserve its past. The plan discusses the proper management and treatment of historic properties, stressing the importance of rehabilitating, restoring, or preserving historic sites or buildings by private property owners, providing financial incentive to do so if necessary. The functional plan also emphasizes providing the public with information pertaining to the historical resources.

Discussion: A Historic Architectural report was conducted for the Project Area and the historic resources of the Kaneohe Ranch Building have been well documented. The Proposed Action will not alter or change the historic resources of the property.

4.1.3 Chapter 205, Hawai'i Revised Statutes (State Land Use Law)

All lands in the State of Hawai'i have been classified into one of four land use districts (Urban, Rural, Agricultural, and Conservation) by the State Land Use Commission, pursuant to Chapter 205, HRS. The Project Area is classified as part of the State Conservation District, General subzone. Figure 15 shows the State land use district boundaries in relation to the Project Area.

The Conservation District is administrated by the BLNR and use of Conservation District lands are regulated by rules promulgated by the DLNR (Title 5, Chapter 5, HAR, adopted September 1994). The State Conservation District Rules (Section 13-5-30(c), HAR) state that the DLNR or BLNR shall apply certain criteria in evaluating the merits of land uses proposed for the Conservation District. The criteria are presented below in italics, followed by a brief discussion of each criterion.



State Land Use Districts **Figure 15**

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(1) The proposed land use is consistent with the purpose of the conservation district;

Discussion: The purpose of the Conservation District is to conserve and protect the State's special and unique cultural and natural resources (Section 205-2(e) of Chapter 205, HRS). The Proposed Action will not impact special or unique cultural and natural resources. The project site, which has been previously disturbed, does not include any known rare, threatened, or endangered species, or sensitive natural habitats. What is important to note is that the presence of an existing office building on the property which is listed in the State and National Registers of Historic Places, creates a situation of competing values. The retention of the historic resource can be supported by the construction of a modest compatible second structure, which consolidates the administrative functions of the Foundation and the Ranch.

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

Discussion: The State Conservation District Rules establishes five subzone classifications by which all Conservation District lands are designated: Protective, Limited, Resource, General, and Special. With the exception of the Special designation, the subzones establish a hierarchy of environmental sensitivity, ranging from the Protective subzone, which is the most environmentally sensitive, to the General subzone, which is the least sensitive. The subject property is within the General subzone.

The objective of the General subzone "is to designate open space where specific conservation uses may not be defined, but where urban use would be premature" (Section 13-5-14, HAR). The Proposed Action will not significantly alter the current use of the project site and will maintain the overall rural character of the area.

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

Discussion: Section 4.1.5 discusses the Proposed Action's conformance with Chapter 205A, Coastal Zone Management.

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

Discussion: The proposed office use will be concentrated within a small area that has already been developed and disturbed adjacent to the existing building. Impacts to natural resources (including surface water, botanical, and coastal and marine resources) within the surrounding area, community, or region are not anticipated.

(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;

Discussion: The subject property is adjacent to an existing rural area. Services such as water, electrical, sanitation, and police and fire protection are already available to serve the project site. The property has satisfactory topography and drainage for the proposed use, and is free from natural hazard potential, such as flooding or tsunami inundation. The proposed

improvements will be sited within open, level areas of the project site. Design features and building materials of the new building will complement the existing historic Kaneohe Ranch Building and the proposed structures will be screened from surrounding areas.

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

Discussion: The project site consists of approximately 26,500 SF (0.6 acres), occupying 33 percent of the total 1.81-acre subject property. The remainder of the property will remain as private undeveloped forest lands and will be maintained in accordance with State Conservation District Rules and Regulations to provide beneficial open space.

(7) Subdivision of land will not be utilized to increase the intensity of land uses in the conservation district;

Discussion: No subdivision of land is proposed as part of the Proposed Action.

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

Discussion: There are no impacts to public health, safety, and welfare anticipated with the Proposed Action. Utility system connections and services will comply with State and County standards to ensure that public health and safety are not jeopardized. Some typical short-term construction-related impacts (noise, air quality, and traffic) are expected, but these will be temporary. Standard construction Best Management Practices will be used to minimize the temporary impacts.

4.1.4 State Environmental Policy

Chapter 343, HRS, the State of Hawai‘i EIS Law, establishes a system of environmental review to ensure that environmental concerns are given appropriate consideration in decision making along with economic and technical considerations. Compliance with Chapter 343, HRS is required for any program or project that proposes one or more of eight land uses or administrative acts, including use of any land classified as Conservation District by state law. Because the subject property is located in the State Conservation Land Use District, the project is subject to review under Chapter 343, HRS and approval by DLNR (i.e., the approving agency). This Draft EA was prepared to comply with the requirements of Chapter 343, HRS and Section 11-200, HAR.

4.1.5 Coastal Zone Management

The objectives of the Hawai‘i Coastal Zone Management (CZM) program are set forth in Chapter 205A, HRS. The objectives of the program are intended to promote the protection and maintenance of valuable coastal resources. All lands in Hawai‘i are classified as valuable coastal resources. The following discussion assesses the conformity of the Proposed Action to the objectives and policies of the State’s CZM program.

Recreational Resources
Objective: Provide coastal recreational opportunities accessible to the public.

Discussion: The Proposed Action is located about 3.4 miles from the shoreline and will not affect coastal recreational opportunities.

Historic Resources
Objective: Protect, preserve, and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Discussion: The Proposed Action will not impact significant historic and prehistoric resources. The proposed building will be constructed in an area that has been previously cleared and graded. The Proposed Action is located on private property, and there are no known cultural resources or practices that would be affected by the Proposed Action. The long-term retention of the existing historic Kaneohe Ranch building will be enhanced with the consolidation of the Foundation and Ranch administrative functions in one complex.

Scenic and Open Space Resources
Objective: Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.

Discussion: The Proposed Action will not impact the quality of coastal scenic and open space resources. The Proposed Action does not involve significant scenic view planes as identified in the Ko‘olau Poko Sustainable Communities Plan. In addition, the proposed structure will be partially concealed by existing tree growth, planned landscaping, and the existing historic Kaneohe Ranch Building.

Coastal Ecosystems
Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Discussion: The Proposed Action will not impact valuable coastal ecosystems. The proposed project will not involve alterations to stream channels or other water bodies or water sources. No major earth-movement will be required, and grading is only expected to occur on a localized and minor scale. Storm water runoff will sheet flow off the site through small, localized swales to an onsite shallow seepage pit and then into the unnamed gulch. The seepage pit will be designed to dispose of the additional runoff resulting from the Proposed Action. Best Management Practices will be employed during construction to minimize storm water runoff discharged from the site.

Economic Uses
Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Discussion: The Proposed Action, which will fulfill the administrative office needs of the applicant, will be paid for by the applicant. No additional public improvements will be necessary.

Coastal Hazards
Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion and subsidence.

Discussion: The subject property is not in an identified flood hazard area or tsunami inundation zone. There is no known erosion or subsidence problems in the area that will be significantly impacted by the Proposed Action.

Managing Development
Objective: Improve the development and review process, communication and public participation in the management of coastal resources and hazards.

Discussion: A Pre-Assessment letter was sent to the Kailua Neighborhood Board and the Maunawili Community Association on March 19, 2007. The project was presented to the Planning and Zoning Committee of the Kailua Neighborhood Board on August 21, 2007. The project was the subject of a public hearing on October 11, 2007.

Public Participation
Objective: Disseminate public information on coastal issues.

Discussion: The EA review process includes a 30-day public comment period during which the public has an opportunity to provide their input on the project. Copies of the DEA were distributed to various agencies and organizations, and notice of the DEA's availability was published in the Office of Environmental Quality Control Environmental Notice. Copies of the Final Environmental Assessment (FEA) will be distributed to various agencies and organizations, and notice of the FEA's availability will be published in the Office of Environmental Quality Control Environmental Notice. In addition, the project will be the subject of a public hearing before the BLNR.

Beach Protection
Objective: Locate structures and improvements to minimize beach erosion and minimize interference with recreational and waterline activities.

Discussion: The subject property is not located within a recreational or waterline area and the Proposed Action is not expected to result in beach erosion.

Marine Resources
Objective: Implement the State's ocean resources management plan.

Discussion: The Proposed Action is not expected to have any adverse impacts on marine resources or interfere with public recreational and waterline activities.

4.2 City and County of Honolulu

4.2.1 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu was adopted in 1977, and has been subsequently amended (most recently in 2003). The Plan is a comprehensive statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. Included in the General Plan are broad policy statements that facilitate the attainment of the Plan's objectives. The growth policy presented in the Plan calls for full development of the Primary Urban Center (including lands between Kahala and Pearl City), development of the secondary urban center at Kapolei and the 'Ewa and Central O'ahu

urban-fringe areas, and management of the physical growth and development in the remaining urban-fringe and rural areas to sustain their low densities. The Proposed Action is consistent with the following Plan objectives and policies:

III. Natural Environment

Objective A: To protect and preserve the natural environment.

Policy 4: Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water recharges areas, distinctive land forms, and existing vegetation.

Objective B: To preserve and enhance the natural monuments and scenic views of O'ahu for the benefit of both residents and visitors.

Policy 1: Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers and streams; shoreline, fishponds, and bays' and reefs and offshore islands.

Policy 2: Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.

VII. Physical Development and Urban Design

Objective A: To coordinate changes in the physical environment of O'ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 2: Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

Objective D: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

Policy 4: Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.

Objective E: To create and maintain attractive, meaningful, and stimulating environments throughout O'ahu.

Policy 5: Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

Discussion: The Proposed Action will construct a single-level office building above ground level parking to meet Castle Foundation's office space requirements. The subject property is bordered by rural open space, and the Proposed Action will not further infringe on this open space. The property has been in urban use for over 60 years and has access to water, electrical, telephone service, and public safety facilities. The Proposed Action is expected to add four additional employees to the property, not substantially affecting the region's overall density. Design and construction of the Proposed Action will be conducted in a manner to protect and preserve both the natural features of the subject property and the historic characteristics of the existing Kaneohe Ranch Building. The Proposed Action will not alter the existing topography or drainage pattern, or result in the removal of mature trees or native

vegetation within the project site. Public views of the property and the scenic ridgeline will not be obstructed by the proposed structure.

4.2.2 Koʻolau Poko Sustainable Communities Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for implementing General Plan objectives and policies for the growth and development of Oʻahu at a regional level. The DP program establishes eight geographical DP areas, including the Koʻolau Poko Sustainable Communities Plan (SCP) area where the subject property is located.

The Koʻolau Poko SCP area spans the windward areas of Oʻahu from Makapuʻu Point to Kaʻōʻio Point at the northern end of Kāneʻohe Bay. The SCP, which was adopted in 2000 and codified as Ordinance No. 00-47, Revised Ordinances of Honolulu, articulates conceptual, long-range visions and policies for regional land use, public facilities, and infrastructure investment, and includes land use maps intended to illustrate the policy statements articulated in the Plan. The SCP supports the General Plan and recognizes the region's urban fringe and rural areas as areas where growth will be managed so that an "undesirable spreading of development is prevented."

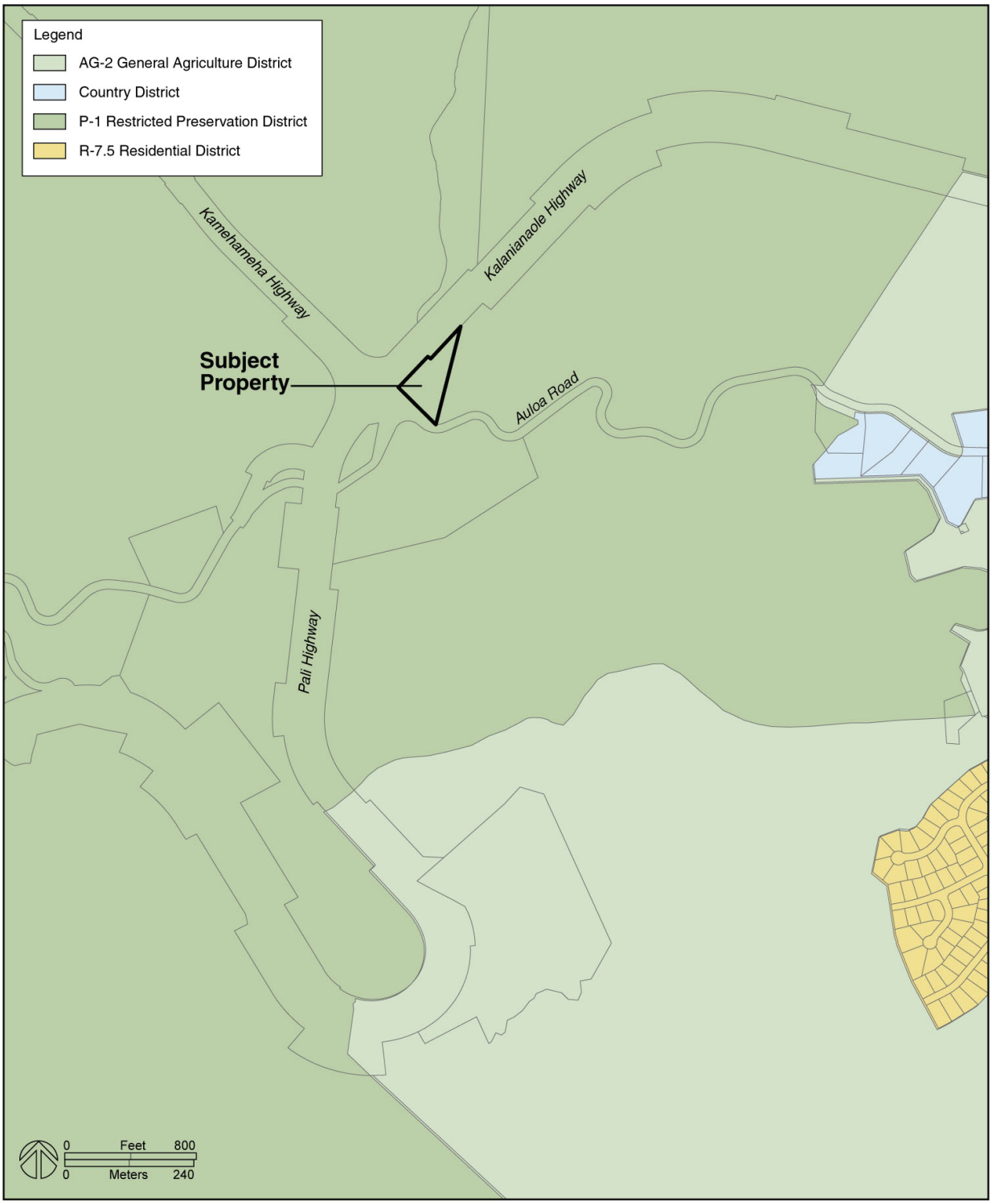
The Plan is shaped around two main concepts, including protection of the community's natural, scenic, cultural, historical, and agricultural resources, and improvement and replacement, as necessary, of the region's aging infrastructure systems. Key elements of the Plan's vision call for preserving and promoting open space throughout the region, and preserving and enhancing scenic, recreational, and cultural features that define Koʻolau Poko's sense of place.

Discussion: The Koʻolau Poko SCP Land Use Map identifies the subject property as "Open Space/Preservation Areas," outside the Urban Community Boundary. Such areas generally include undeveloped lands that are not valued for agriculture but are important to the region's open space fabric. Lands within the State Conservation District are typically included in this designation. The subject parcel is consistent with the key element in the Koʻolau Poko SCP vision to preserve and promote open space as it will only occupy 26,500 SF of land and will be hidden from almost all public views. The open space will only slightly be impacted and the wild feeling of trees as seen from public view points will not be altered. The subject parcel also supports the land use policies and planning principles pertaining to open space preservation, which identify lands in the State Conservation District as passive open space areas.

4.2.3 Land Use Ordinance

The *City and County of Honolulu Land Use Ordinance (LUO)* and accompanying maps define the allowable uses of land within the City and County of Honolulu. The *LUO* describes the various zoning districts, the uses allowed within each zoning district, and the applicable development standards for each district.

Discussion: The subject property is currently zoned P-1 Restricted Preservation (see Figure 16) and is regulated by the State DLNR, and as such, all uses, structures, and development standards are governed by the State.



City and County of Honolulu Zoning **Figure 16**

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment

4.2.4 Special Management Area

The City and County of Honolulu, similar to other counties in Hawai‘i, has adopted boundaries which identify the Special Management Areas (SMA) and rules and regulations which are consistent with Chapter 205A, HRS that control development within the SMA. Proposed developments within the SMA are subject to review by DPP.

Discussion: The Proposed Action is outside the SMA, and will not require a SMA permit.

CHAPTER 5

Alternatives Considered

5.0 ALTERNATIVES CONSIDERED

Alternatives considered in addition to the Proposed Action consisted of three alternatives: (1) Construction of a new office building on a separate site; (2) Renovation of the existing Kaneohe Ranch Building to accommodate additional office space; and (3) the No Action Alternative.

The alternative to construct a new office building elsewhere would achieve consolidation of the Kaneohe Ranch and Castle Foundation administrative offices, but would result in the abandonment of the Kaneohe Ranch Building by the Ranch. Continued occupancy of this building is important to maintain the structure in a manner worthy of a building listed on the historic registry and to maintain the link between the building and its past. This alternative is unlikely to be implemented because of the risk to the historic building.

The alternative to renovate the existing building would seek to expand the physical size of the building to accommodate the Castle Foundation employees. This alternative is unlikely to be implemented because expansion of the facility could threaten its historic integrity.

Under the No Action alternative, the existing conditions on the subject property would continue. The Castle Foundation employees would have separate offices from Kaneohe Ranch employees, furthering fragmented and inefficient administration and operation. This alternative was determined to be unacceptable for these reasons.

CHAPTER 6

Anticipated Determination and Supporting Rationale

6.0 ANTICIPATED DETERMINATION AND SUPPORTING RATIONALE

Based on information and analysis presented in this document, the Proposed Action is not expected to result in a significant impact on the environment. In accordance with Chapter 343, HRS and Section 11-200, HAR, the DLNR anticipates issuing a FONSI for the proposed project. The proposed project will have no significant short-term, long-term, or cumulative adverse impacts on the environment; therefore, preparation of an EIS will not be required.

In determining whether an action may have a significant impact on the environment, the applicant or agency must consider all phases of the project, its expected primary and secondary consequences, its cumulative impact with other projects, and its short and long-term effects. The anticipated negative determination was based on review and analysis of the significance criteria specified in Section 11-200-12, HAR. An action shall be determined to have a significant effect on the environment if it meets any of the following criteria:

1. Involves an irrevocable commitment or loss of or destruction of natural or cultural resources

The proposed building will only encompass approximately 1,604 SF of the 1.81-acre parcel, and this portion of the site has already been altered. There is no known presence of Federal-or State-protected endangered, threatened, or candidate species that could be jeopardized by the Proposed Action. No significant impacts to archaeological or cultural resources are anticipated, and there is no known Native Hawaiian or other cultural properties or practices occurring on the site. Construction of the new structure will not adversely impact important scenic views identified in State or County public planning documents.

2. Curtails the range of beneficial uses of the environment

The Proposed Action will not result in significant adverse impacts to the natural environment. Siting and design of the proposed project will accommodate the natural features of the site with minimal environmental impacts. The proposed project will be limited to the portion of the property immediately adjacent to the existing Kaneohe Ranch Building. Construction and operation of the new office building will be performed in accordance with Federal, State, and County regulations, thereby minimizing potential impacts to the air and water quality and ambient noise levels.

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 Action is consistent with the State's long-term environmental policies, and the policies and guidelines specified in Chapter 344, HRS, as demonstrated by the discussion in Section 4.1.

4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State

The Proposed Action will have positive direct and indirect economic benefits to the State and County through the generation of construction-related jobs and greater property tax revenues.

The Proposed Action will not adversely affect the social welfare or cultural practices of the community or State, or create environmental health and safety risks.

5. Substantially affects public health

The Proposed Action will not detrimentally affect public health. There will be some typical short-term construction-related impacts (noise, air quality, and traffic) in the area, but these will be temporary. Standard construction Best Management Practices will be used to minimize the temporary impacts. Though none are known, if Project Area soils are found to contain hazardous or regulated materials, the necessary abatement will be conducted prior to construction in accordance with applicable Federal and State regulations to minimize potential impacts to human health and the environment. Activities associated with the Proposed Action will be compatible with the existing office use on the property. No industrial activities will take place on the property.

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

The Proposed Action will not result in island-wide population growth. No significant impacts to public facilities are expected as the Project Area is located adjacent to an existing building that is served by existing public utilities and infrastructure. The Proposed Action will not significantly increase demands on existing utility systems since the anticipated demands are generally similar to the existing uses.

7. Involves a substantial degradation of environmental quality

The Proposed Action will not substantially degrade environmental quality. The Proposed Action is within the State Conservation District and will be constructed and maintained in accordance with the regulations and conditions imposed by the DLNR. Long-term impacts to air and water quality, noise levels, and natural resources will be minimal. The use of standard construction and erosion control Best Management Practices will minimize the anticipated construction-related short-term impacts (i.e., noise, air quality, water quality, and traffic).

8. Is individually limited and cumulatively has considerable effect upon the environment or involves a commitment for larger actions

The Proposed Action will not have a significant cumulative impact on the environment and does not involve a commitment for larger actions. The Proposed Action will be limited to the proposed improvements, and does not require any supplemental future development.

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

No threatened, endangered, or candidate listed bird, mammal or plant species protected by Federal and State regulations will be impacted by the Proposed Action (see Sections 2.7 and 3.7).

10. Detrimentally affects air or water quality or ambient noise levels

The Proposed Action will not substantially affect air or water quality or ambient noise levels. The proposed office use will not be a significant source of air or noise pollutants. Construction of the proposed improvements, which are limited in scope, will not significantly increase storm water runoff or impact surface water quality. Temporary short-term impacts such as noise and dust will be expected during construction. Contractors will be expected to use standard Best Management Practices to minimize construction-related impacts, and the project will comply with applicable State and County regulations and standards.

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a floodplain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters

The Proposed Action is not located within an environmentally sensitive area. The subject property is roughly 3.4 miles from the coast in an area with minimal flood hazard risk, and is outside of the tsunami evacuation zone. There are no surface waters on or near the subject property. The proposed improvements, located on the level areas of the property, will be sited to fit the property's existing topography. Except for the installation of the Individual Wastewater System, the Proposed Action will not require extensive grading or ground preparation.

12. Substantially affects scenic vistas and view planes identified in County or State plans or studies

The Proposed Action will not obstruct or affect scenic vistas and view planes identified in County or State plans or studies. The new structure will be almost completely obscured by the existing building and the tall vegetation surrounding the project site.

13. Requires substantial energy consumption

Construction activities associated with the Proposed Action will not require substantial energy consumption due to the relatively small scale of the project. The Proposed Action will provide office space to a small group of employees and will not substantially increase energy consumption. The site is also conveniently accessible by public transportation.

CHAPTER 7

Consulted Agencies and Organizations

7.0 CONSULTED AGENCIES AND ORGANIZATIONS

7.1 Pre-Assessment Consultation

Agencies and organizations that were consulted during the preparation of the Draft EA include:

DLNR*
DLNR, Office of Conservation and Coastal Lands*
DLNR, Historic Preservation Division *
City and County of Honolulu Department of Planning & Permitting*
Maunawili Community Association
Kailua Neighborhood Board
Historic Hawai‘i Foundation
Historic Kailua Foundation

An informational letter was sent on March 19, 2007 (*letter to Historic Preservation Division was sent on March 21, 2007) to the above listed agencies and organizations to solicit comments on the Proposed Action. Substantive comments received were addressed in the DEA. A total of four agencies and organizations provided written comments. The parties who responded in writing are identified by an asterisk (*) and their letters and the corresponding responses are included in Appendix D.

7.2 Draft EA Consultation

The following agencies and organizations were sent copies of the DEA as part of the Chapter 343, HRS review. The parties who responded in writing are identified by an asterisk (*) and their letters and the corresponding responses are included in Appendix E of the FEA.

State of Hawai‘i

Department of Health*
DLNR*
DLNR, Historic Preservation Division
DLNR, Office of Conservation and Coastal Lands
Department of Transportation
Office of Environmental Quality Council*
Office of Hawaiian Affairs

City and County of Honolulu

Board of Water Supply
Department of Environmental Services
Department of Planning & Permitting*
Department of Transportation Services

Community and Other Organizations

Hawaii's Thousand Friends
Historic Hawai‘i Foundation

Historic Kailua Foundation
Kailua Neighborhood Board*
Kailua Public Library
Kawai Nui Heritage Foundation
Kaneohe Public Library
Ko‘olaupoko Hawaiian Civic Club
Maunawili Community Association
Sierra Club
Edward Medeira * (not on original DEA distribution list)
The Nature Conservancy * (not on original DEA distribution list)

CHAPTER 8

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APPENDIX A

Plant Survey
Helber Hastert & Fee, Planners, Inc.

Plant Survey

for

Kaneohe Ranch & Castle Foundation Administrative Complex

Kailua, Ko‘olaupoko District, City and County of Honolulu, O‘ahu

Prepared by Helber Hastert & Fee, Planners, Inc.
June 2007

This biological field survey was conducted on Friday, May 24, 2007, at the Kaneohe Ranch Building site located at 1199 Auloa Road in Kailua, Hawai‘i. The primary objectives of the study were the following:

1. Prepare a general description of the vegetation on the project site.
2. Search for threatened and endangered plant species as well as species of concern.

The information in this report is intended for use in the Conservation District Use Application permit and for the environmental assessment being prepared for a proposed additional office space for the Castle Foundation. Botanical names used in the report follow Wagner et al., *Manual of the Flowering Plants of Hawai‘i* (Honolulu: University of Hawai‘i Press, 1999).

Description of Vegetation

Designed Landscape Areas: The vegetation nearest to the built areas of the site is predominantly cultivated tropical species in what appears to be a designed landscape. In planting beds adjacent to the exterior building walls of the existing Kaneohe Ranch building are kukui (*Aleurites moluccana*), red ginger (*Alpinia purpurata*), blue ginger (*Dichorisandra thyrsiflora*), green and red ti (*Cordyline fruticosa* varieties), laua`e (*Phymatosorus grossus*), one other type of fern, Boston fern (*Nephrolepis exaltata* ‘Bostoniensis’), and variegated liriope (*Liriope muscari* ‘Variegata’). On the north side of the paved handicap stall, there is a planting bed with young coconut palms, kukui, red ginger, green and red ti, and laua`e.

Turf Areas: Beyond the planting beds and along the outer edge of the paved driveway down to the carports are turf areas comprised of both St. Augustine’s (*Stenotaphrum secundata*) and Zoysia (*Zoysia spp.*) and a combination of the two. Purple hemigraphis (*Hemigraphis alternata* “Exotica”) is growing in the lowest elevation turf areas. Coconut palms (*Cocos nucifera*) and green hala trees (*Pandanus tectorius*) grow in the turf areas on the north and west sides of the building, and a red hibiscus (*Hibiscus chinensis*) hedge grows in the lawn on or near the north property line and wraps around the Pali Highway-Auloa Road corner for approximately another 30 feet.

Mixture of Designed Landscape and Introduced Trees: On the south and east edges of the designed landscape, just below the brow of a steep slope, species of the designed landscape—hala trees, green ti, panax (*Polyscias scutellaria*)—are interspersed with java plum (Syzygium cumini), brassaia (*Schefflera actinophylla*), fiddlewood (*Citharexylum spinosum*), koa haole

(*Leucaena leucocephala*), Koster’s curse, sword fern (*Nephrolepis multiflora*), and a vine that has characteristics matching *Thunbergia*. At the time of the site visit, there were no flowers present from which to positively identify the vine.

Introduced Trees and Shrubs: On the nearly vertical slope generally paralleling the covered carports, at the top of the bank adjacent to the carports, and on the slope along Kalaniana‘ole Highway, there are introduced species: fiddlewood seedlings, sword fern along with Koster’s curse (*Clidemia hirta*), Christmasberry (*Schinus terebinthifolius*), brassaia. Coconut palms also grow in this area.

Thickly Vegetated Slope: The northeastern slope beyond the designed landscape and edge of introduced trees and shrubs is comprised of the same introduced species as listed above and coconut palms and ironwood (*Casuarina equisetifolia*).

Discussion

The plants found on the site can be found in similar environments throughout O‘ahu, and no threatened or endangered plant species were observed.

No significant impacts are anticipated to the flora for the Proposed Action or alternatives.

Figure 1: Planting beds at the front of the building include common cultivated plant species.

Figure 2: Coconut palms, hala, and hibiscus planted in turf.

Figure 3: Along the east edge of turf, cultivated species—hala, green ti, and panax—are interspersed predominantly with java plum.

Figure 4: The nearly vertical slope generally paralleling the parking sheds has a matrix of fiddlewood seedlings (*Citharexylum spinosum*) and Boston fern (*Nephrolepis exaltata* 'Bostoniensis') along with Koster's curse (*Clidemia hirta*), Christmasberry (*Schinus terebinthifolius*), brassaia (*Schefflera actinophylla*), and several coconut palms.

APPENDIX B

Historic Architectural Report
Mason Architects, Inc.

Kaneohe Ranch Building

History and Analysis

Prepared by

Mason Architects, Inc.
May 2007

Executive Summary
This analysis is being done in preparation for the construction of a new building to provide additional office space for the Castle Foundation on the site of the current headquarters building for Kaneohe Ranch, which is listed on the National Register of Historic Places. The proposed new building can be constructed to comply with the Secretary of the Interior's Standards to retain the National Register of Historic Places listing of the existing property. This additional building, when viewed from the primary view plane of Kalanianaole Highway, should be similar in size and massing to the existing building, and with compatible features. Although the new building will be designed sympathetically to the existing building and its historic relationship the site, its appearance will be differentiated from the historic building in order to avoid being mistaken for a historic structure.

Description and alterations
The ca. 1940 Kaneohe Ranch Building is located at Castle Junction (the intersection of Kalanianaole Highway and Auloa Road – see figure 1) on the windward side of Oahu. It is a single-story building with a two-story section at the rear wing of the building, on the down side of its sloping site. The building has an irregular L-shaped plan with overall measurements of about 59' x 64'. It is constructed of masonry with a stucco coating and has a steep, double-pitch hip roof covered with wood shakes. The building has wide overhanging exposed eaves and rounded rafter tails. At the front of the building is an inset lanai with a painted concrete floor scored in a grid pattern that is covered by the main roof. The roof at the lanai is supported by square wood posts and a wood beam. At the rear side, due to the sloping grade of the site, the single-story section of the building is set on a concrete block retaining wall. Here, a car port with a corrugated metal shed roof, supported by metal pipe posts, projects from the retaining wall to cover five parking spaces.

The building has six-over-six-light double-hung windows with sheet metal covered wood shutters that can be secured when the building is closed. The main entry and the north side entry are double ten-light doors. Double doors of similar construction as the shutters are also found at these two entries. The rear, two story wing of the Kaneohe Ranch Building has two flush metal doors at its lower level which open to the parking area. At the main floor (upper) level of the rear wing are typical six-over-six double-hung windows with shutters and large fixed-light windows with fixed transom lights.

On August 31, 1939 a survey of the property, titled "Office Plot Plan," was completed by James B. Mann of Honolulu in preparation for the construction of the Kaneohe Ranch Building. The location of the proposed building on the lot is shown approximately where it was constructed. At the time of the survey, Kalanianaole Highway, to the northwest of the building, had not yet been constructed. The Pali Road formed a "T" intersection just to the southwest, closely corresponding to present day Auloa Road. On the 1939 survey drawing, "To Kailua" is indicated on the eastern arm of the "T" (Kaneohe Ranch). The 1939 date of this pre-construction survey is the basis for the ca. 1940 construction date for the Kaneohe Ranch Building.

The original building had an L-shaped footprint. A single undated drawing titled "Office Building for Mr. H. K. Castle" is presumed to be original and shows a plot plan with the building

and indicates "New Pali Road" in the position of Kalanianaole Highway (Kaneohe Ranch). This drawing is unsigned, but the architect of the original building is stated as Albert Ely Ives on the National Register Nomination Form (Castle 1983). Ives (d. 1966) opened his Honolulu office in 1937 and is known primarily for his residential designs. The main section of the building, covered by the steep double-pitch hip roof, measured about 59' across the front façade by about 34' deep. The rear wing which originally projected about 20' northeast from the east corner of the main section was about 17' wide. This rear wing was a single story, its floor level at the level of the rear parking area, about 8' below the floor of the main section of the building. This rear wing had a low-slope shed roof.

The City and County of Honolulu lists 1948 as the year built for the Kaneohe Ranch Building, but this is probably due to a re-assessment for tax purposes after a ca. 1949 renovation which added to the rear wing. Drawings from this addition were done by architect Mark Potter of Honolulu and are dated December 1949. The one-story addition increased the footprint of the rear wing, to its present 29'-8" x 25'-7". The addition had a flat roof with parapet and provided a 20' x 23' vault and a small machinery room. One set of blueprints of this renovation have a notation showing a double-pitch-roofed "future addition" of a second story atop this new portion of the building.

This second story was added in 1954. It provided two offices and a toilet on the same level as the existing main floor of the Kaneohe Ranch Building. Drawings dated September of that year are also by Mark Potter. The two double-hung windows and their shutters that were removed from the existing second floor were re-used in the 1954 addition. New shutters that were needed for windows were constructed of ¾" thick Philippine mahogany boards with ⅛" thick sheet metal bolted to the exterior. The transoms over the large fixed-light windows were originally glass jalousies. Vertical koa boards ⅜"thick with book-matched joints was used to panel the private office at the northeast end of the addition. The double-pitch roof of the 1954 addition was covered with wood shakes to match the existing roof.

Mark Potter also designed a 1956 addition to the building which added the small 15'-9" wide wing which projects 7' from the original building on the northwest side. This was used for a toilet and kitchenette. A 6' diameter cesspool was added about 18' northwest of this addition.

Another addition was undertaken by Mark Potter, probably in 1962 (drawing is undated but the job number is 62-8). This was the addition of a carport with a shed roof of corrugated metal supported by metal pipe posts. It was located between the two existing carports; one which was attached to the rear of the building, and one at the north corner of the parking area. The new carport required excavation and removal of about 12' of the bank at the northwest end of the rear parking area. The drawing shows an existing cesspool under the parking area, near the northeast corner.

Historic context and character-defining features

The Kaneohe Ranch Building was built (ca. 1940) at a time when the Kaneohe Ranch was beginning to phase out its extensive cattle operations on the windward side of Oahu, orienting its operations toward dairy farms, which would eventually give way to property management and leasing during the 1950s and 1960s.

Kaneohe Ranch was begun on November 1, 1894 as a cattle raising operation when J. P. Mendonca leased land from Nannie R. Rice. Ms. Rice's father, Judge C. C. Harris had acquired title to the lands after 1871 when a sugar plantation venture undertaken by him and Queen Kalama failed. Besides raising a herd of several-thousand Aberdeen-Angus cattle, Mendonca leased land that was too marshy for grazing to rice farmers. Kaneohe Ranch was bought by James B. Castle in 1907, and in 1917 the land was purchased from Mrs. Rice. The Ranch experimented with pineapple cultivation during the early twentieth century, but wet conditions on the windward side of Oahu forced an end to this in the 1920s. Rice cultivation on the Ranch's leased lands was terminated in the 1930s because of unprofitability due to competition from California.

Cattle operations at the ranch were impacted as the military began taking over ranch lands used for grazing in the late 1930s. Dairy farming required less acreage, but by the 1950s and 1960s as development increased on windward Oahu, the lands became valued more for their real estate potential. This caused Kaneohe Ranch to become the landlord for most of this portion of the island, concentrating on "real estate management rather than ranching pursuits (Castle, et al 1983).

The Kaneohe Ranch Building has a number of distinctive character-defining features; a hand-parged stucco finish on the exterior walls, high double-pitch hip roof covered with wood shakes, numerous windows for good ventilation, wide overhanging eaves (with exposed rafters) to protect those windows from sun and rain, covered lanai at the front entry, and metal covered wood shutters (see figure 2).

The visibility of the building through the vegetation, as seen from its primary view plane of Kalanianaole Highway, and its positioning on a lawn atop the embankment fronting the road are also distinctive features of the property and greatly contribute to its character. The stand of trees and thicker vegetation on the lot north of the building also enhance the impression of the building being set in a glade. When viewed from the road there is no impression of the bank or the sunken parking area at the rear, or that the Kaneohe Ranch Building is set on a retaining wall (see figures 3 & 4).

During the first several decades of the twentieth century, regionalism became an important architectural theme in America as buildings came to be designed in styles (and with features) that were determined by the location. In Hawaii this mean the use of lanais for covered outdoor spaces, wide eaves to shelter windows, and also using landscaping to "connect the building to the site" (Penkiunas1990, 14). The Kaneohe Ranch Building's roof is a good example of the type used by architects to define a Hawaiian regional style of architecture. This type of roof, double-pitched with a high and steeply sloping main section, was modeled after the steeply shaped roofs of traditional Hawaiian *hale pili*, and became iconic of Hawaiian regional architecture. It has come to be known as a "Hawaiian" roof. Examples of this roof were seen as early as ca. 1915. Prominent Honolulu architect Hart Wood was using it as early as 1923, and later applications in the 1920s and 1930s, such as Hardie Phillip and Bertam Goodhue's 1927 Honolulu Academy of Arts (considered to be archetypical of the emerging Hawaiian regional style), Phillip's 1930 C. Brewer Building, and Charles Dickey's 1931 Halekulani Hotel helped to popularize its use.

Wide overhanging eaves, and the many window and ventilation openings that they protected from sun and rain, were other features that were coming to define the Hawaiian regional style of architecture during the late 1920s and the 1930s (Penkiunas 1990, 279). The covered lanai, a feature that had long been used on Hawaiian buildings, was also an adaptation due to "special conditions of climate and an attitude towards daily living" which helped to define the "Hawaiian style [as] the result of a truly indigenous stylistic evolution" (Griffing 1950, 107).

While numerous pre-World War II examples of public and commercial buildings which exhibit the Hawaiian roof are found in Honolulu, the Kaneohe Ranch Building is one of the few buildings from the period with this type of roof on the windward side of Oahu.

The Secretary's Standards for Rehabilitation and their application to the proposed addition

The Kaneohe Ranch Building was accepted to the National Register of Historic Places June 5, 1987. The nomination form for the building states "this nomination includes all property described by Tax Map Key 4-5-35: 3 in 1983" (Castle, et al 1983), which corresponds to the current 1.8 acre TMK parcel which has about 310' frontage along Auloa Road and about 540' frontage along Kalanianaole Highway. The proposed new construction of an additional building lies within this National Register property. As a result, any work on the property must conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Secretary of the Interior's Standards)* in order for the property to remain on the National Register.

The *Secretary of the Interior's Standards* supply guidance for procedures to employ when dealing with historic buildings and are divided into four treatments, of which the second, rehabilitation, relates to the proposed new construction at the Kaneohe Ranch Building property. The *Standards for Rehabilitation* recognizes the need to alter or add to a historic property to meet the changing needs of the owner while still retaining the property's historic character. This is a primary focus of the rehabilitation treatment, the preservation of the materials, features, finishes, spaces, and spatial relationships which give the property its historic character. The *Standards for Rehabilitation* are ten points which generally speak to the need to preserve the property's historic fabric, accomplish alterations sympathetically and non-destructively to the historic character, and account for archeological resources. (See Appendix A for the Standards for Rehabilitation) Points nine and ten relate directly to new additions, they state:

> 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
> 10. New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential for and integrity of the historic property and its environment would be unimpaired. (Weeks 2001)

The ten *Standards of Rehabilitation* can be summarized by:

> a) avoiding the removal of historic features, including any damage that would be caused by the future removal of any new alterations,
> b) not adding anything incongruent with historic features, and
> c) protecting archeological resources.

In the case of (a) above, the proposed addition at the Kaneohe Ranch Building would have no effect on the material (historic or otherwise) of the existing historic building. The character-defining (historic) features that could be impacted by the proposed new addition are the site and the setting of the historic building. The *Standards for Rehabilitation* has some very specific guidelines for identifying, retaining, and preserving a historic property's site and setting.

> Site. Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees , shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site. Retaining the relationship between buildings and the landscape.
>
> Setting. Recommended: Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships. Retaining the historic relationship between buildings and landscape features of the setting. (Weeks 2001)

Several features noted in the above two paragraphs could be affected by an additional building to the rear of the Kaneohe Ranch Building. Since the Kaneohe Ranch Building has historically sat alone on its lot, the addition of any building which is visible from the highway will have an affect on this character-defining feature. This will be mitigated in primarily by:

- Adding new landscaping that will effectively hide much of the new building from views from public vantage points. The thirty-foot setback along the road will allow ample room for that landscaping.
- The new building will be more than 50 feet away from the existing building as viewed from the highway.
- The new building is smaller and will therefore have a lower roofline and smaller mass than the existing building.
- The building is located, for the most part, on the site of a former garage building, of one story in height that was demolished sometime after 1970.

In the case of (b) above (not adding anything incongruent with historic features), the proposed new building should be harmonious with the existing historic features. For the actual design of the new building, the *Standards of Rehabilitation* can be interpreted as being somewhat twofold, in that it recommends that the new construction be compatible with the historic form and materials, but also "design[ed] in a manner that makes clear what is historic and what is new" (Weeks 2001). The rationale behind this recommendation of the *Secretary of the Interior's*

Standards, that the new construction "not duplicate the exact form, material, style, and detailing of the historic building" (ibid.).

- Compatibility with the existing historic building will be accomplished by utilizing the same exterior colors and exterior materials as are used on the historic Kaneohe Ranch Building, and fenestration patterns of the new building will be similar to the historic building, on the elevations that can be viewed from any public perspective, and
- Differentiation will occur by not using the same shutters as the original, through the use of a smoother plaster finish, and other detail differences.

.

In the case of (c) above (protecting archeological resources), the new construction will take place on a previously graded and paved area, so it is unlikely than any sub-surface archeological deposits remain. Prior to the onset of work, a plan should be formulated that will either protect and preserve archeological resources in place, or mitigate their disturbance in the event that any are discovered during the course of construction.

Conclusion

The proposed new building addition on the grounds of the Kaneohe Ranch Building can be constructed to comply with the Secretary of the Interior's Standards to retain the National Register of Historic Places listing of the existing property. This additional building, when viewed from the primary view plane of Kalanianaole Highway, should be slightly smaller in size and massing to the existing building, and with compatible features. Although the new building will be designed sympathetically to the existing building and its historic relationship the site, its appearance will be differentiated from the historic building in order to avoid being mistaken for a historic structure.

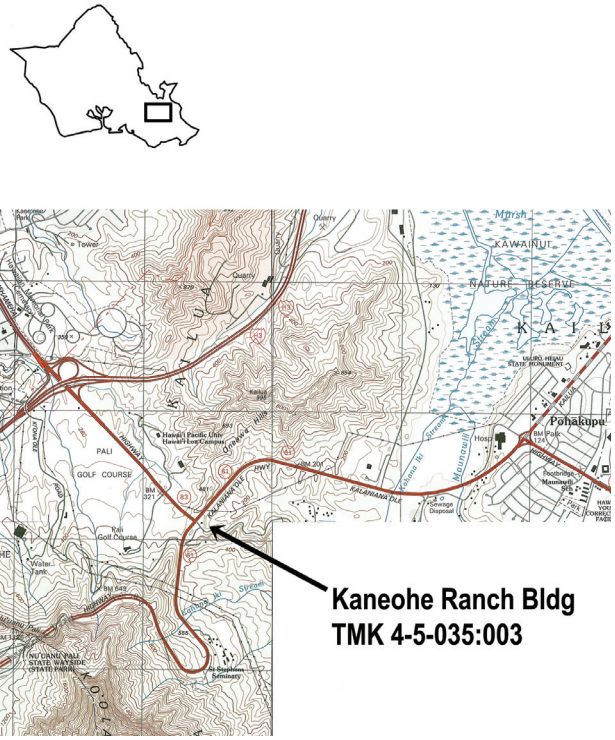

Figure 1: Site location.

Figure 2: Front façade of existing Kaneohe Ranch Building,
placed on the National Register in 1987.

Figure 3: Overview of the site of Kaneohe Ranch Building,
taken from the intersection of Kalanianaole Highway and Auloa Road. From this view, the proposed new building is to be located to the left of (behind) the existing building.

Figure 4: North (left side) elevation of the existing Kaneohe Ranch Building
taken from the edge of the lot. The proposed new building will be located
at the left edge of this photo.

APPENDIX A

Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (Weeks 2001)

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APPENDIX C

Civil Infrastructure Report
Belt Collins Hawaii Ltd.

CIVIL INFRASTRUCTURE

ENVIRONMENTAL ASSESSMENT

FOR

KANEOHE RANCH & CASTLE FOUNDATION ADMINISTRATIVE COMPLEX

TMK: 4-5-035: 03

PREPARED FOR

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May 2007

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1.0 PROJECT DESCRIPTION

The proposed development will be a 2-story office building on approximately 1.8 acres of land located in Kailua, Hawaii. The project site is bound by Kalanianaole Highway to the northwest and Auloa Road to the southwest. Undeveloped land borders the project on the east. (Figure 1).

The proposed development will provide a second building at the existing Kaneohe Ranch Office Building site. The proposed building will consist of a parking lot on the lower level and approximately 1,600 square feet (sf) of office space on the upper level. Infrastructure facilities required to support the new building include an individual wastewater system, additional potable water system facilities, driveway improvements for fire protection, and drainage facilities.

2.0 EXISTING CONDITIONS

2.1 ROADWAYS

An existing driveway from Auloa Road provides access to the existing Kaneohe Ranch Office Building. The driveway is approximately 10-feet wide and extends for approximately 200 feet from Auloa Road to the covered carport (Figure 2).

2.2 SITE DRAINAGE

There are currently no existing drainage facilities onsite. Site runoff drains by surface flow to the upper reaches of a watershed drained by a gulch on the undeveloped land east of the site (TMK: 4-2-14:001). The unnamed gulch eventually drains to Kohanaiki Stream, a tributary of Kawainui Marsh. Storm runoff from Kalanianaole Highway and Auloa Road also drain to the existing unnamed gulch.

2.3 WATER SYSTEM

The existing water system consists of a 5/8-inch water meter, a 1 ¼-inch lateral which connects to a 16-inch waterline along Auloa Road, and a 1 ¼-inch reduced pressure backflow preventer. The lateral provides service to the existing Kaneohe Ranch Office Building. Landscape irrigation is provided by an automatic sprinkler system.

2.4 WASTEWATER SYSTEM

There are currently two existing cesspools located onsite. Both cesspools provide service to the existing building (See Figure 2).

2.5 SOLID WASTE

Solid waste from the site is currently removed by a private solid waste contractor for disposal at a City-operated disposal site.

3.0 PROPOSED CIVIL INFRASTRUCTURE

The proposed civil site improvements are shown in Figure 3.

3.1 ROADWAYS

The existing 10-foot wide driveway will need to be widened to 16-feet to provide fire truck access for fire protection of the proposed building. This widening will necessitate relocation of the existing accessible parking stall and replacement of the existing automatic gate.

3.2 SITE GRADING AND EROSION CONTROL

3.2.1 GRADING

The project does not propose major regrading of the site. The existing topography will be altered only to the extent necessary for construction of the proposed improvements. It is anticipated that grading will occur on a localized scale and will be relatively minor in relation to the overall site.

3.2.2 EROSION CONTROL

During all phases of construction, erosion control practices will comply with both State and City regulations. Best management practices will be implemented in accordance with an erosion control plan to control erosion during construction.

3.3 SITE DRAINAGE

Storm water runoff from impervious areas will drain from the site by sheet flow and through small, localized swales to a proposed onsite shallow seepage pit and to an unnamed dry gulch that originates near the southern end of the project parcel.

The proposed building and its site improvements will increase the amount of onsite impermeable area by approximately 2,000 sf (an increase of approximately 18 percent over existing conditions). The storm water runoff from the site, represented as the 10-year peak flow, will increase from approximately 1.6 cubic feet per second (cfs) to approximately1.85 cfs (an increase of approximately 16 percent over existing conditions) as a result of the proposed site improvements.

The proposed shallow seepage pit will be designed to dispose of the additional runoff resulting from the proposed building and site improvements.

3.4 WATER SYSTEM

The proposed water system is based on conformance with the 2002 State of Hawaii Water System Standards as well as the 1997 Uniform Plumbing Code.

The projected average daily water demand of the proposed building is approximately 190 gallons per day (gpd). Proposed improvements to the existing domestic water system include the addition of a ½-inch water line to the new building and replacement of the existing $^{5}/_{8}$-inch water meter with a new ¾-inch meter.

A new 8-inch fire protection line from the 16-inch main in Auloa Road with an 8-inch detector check meter and a new onsite fire hydrant are proposed to satisfy fire protection requirements. The new 8-inch fire protection line will provide flow to the fire sprinkler system in the proposed building and to a new onsite hydrant. The Water System Standards require a fire flow of 2,000 gpm with 20 psi residual pressure for commercial buildings, which includes office buildings. The Fire Department has indicated that the recorded available fire flow at the nearby hydrant is only 1,400 gpm. However, the Fire Department has indicated preliminary acceptance of the available flow for the proposed building, if the proposed building is provided with a fire sprinkler system.[1] The Fire Department typically allows a reduction of fire flow requirements to 75 percent of the flow indicated in the Water System Standards for a building with a fire sprinkler system.

3.5 WASTEWATER SYSTEM

The proposed wastewater system was developed in accordance with Hawaii Administrative Rules Title 11, Department of Health (DOH), Chapter 62: Wastewater Systems, January 14, 2004.

The projected average wastewater flow generated by the proposed building is approximately 160 gpd. The proposed building will be served by an Individual Wastewater System (IWS) that will consist of a 4-inch gravity line, a 1,000 gallon septic tank, and an absorption bed for the disposal of septic tank

[1] Personal communication with Ken Thompson, Honolulu Fire Department Plans Examination, May 22, 2007.

effluent. The estimated minimum area required for the absorption bed is 265 sf, based on an assumed percolation rate of 60 minutes per inch. There is adequate room to provide a 350 sf absorption bed, providing more than the minimum required capacity (see Figure 3).

Wastewater solids in the form of septage from the septic tank will be removed periodically by pumper trucks for disposal to the nearest City Wastewater Treatment Plant (WWTP). The maximum anticipated frequency of removal would by annually.

It is anticipated that no upgrades to the cesspools serving the existing building will be necessary, because the existing and proposed wastewater systems will be independent of each other.

3.6 SOLID WASTE

The City requires all solid waste (also known as rubbish), to be removed from buildings and premises and disposed of at an approved solid waste disposal facility. All solid waste generated from the project will be recycled or disposed of at a City solid waste disposal facility.

3.6.1 CONSTRUCTION PHASE

The duration of construction for the proposed building and site improvements is anticipated to be approximately 1-year.

Estimates for construction-generated wastes include the proposed building as well as green waste from site clearing activities. Trees and shrubs to be cleared from the site for construction of the proposed building and site improvements will be relocated or reused on site or will be disposed of at a green waste recycling facility.

Based on the area of the proposed building, an estimate of the construction waste to be generated by the project is 2.4 to 4.2 tons/year. This estimate is based on the proposed 1,600 sf building size and a range of 3.0 to 5.2 pounds (lbs) of construction waste per sf (HABiT 1999).

3.6.2 OPERATIONS PHASE

The operations phase refers to the period after which construction of the proposed building is complete and the building is open and used as intended. It is estimated that during operations, approximately 2.0 tons/year of solid waste will be generated by the workers at the proposed building.

Quantities of solid waste generated during the operations phase are a function of population. It is anticipated that approximately 10 persons per day will work in the proposed building for 8 hours per day, 5 days per week. The national average of waste generated per person in the U.S. is estimated at 4.5 lbs per person per day (David H.F. Liu 1997). The estimate was obtained by applying the national average rate to the number of worker hours per year estimated for the operations phase at Kaneohe Ranch.

4.0 PROBABLE IMPACTS AND PROPOSED MITIGATION

4.1 POTENTIAL SHORT-TERM IMPACTS

4.1.1 ROADS

Construction of the proposed driveway improvements may require temporary lane closures on Auloa Road. This will be accomplished in accordance with an approved traffic control plan. No significant short-term environmental impacts are anticipated from the proposed driveway improvements associated with this project.

4.1.2 GRADING, DRAINAGE, AND EROSION CONTROL

During grading activities, portions of the site would be disturbed and the potential for site erosion would increase. The contractor would be required to implement best management practices, according to an approved erosion control plan, to contain and control site erosion and to prevent the discharge of

sediment from the site. Based on the requirement for construction activities to comply with an approved erosion control plan, the short-term environmental impacts from construction activities are anticipated to be insignificant.

4.1.3 WATER ENVIRONMENT

4.1.3.1 SURFACE WATER

There are no surface water bodies on or near the project site. As indicated in Section 4.1.2, the implementation of an erosion control plan during construction will prevent the discharge of sediment from the site. The project will have no significant short-term effects on surface waters.

4.1.3.2 GROUNDWATER

It is probable that some precipitation on the site currently percolates to the underlying groundwater. This will continue to be the case during and after construction of the proposed site improvements. Existing regulations require contractors to manage materials to prevent the discharge of pollutants to the ground. After development, landscape management practices will be applied to minimize the use of fertilizers and pesticides that could potentially enter the groundwater. It is anticipated that short-term impacts upon the local groundwater quality will not be significant.

4.1.4 WATER SUPPLY

Water supply infrastructure, including improvements to the existing domestic lateral and installation of a new fire line and hydrant, will be constructed as approved by the City and County of Honolulu Board of Water Supply (BWS). The proposed building will be provided with a fire sprinkler system, as required by the Fire Department due to capacity limitations of the existing BWS 16-inch main in Auloa Road. No short-term detrimental impacts on the existing water supply system are anticipated as a result of the proposed project.

4.1.5 WASTEWATER

The proposed IWS will conform to DOH requirements. Effluent that is discharged to the ground would conform to the applicable regulations and would not significantly affect the receiving environment.

4.1.6 SOLID WASTE

No significant short-term impacts on the existing solid waste collection and disposal systems or the environment are anticipated as a result of the proposed development.

4.2 POTENTIAL LONG-TERM IMPACTS

4.2.1 ROADS

The long-term impacts of the proposed driveway improvements would be similar to the impacts described under Potential Short-Term Impacts and would not be significant.

4.2.2 DRAINAGE AND EROSION CONTROL

After the completion of project construction, ground surfaces would be stable and the potential for erosion would be minimal.

The increase of impermeable surfaces resulting from site development would have the effect of increasing storm water runoff quantities generated from the project site. Site drainage in the long term would discharge to the new onsite shallow seepage pit as well as to the unnamed dry gulch that originates near the southern end of the project parcel. Offsite runoff will not be increased by the proposed building and site improvements, because the new shallow seepage pit will be designed to dispose of the additional runoff resulting from the proposed building and site improvements. Long-term impacts of the project on drainage and erosion control are not anticipated to be significant.

4.2.3 WATER ENVIRONMENT

4.2.3.1 SURFACE WATER

The long-term impacts of the project on surface water in the vicinity of the project site would be negligible because the site is remote from any existing surface water bodies. Long term impacts on surface water would not be significant.

4.2.3.2 GROUNDWATER

The long-term impacts of the project on groundwater in the vicinity of the project site would be similar to the impacts described under Potential Short-Term Impacts, and would not be significant.

4.2.4 WATER SUPPLY

The long-term impacts of the project on the BWS water production and transmission system would be a very small increase in demand and would not be significant.

The Fire Department has indicated that although their records indicate a flow of 1,400 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for the existing nearby hydrant (No. W3038/F3R8), the Fire Department will allow this existing flow for the proposed building if the building is provided with a fire sprinkler system.[2] No long-term detrimental impacts on the existing water supply, storage, and distribution system are anticipated as a result of the proposed project.

4.2.5 WASTEWATER

The long-term impacts of the additional onsite IWS would not be significant, because the IWS would be designed, constructed, and operated in conformance to the applicable regulations.

4.2.6 SOLID WASTE

The small amount of additional solid waste generated onsite as a result of operations related to the proposed building would not have a significant long-term impact on the existing solid waste management system or the environment.

[2] Ibid.

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Hawaii Administrative Rules Title 11. Department of Health Chapter 62: Wastewater Systems.

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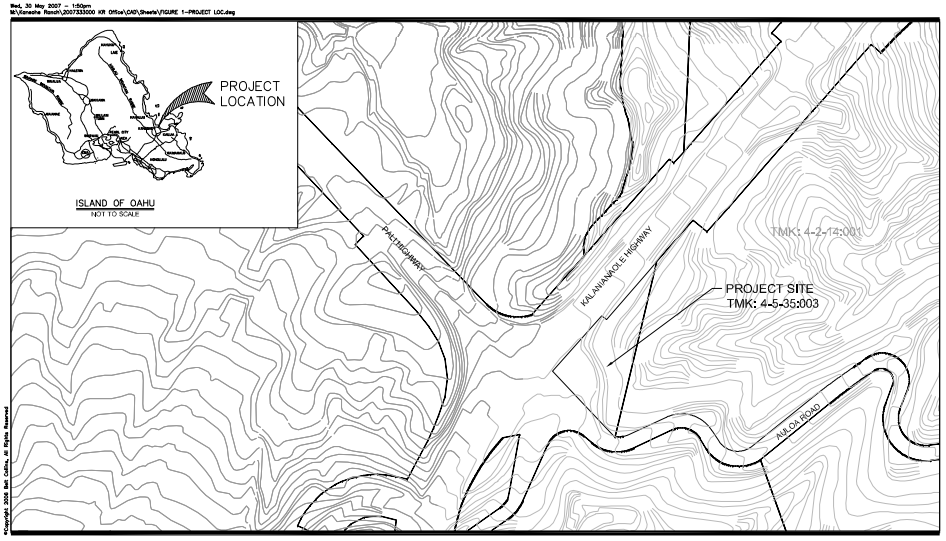
Liu, David H.F. and Bela G. Liptak, Editors. 1997. *Environmental Engineers' Handbook*. 2nd Edition. Lewis Publishers.

Uniform Plumbing Code, 1997 Edition.

Wed, 30 May 2007 – 1:50pm
M:\Kaneohe Ranch\2007333000 KR Office\CAD\Sheets\FIGURE 1–PROJECT LOC.dwg



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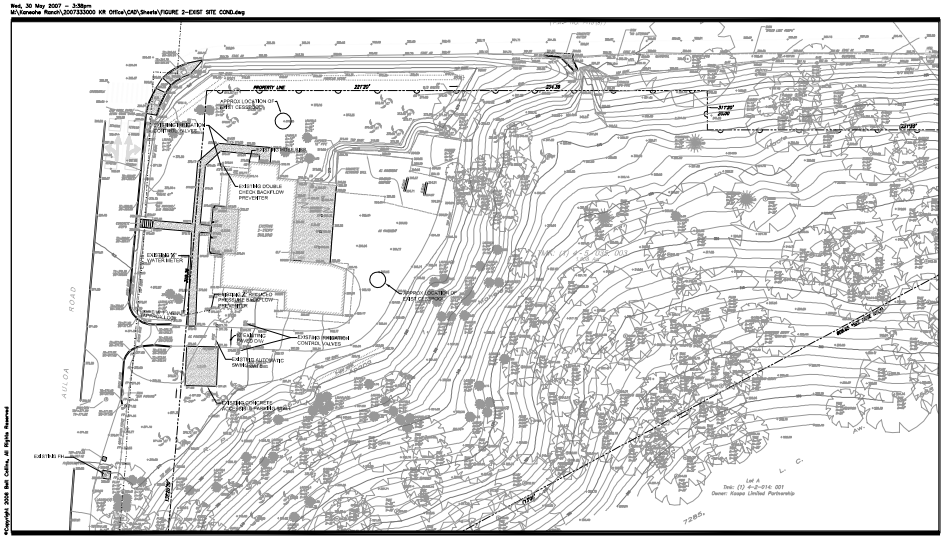
NORTH
0 50 100 200
SCALE IN FEET

Figure 1
PROJECT LOCATION MAP
Kaneohe Ranch & Castle Foundation Administrative Complex
Helber Hastert & Fee, Planners, Inc.
May 2007

Wed, 30 May 2007 – 3:38pm
M:\Kaneohe Ranch\2007333000 KR Office\CAD\Sheets\FIGURE 2–EXIST SITE COND.dwg



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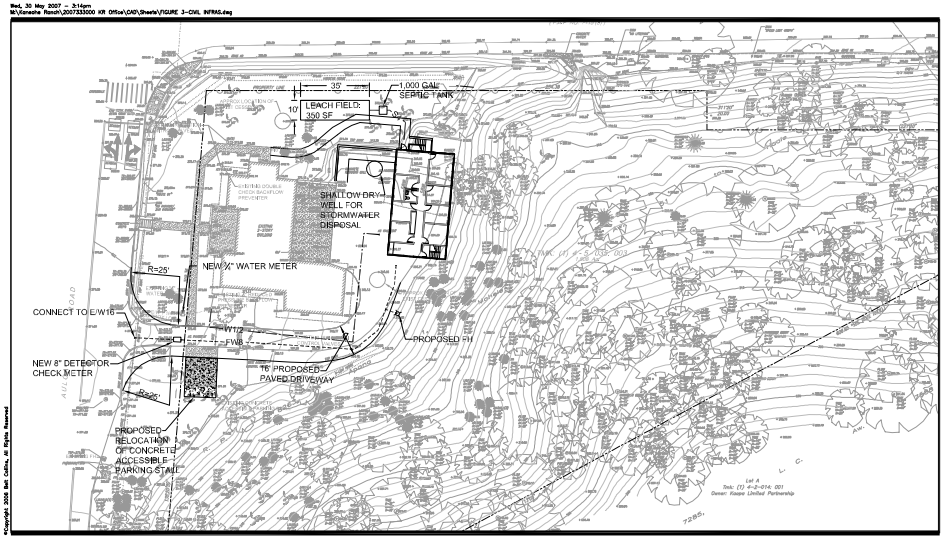
NORTH
0 7.5 15 30
SCALE IN FEET

LEGEND
EW EXISTING WATER LINE
PROPERTY LINE

Figure 2
EXISTING SITE CONDITIONS
Kaneohe Ranch & Castle Foundation Administrative Complex
Helber Hastert & Fee, Planners, Inc.
May 2007

Wed, 30 May 2007 – 2:14pm
M:\Kaneche Ranch\200733000 KR Office\CAD\Sheets\FIGURE 3-CIVIL INFRAS.dwg



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LEGEND

- S4 — PROPOSED SEWER LINE
- W1/2 — PROPOSED DOMESTIC WATER LINE
- FW1/2 — PROPOSED FIRE PROTECTION LINE
- PROPOSED FIRE HYDRANT
- EW — EXISTING WATER LINE
- PROPERTY LINE

NORTH

0 7.5 15 30
SCALE IN FEET

Figure 3
PROPOSED CIVIL INFRASTRUCTURE

Kaneche Ranch & Castle Foundation Administrative Complex
Helber Hastert & Fee, Planners, Inc.
May 2007

APPENDIX D

Pre-Assessment Consultation Correspondence

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 9, 2007

Helber Hastert & Fee
733 Bishop Street Suite 2590
Honolulu, Hawaii 96813

Attention: Ms. Rachael Edinger

Gentlemen:

Subject: Pre-Consultation for Draft Environmental Assessment for Kaneohe Ranch and Castle Foundation Administrative Complex, Kailua, Oahu, Tax Map Key: (1) 4-5-35:3

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Engineering Division, Division of State Parks, Office of Conservation & Coastal Lands, Division of Water Resource Management, Land Division – Oahu District, Division of Forestry & Wildlife, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Russell Y. Tsuji
Administrator

LINDA LINGLE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION
2007 APR -5 P 3:21
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2007 MAR 22 A 10: 39
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 21, 2007

MEMORANDUM

TO: **DLNR Agencies:**
_x_Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
_x_Engineering Division
_x_Div. of Forestry & Wildlife
__Div. of State Parks
_x_Div. of Water Resource Management
_x_Office of Conservation & Coastal Lands
_x_Land Division – Oahu District

FROM: Russell Y. Tsuji
SUBJECT: Pre Consultation for a Draft Environmental Assessment
LOCATION: Kailua, Oahu, TMK: (1) 4-5-35:3
APPLICANT: Helber Hastert & Fee on behalf of Harold K.L. Castle Foundation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 6, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed: _____
Date: 4-4-07

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:TM

Correspondence: OA 07-212

APR - 4 2007

Rachael Edinger, Planner
Helbert Hastert & Fee
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Edinger,

SUBJECT: Draft Environmental Assessment Pre-Consultation for the Proposed Kaneohe Ranch & Castle Foundation Administrative Complex Located at Kailua, Hawaii, TMK: (1) 4-5-035:003

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your correspondence regarding the proposed subject DEA. According to your information the proposal is to construct a single-story 1604 ft² building to house the administrative offices of the Castle Foundation adjacent to the existing non-conforming administrative building.

The OCCL confirms that the subject parcel appears to be located in the General subzone of the Conservation District. What is being proposed may be an identified land use that could be applied for pursuant to the Hawaii Administrative Rules (HAR), §13-5-25, G-2, LAND USES NOT PREVIOUSLY IDENTIFIED (D-1) Land uses not previously identified in sections 13-5-22, 23 or 24, which are consistent with the objectives of the general subzone. This would require a Board permit. Therefore to approve, modify or deny the improvements shall be at the discretion of the Board of Land and Natural Resources.

Should a CDUA be submitted, appropriate landscaping and building design should be incorporated to preserve the open space characteristics and compatibility with the locality and surrounding areas. For your information, you will find Chapter 13-5, HAR and the Conservation District Use Application (CDUA) on our website at www.hawaii.gov/dlnr/occl. Should you have any questions regarding this matter, please feel free to contact Tiger Mills of our Office of Conservation and Coastal Lands at (808) 587-0382.

Sincerely

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

c: ODLO
City & County of Honolulu, DPP

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
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LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 21, 2007

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
~~Div. of Boating & Ocean Recreation~~
x Engineering Division
x Div. of Forestry & Wildlife
Div. of State Parks
x Div. of Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division – Oahu District

RECEIVED MAR 22 2007 AQUATIC RESOURCES

AQUATIC RESOURCES: 801	
DIRECTOR	
COMM. FISH.	
AQ RES/ENV	
AQ REC	
PLANNER	
STAFF SVCS	
RCUH/UH	
STATISTICS	
AFRC/FED AID	
EDUCATION	
SECRETARY	
OFFICE SVCS	
TECH ASST	
Return to:	
No. Copies	
Copies to:	
Due Date:	

FROM: Russell Y. Tsuji
SUBJECT: Pre Consultation for a Draft Environmental Assessment
LOCATION: Kailua, Oahu, TMK: (1) 4-5-35:3
APPLICANT: Helber Hastert & Fee on behalf of Harold K.L. Castle Foundation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 6, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

(X) We have no objections.
( ) We have no comments.
( ) Comments are attached.

Signed:
Date: 3/27/07

RECEIVED LAND DIVISION 2007 MAR 28 A 10: 22 DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 21, 2007

MEMORANDUM

TO: **DLNR Agencies:**
- x Div. of Aquatic Resources
- ~~Div. of Boating & Ocean~~ Recreation
- x Engineering Division
- x ~~Div. of Forestry~~ & Wildlife
- Div. of State Parks
- x Div. of Water Resource Management
- x Office of Conservation & Coastal Lands
- x Land Division – Oahu District

RECEIVED
LAND DIVISION
2007 APR -2 P 3:27
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji
SUBJECT: Pre Consultation for a Draft Environmental Assessment
LOCATION: Kailua, Oahu, TMK: (1) 4-5-35:3
APPLICANT: Helber Hastert & Fee on behalf of Harold K.L. Castle Foundation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 6, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed: [signature]
Date: 4-2-07

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

CWRM/RC

Ref.: PreConsultDEACastleFoundation
Oahu.549

COMMENTS

( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ___.

(X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone D. The Flood Insurance Program does not have any regulations for development within Flood Zone D.

( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ___.

( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

( ) Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
( ) Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: _____

( ) Other: _____

Should you have any questions, please call Ms. Alyson Yim of the Planning Branch at 587-0259.

Signed: [signature]
ERIC T. HIRANO, CHIEF ENGINEER

Date: 4-2-07

MAR 2 1 2007

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
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STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 21, 2007

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
x Engineering Division
x Div. of Forestry & Wildlife
__Div. of State Parks
x Div. of Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division – Oahu District

FROM: Russell Y. Tsuji
SUBJECT: Pre Consultation for a Draft Environmental Assessment
LOCATION: Kailua, Oahu, TMK: (1) 4-5-35:3
APPLICANT: Helber Hastert & Fee on behalf of Harold K.L. Castle Foundation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 6, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: Paul J. Conry
Date:

PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE
MAR 2 7 2007

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
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STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 21, 2007

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
x Engineering Division
x Div. of Forestry & Wildlife
__Div. of State Parks
x Div. of Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division – Oahu District

FROM: Russell Y. Tsuji
SUBJECT: Pre Consultation for a Draft Environmental Assessment
LOCATION: Kailua, Oahu, TMK: (1) 4-5-35:3
APPLICANT: Helber Hastert & Fee on behalf of Harold K.L. Castle Foundation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 6, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

RECEIVED
LAND DIVISION
2007 MAR 29 A 8:31
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: Edwin T. Sakada
Date: 3/23/07

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
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STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 21, 2007

MEMORANDUM

TO: **DLNR Agencies:**
_x_Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
_x_Engineering Division
_x_Div. of Forestry & Wildlife
___Div. of State Parks
_x_Div. of Water Resource Management
_x_Office of Conservation & Coastal Lands
_x_Land Division – Oahu District

FROM: Russell Y. Tsuji
SUBJECT: Pre Consultation for a Draft Environmental Assessment
LOCATION: Kailua, Oahu, TMK: (1) 4-5-35:3
APPLICANT: Helber Hastert & Fee on behalf of Harold K.L. Castle Foundation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 6, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: Cecil Santos
Date: 3/27/07

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

July 12, 2007

Mr. Russell Y. Tsuji
Administrator
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, HI 96813

Dear Mr. Tsuji:

Kaneohe Ranch & Castle Foundation Administrative Complex
Draft Environmental Assessment Pre-Assessment Consultation
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated April 9, 2007 providing comments during the pre-assessment consultation for the above-referenced proposal. We acknowledge that the Office of Conservation and Coastal Lands provided separate comments which will be addressed in the Draft Environmental Assessment (DEA); the Engineering Division provided comments on the project site being located within Flood Zone D; and the Division of Aquatic Resources, Division of Forestry and Wildlife, Division of Water Resource Management, and the Land Division-Oahu District had no comments or objections.

We appreciate your participation in this review process and welcome any additional comments you may have on the DEA (to which these letters will be appended).

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

April 30, 2007

Ms. Rachael Edinger
Helber Hastert & Fee Planners Inc.
733 Bishop Street, Suite 2590
Honolulu, Hawai'i 96813

LOG NO: 2007.1050
DOC NO: 0704amj22
Archaeology
Architecture

Dear Ms. Edinger:

SUBJECT: Chapter 6E-42 Historic Preservation Review –
Pre-consultation, Draft Environmental Assessment for Kaneohe Ranch & Castle Foundation Administrative Complex
Kailua Ahupua'a, Ko'olaupoko District, Island of O'ahu
TMK: (1) 4-5-035:003

Thank you for the opportunity to review the aforementioned document, which we received on March 30, 2007. The proposed project consists of the construction of a new, single-story, 1,604-square foot building, adjacent to the exiting Kaneohe Ranch administrative offices.

Archaeological concerns
Given the location of the proposed project, prior disturbance associated with the construction of the Kaneohe Ranch buildings, and preparation (grading and filling) of the site at that time, we believe no historic properties of an archaeological nature are present. However, we request that the draft EA include a discussion on known land alterations in the area of potential effect, including any relevant data (e.g., old photographs and / or construction plans) that may bear on this issue.

Architectural concerns
According to your document, the existing buildings were constructed in 1940, and are the subject of ongoing mitigation work by Mason Architects. Please ensure that the draft EA addresses all relevant concerns related to the protection of the historic buildings, compatibility of materials between the new and the historic structures, and view planes, as outlined in your letter report.

We look forward to the opportunity to review and comment on the forthcoming draft EA. Please contact me (Archaeology concerns) or Ms. Susan Tasaki (Architecture concerns) at (808) 692-8015 if you have any questions about this letter.

Aloha,

Melanie Chinen, Administrator
State Historic Preservation Division

amj

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

July 12, 2007

Ms. Melanie Chinen, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawai'i
601 Kamokila Boulevard, Room 555
Kapolei, HI 96813

Dear Ms. Chinen:

Kaneohe Ranch & Castle Foundation Administrative Complex
Draft Environmental Assessment Pre-Assessment Consultation
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated April 30, 2007 (LOG NO: 2007.1050; DOC NO: 0704amj22) during the pre-assessment consultation for the above-referenced proposal. We have reviewed your comments and offer the following responses.

1. We acknowledge your comment that you believe no historic archaeological properties exist on the project site. We also acknowledge your request that the Draft Environmental Assessment (DEA) include a discussion of known land alterations in the project area, with historic data taken into consideration. The DEA will include a discussion of all known land use and alterations on the project area, including historic construction site plans of the Kaneohe Ranch Building. The DEA will also include all available historic site plans as an attachment for your review.

2. We note your comment regarding the importance of ensuring the historic integrity of the existing historic structure. The DEA will include a discussion of how the proposed new building will be compatible with the existing historic building, will protect view planes, as well as protect the integrity of the existing historic building.

In addition, under separate cover, we will transmit a copy of the DEA, which will include Mason Architects' analysis of the Kaneohe Ranch Building. We appreciate your participation in this review process and welcome any additional comments you may have on the DEA (to which these letters will be appended).

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:TM

Correspondence: OA 07-212

Rachael Edinger, Planner
Helbert Hastert & Fee
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

APR - 4 2007

Dear Ms. Edinger,

SUBJECT: Draft Environmental Assessment Pre-Consultation for the Proposed Kaneohe Ranch & Castle Foundation Administrative Complex Located at Kailua, Hawaii, TMK: (1) 4-5-035:003

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your correspondence regarding the proposed subject DEA. According to your information the proposal is to construct a single-story 1604 ft² building to house the administrative offices of the Castle Foundation adjacent to the existing non-conforming administrative building.

The OCCL confirms that the subject parcel appears to be located in the General subzone of the Conservation District. What is being proposed may be an identified land use that could be applied for pursuant to the Hawaii Administrative Rules (HAR), §13-5-25, G-2, LAND USES NOT PREVIOUSLY IDENTIFIED (D-1) Land uses not previously identified in sections 13-5-22, 23 or 24, which are consistent with the objectives of the general subzone. This would require a Board permit. Therefore to approve, modify or deny the improvements shall be at the discretion of the Board of Land and Natural Resources.

Should a CDUA be submitted, appropriate landscaping and building design should be incorporated to preserve the open space characteristics and compatibility with the locality and surrounding areas. For your information, you will find Chapter 13-5, HAR and the Conservation District Use Application (CDUA) on our website at www.hawaii.gov/dlnr/occl. Should you have any questions regarding this matter, please feel free to contact Tiger Mills of our Office of Conservation and Coastal Lands at (808) 587-0382.

Sincerely

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

c: ODLO
City & County of Honolulu, DPP

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

July 12, 2007

Mr. Sam Lemmo
Office of Conservation & Coastal Lands
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, HI 96813

Dear Mr. Lemmo:

Kaneohe Ranch & Castle Foundation Administrative Complex
Draft Environmental Assessment Pre-Assessment Consultation
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated April 4, 2007 (OA 07-212) providing comments during the pre-assessment consultation for the above-referenced proposal. We offer the following responses.

1. Your comment that the project site is in the General subzone of the State Conservation District and would therefore require a Board permit is noted. We will be submitting an application for a Conservation District Use Permit to OCCL along with a Draft Environmental Assessment.

2. We acknowledge that if a Conservation District Use Application is submitted, open space should be preserved to the extent possible in regards to both landscaping and design of the proposed building.

We appreciate your participation in this review process and welcome any additional comments you may have on the Draft Environmental Assessment (to which these letters will be appended).

Sincerely,
HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

Pacific Guardian Center • 733 Bishop Street, Suite 2590 • Honolulu, Hawaii 96813
Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. INTERNET: www.honoluludpp.org • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

2007/ELOG-781(sn)

April 13, 2007

Ms. Rachel Edinger
Helber Hastert & Fee
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Dear Ms. Edinger:

Subject: Pre-Consultation on Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
1199 Auloa Road – Castle Junction
Tax Map Key 4-5-35: 3

This responds to your March 19, 2007 request for comments on the preparation of a Draft Environmental Assessment for the above project.

The site is zoned P-1 Restricted Preservation District and, thus, not subject to the zoning regulations of the Land Use Ordinance (LUO). We note, however, that the site is listed on the Hawaii and National Register of Historic Places. As such, the proposal to construct a new building adjacent to the existing Kaneohe Ranch building should be coordinated with the State Historic Preservation Division to ensure that the significant characteristics of the historic building and surrounding area are maintained.

We appreciate the opportunity to review and comment on the project. Should you have any questions, please contact Sharon Nishiura of our staff at 768-8031.

Very truly yours,

Anthony X. Ching
FOR Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:pl

cc: State Historic Preservation Division

Doc. 529543

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

July 12, 2007

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Eng:

Kaneohe Ranch & Castle Foundation Administrative Complex
Draft Environmental Assessment Pre-Assessment Consultation
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated April 13, 2007 providing comments during the pre-assessment consultation for the above-referenced proposal. We offer the following responses.

1. We acknowledge your comment that the project site is in the State Conservation District and zoned P-1 Restricted Preservation, and that all lands in the State Conservation District are governed by the State. We will be submitting an application for a Conservation District Use Permit to the Department of Land and Natural Resources along with the Draft Environmental Assessment (DEA) for the above project.

2. Your comment that the property is listed on the Hawai'i and National Register of Historic Places and therefore construction of a new building should be coordinated with the State Historic Preservation Division (SHPD) is noted. A copy of the DEA will be sent to SHPD. They have also been consulted during the Pre-Assessment Consultation period.

We appreciate your participation in this review process and welcome any additional comments you may have on the Draft Environmental Assessment (to which these letters will be appended).

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

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Tel. 808.545.2055 • Fax 808.545.2050 • www.hhf.com • e-mail: info@hhf.com

APPENDIX E

Draft EA Comments and Responses

KAILUA NEIGHBORHOOD BOARD NO. 31
P.O BOX 487 • KAILUA, HAWAII 96734
PHONE: (808) 527-5749 • FAX: (808) 527-5760 • INTERNET: www.co.honolulu.hi.us

September 23, 2007

Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawai`i 96813

Re: Kaneohe Ranch & Castle Foundation Administrative Complex-DEA/CDUA

The following comments are from the Planning & Zoning Committee of the Kailua Neighborhood Board:

1. Existing Lauhala plants are not shown on any map either in the DEA or CDUA.
2. The footprint for the new proposed building does not show if the area is flat or a slope. Without this information it is impossible to evaluate environmental impacts such as direction of and amount of runoff, the amount of fill to be brought on site or amount of excavation required to make site level for development.
3. What type of lining will be used in the dry well?
4. How deep is the dry well?
5. How will the dry well be protected from infiltration for the existing cesspools and septic tanks that are at higher elevations on the property?
6. What measures will be used to protect adjacent Conservation land from runoff during construction and after the new building is built?
7. What entity will be responsible for the management of the silt catchments during and after construction that are below the property to prevent pollution of the streams and eventually Kawainui Marsh and Kailua Bay?
8. Are one-year intervals adequate for the cleaning-pumping by a private contractor of the septic tank to be constructed on the property?
9. Under what regulations is Kaneohe Ranch allowed to keep the existing cesspools?
   Why didn't the DEA or CDUA discuss the possibility of Kaneohe Ranch hooking up to the sewer system?
11. Did Kaneohe Ranch ever consider hooking up to the new sewer line that Hawai`i Pacific University is putting in?
12. The proposed new building is in a conservation area that is far outside the urban/rural boundaries as described in the Ko'olaupoko Sustainable Communities Plan. The DEA and CDUA are silent on impacts from building outside of the urban/rural boundary.
    Why wasn't an amendment to the Koolaupoko Sustainable (Development) Plan to allow the new building outside the urban/rural

boundary proposed in either document?
Since the new building is outside the identified urban/rural boundary why wasn't a traffic study done? Emergency exits for the two Maunawili communities and Kailua are placed in jeopardy without a traffic study.
What is the maximum number of employees that the new proposed building can accommodate?

16. What is the maximum number of visitors the new proposed building can hold?
    What is the maximum number of employees that the existing building can accommodate?
18. What is the maximum number of visitors that the existing building can hold?
    The DEA describes the project as a "1 story building" yet the CDUA describes upper and lower levels. Which is correct?
    What is the height of the "covered walkway with the roof below the top of grade on Pali Highway side?"
21. Will the walkway and buildings be visible from the Pali? If so, describe.
22. Is Individual Wastewater System Approval from the State Department of Health required?
    Will surface water from the area run into Kohanaiki during and after construction of new building?
24. Will surface water runoff into the perennial Kawainui Stream during and after construction?
    Where did the definition of Open Space/Preservation Areas outside the Urban Community Boundary meaning "Such areas generally include undeveloped lands that are not valued for ag but are important to the region's open space fabric" come from?
    The DEA does not identify how much soil will be removed, where it will be disposed of or how much soil will be brought on site.
27. The DEA does not give height of the building other than DEA figure 5 where reader has to add dimensions. What is the height limit in Conservation District and does the proposed new building with appendices such as air conditioning units and walkway stay within the height limit?
28. How does increasing the building footprint and density within the Conservation District meet HRS 205-3 that states "....or present state of use, if retained, would enhance the present or potential value of abutting or surrounding communities, or would maintain or enhance the conservation of natural or scenic resources; areas of value for recreational purposes; other related activities; and other permitted uses not detrimental to a multiple use conservation concept"?

Submitted by

Donna Wong, Chair
Panning & Zoning Committee

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Ms. Donna Wong, Chair
Planning and Zoning Committee
Kailua Neighborhood Board No. 31
PO Box 487
Kailua, HI 96734

Dear Ms. Wong:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated September 23, 2007 providing comments on the Draft Environmental Assessment (EA) for the above-referenced project. We offer the following responses.

1. Existing flora is discussed in Section 2.7, Flora and Fauna, and hala trees are included in the discussion. Figure 10, Existing Flora, defines general landscaped zones in the vicinity of the developed areas of the property, without drawing a landscape plan of the entire property. This is consistent with protocol for conducting a botanical survey, the intent of which is to identify any federally endangered, threatened, or species of concern. Two of these zones (Designed Landscape Areas, and Mixture of Designed Landscape and Introduced Trees) are identified as having hala plants.
2. Topography of the site is discussed in Section 2.1, Topography and Soils, and is shown in Figure 7, Topography. Chapter 3 discusses anticipated environmental consequences of the Proposed Action. Specifically, Section 3.2, Topography and Soils, discusses the Project Area's relatively level topography and the fact that extensive earth-moving activities for grading and foundation work are not anticipated. Existing topography directs some stormwater runoff to the rear northeast corner of the property, which is where the drywell will be constructed. There will be no fill imported to the site.
3. The drywell walls will be perforated precast concrete rings. The bottom will be unlined, and the cover will be concrete with a grated inlet. This information has been added to the Final EA in Section 3.3, Surface Water.
4. The shallow dry well will be 8 feet in diameter and approximately 7 feet deep. This information has been added to the Final EA in Section 3.3, Surface Water.
5. There are no anticipated problems expected with respect to the relative locations of the leach field and the shallow dry well. The clear distance between them is approximately 20 feet. Although there is no specific regulation or standard for this distance, the required minimum clearance between a soil absorption system (leach field) and a seepage pit (a pit receiving septic tank effluent) or a cesspool is 5 feet.

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6. Silt curtains and sandbags can be implemented to prevent any runoff from the property during construction. It should be noted that a significant portion of the rear of the developed area of the property has a modest berm that prevents runoff off-site.
7. We have consulted with the project engineer for this project and he has been unable to identify any silt curtains below the property that you refer to in your question. As stated in the Draft EA in Section 3.3, Surface Water, the site drains into a small unnamed tributary of Kahanaiki Stream, which flows to Kawai Nui Marsh, a very large natural silt catchment basin. There are also some wetland areas along Kahanaiki Stream in the vicinity of where the tributary joins that also act as natural silt catchment areas. If you have any more specific information on this, we would appreciate hearing from you.
8. Wastewater solids from the septic tank will be removed periodically by pumper trucks for disposal to the nearest City Wastewater Treatment Plant. Standard septic tank operation and maintenance procedures call for annual inspection and pumping out on an as-needed basis. The frequency of pumping varies considerably, based on use characteristics, including actual flow rates (which are generally less than design flows) and the influent characteristics. Heavy quantity or quality waste loadings from an office building are not anticipated, so the septic tank pumping requirements will be relatively infrequent – potentially once every five or more years. This information has been added to the Final EA in Section 3.10, Utilities.
9. The State Department of Health (DOH) Wastewater Branch has been consulted on this issue. As long as the existing cesspools do not qualify as large capacity cesspools (LCCs) and no building permit is required for modifications to the buildings they serve, the cesspools can remain in service. The definition of a LCC is "a cesspool serving multiple (two or more) dwellings, a community or regional development, or any non-single family residential building/business that generates sanitary wastes containing human excreta from 20 or more persons per day." According to this definition, the existing cesspools servicing the Kaneohe Ranch Building do not qualify as LCCs, and therefore do not need to be removed.
10. There are no wastewater systems within the immediate vicinity of the property to hook up to. There is a project planned by Hawaii Pacific University to cross Kamehameha Highway and have their private system connect to the existing Municipal System. However, that hookup will occur at least 1,000 feet from the Kaneohe Ranch property, and it is not feasible to implement a connection to it.
11. See answer to #10, above.
12. Because the new building will be situated on land that is already paved and developed, and the new building will be only slightly visible from any public vantage point, there is not expected to be any significant impacts. In addition, hardscape surfaces will be minimized in the new development, and permeable pavement will be used to the extent possible.
13. An amendment to the Sustainable Communities Plan is not necessary, as permitting issues will be handled through the Conservation District Use Permit process administered by the Department of Land and Natural Resources (DLNR). DLNR has full jurisdiction over the Conservation District, including consideration of appropriate uses. This jurisdiction is recognized in the Land Use Ordinance by the City and County of Honolulu.

14. As discussed in Section 3.9, Transportation Systems, there is not expected to be a significant increase in the total volume of traffic on Auloa Road or the Pali, Kamehameha, or Kalanianaole Highways as the personnel increase at the site is expected to total four. Overall trips between Kailua Town and the Kaneohe Ranch Building will be reduced due to cessation of commuting between the two offices.
15. The new building is expected to accommodate four employees, with five being the maximum.
16. The maximum number of visitors anticipated at the proposed building would be about three to four individuals.
17. The maximum number of employees that the existing building can hold is approximately ten.
18. The maximum number of visitors anticipated at the existing building is five to eight. When conducting meetings with outside visitors, we have found that visitors will carpool.
19. The proposed building will not have any floor area at ground level; parking will be the main use at-grade. The second level of the building will be utilized as office space. Overall, including the roof, the highest point of the building will be 32 feet above grade.
20. The covered walkway will be seven feet tall. This has been added to the Final EA in Section 1.0, Proposed Action Project Description, and a new Figure has also been included.
21. Section 3.6, Visual Resources, describes the visibility of the proposed new building. It is expected that the new building may be marginally visible through the trees as seen from the Pali Highway, as the new building is smaller in size and massing than the existing Kaneohe Ranch Building, and new landscaping will be planted that will effectively hide it from public vantage points. A new Figure has been added to the Final EA to estimate the roof line of the new building as seen from the east-bound lanes of Kamehameha Highway on the approach to the Pali Highway.
22. An individual Wastewater System Approval is required from the State Department of Health and is listed in Table 1, Required Permits and Approvals.
23. See response to Question 6.
24. See response to Question 6.
25. This language interprets the text of the Sustainable Communities Plan which differentiates land for Agricultural uses from Open Space/Preservation Areas.
26. As stated in Section 3.2, Topography and Soils, there is not expected to be significant alteration of the existing topography or soils found within the Project Site because of the level topography.
27. Figure 5 has been changed so that it shows the building height. The regulations pertaining to the State Conservation District (HAR Title 13, Chapter 5), do not provide guidance on general height limits for structures built within the Conservation District. Height limitations are specified for single-family dwellings built within the Conservation District, at 25 feet.

28. The language you reference in your letter is actually found in HRS 205-2(e) (not in 205-3). The text describes the general characteristics of land that should be found within the State Conservation District. One of the criteria listed in this description includes "historic areas." Otherwise the criteria are more closely associated with natural open spaces. The property in question was included in the Conservation District at the time the first State Land Use District Boundaries were drawn in the 1960s. The Kaneohe Ranch Building was already located on the property, being built in 1940. So, even though there was recognition that urban uses were found on the property, it was placed in the State Conservation District, probably because it was surrounded by undeveloped areas.

    The Kaneohe Ranch Building was eventually placed in the National Register of Historic Places. The integrity of the historic resource is found on this property. In an attempt to consolidate the efficiency of the Kaneohe Ranch and the Castle Foundation, new space must be developed to move the Foundation employees. This new building will be constructed on property already developed, without compromising the surrounding Conservation District.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

SEPT. 20, 2007

TO: SAM LEMMO - ADMINISTRATOR
P.O. BOX 621
HONOLULU, HI 96809

RECEIVED
2007 SEP 21 A 9:52
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
OFFICE OF CONSERVATION & COASTAL LANDS

RE: APPLICATION FOR A CONSERVATION DISTRICT USE PERMIT TO BUILD A NEW COMPLEX ON EXISTING BUILDING LOCATED ON STATE CONSERVATION LAND, WHICH IS LISTED ON THE NATIONAL & HAWAII REGISTERS OF HISTORIC PLACES AS PER AD PRINTED IN THE ISLANDER OF MIDWEEK OF SEPT. 19, 2007.
IF THIS CORRECT, THEN:

QUESTIONS:

1. HOW CAN A BUSINESS BUILD & RUN A BUSINESS ON STATE CONSERVATION LAND
2. KANEOHE RANCH OWNS THE HEART OF KAILUA TOWN & CHARGES THE RENTERS EXCESSIVE RENTS. WHAT RENT OR MORTGAGE'S DO THEY PAY.
3. WHAT IS HISTORIC ABOUT THIS BLDG

YOURS TRULY
Edward Medeiros
352 MANONO ST
KAILUA, HI 96734-2210
PH. 261-1507

C.C: COUNCIL WOMAN - BARBARA MARSHALL
REPRESENTATIVE - CYNTHIA THIELEN

Kaneohe Ranch Performs Some Upgrades On Itself

Kaneohe Ranch plans to consolidate its operations by adding a new building next to its landmark headquarters at Castle Junction.

The present office, which resembles a residence, was constructed in 1939, is on state conservation land and is listed on the National and Hawaii registers of Historic Places. It was renovated seven years ago.

Plans call for the new building to be a one-story 1,604-square-foot office. The resulting administrative complex would put Castle Foundation and KR's property development arm in one location.

Public comment on the draft environmental assessment is due by Monday (Sept. 24) to the state Department of Land and Natural Resources. A Conservation District Use Permit is required. For more information, call Kimberly Tiger Mills of the DLNR at 587-0382.

Helber Hastert & Fee
Planners, Inc.

October 19, 2007

25th ANNIVERSARY 1980 - 2005

Mr. Edward Medeira
352 Manono St.
Kailua, HI 96734

Dear Mr. Medeira:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated September 20, 2007 providing comments on the Draft Environmental Assessment (EA) for the above-referenced project. We offer the following responses.

1. The offices of the Kaneohe Ranch Building have been in existence since 1940, when the building was constructed. The property was included in the Conservation District at the time the first State Land Use District Boundaries were drawn in the 1960s. Because this was before the State had designated land uses, and before it was considered to be Conservation Land, the Kaneohe Ranch offices are considered to be pre-existing uses, and are allowable within the Conservation District. The proposed development can take place on Conservation District lands if the Conservation District Use Permit is granted.

2. We appreciate your comment on the need for affordable rents within Kailua town. This issue is considered to be outside the scope of this project and is not the subject of this Environmental Assessment.

3. As described in Section 2.8, Historic, Archaeological, and Cultural Resources, and in Appendix B, Historic Architectural Report, the Kaneohe Ranch Building was designated as a historic site (#87001150, "Kaneohe Ranch Building") and placed on the National Register of Historical Places on June 5, 1987. It was also listed on the Hawai'i Register of Historic Places in 1983 (site # 80-10-1360). It is considered historic for a number of reasons, including its landmark status in the area, its architecture, and its associations with the history and use of the Kailua-Kaneohe region before suburbanization. It is one of the latest known examples of Hawaiian style architecture. The building itself has a number of distinctive character-defining features which add to its historic qualities, including the stucco finish, the high double-pitch hip roof covered with wood shakes, numerous windows, wide overhanging eves with exposed rafters, covered lanai at the front entry, and metal covered wood shutters.

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Helber Hastert & Fee
Planners, Inc.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

LINDA LINGLE
GOVERNOR OF HAWAII

LAURENCE K. LAU
ACTING DIRECTOR

STATE OF HAWAI'I
DEPARTMENT OF HEALTH
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
LEIOPAPA A KAMEHAMEHA, SUITE 702
HONOLULU, HAWAI'I 96813
Telephone (808) 586-4185
Facsimile (808) 586-4186
Electronic Mail: OEQC@doh.hawaii.gov

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2007 SEP 25 A 10: 22
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

September 18, 2007

Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i 96809

Subject: Draft Environmental Assessment (EA) for Conservation District Use Application (CDUA) OA-3425 for the Kaneohe Ranch and Castle Foundation Administrative Complex Located at Kailua, Island of Oahu, TMK: (1) 4-5-035:003

Dear Mr. Lemmo:

Thank you for the opportunity to review the subject document. The Office of Environmental Quality Control has no comments at this time.

Please call Herman Tuiolosega at (808) 586-4185 if you have any questions.

Sincerely,

Michelle R. Hill
for Laurence K. Lau
Acting Director

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Mr. Laurence K. Lau
State of Hawai'i
Department of Health
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, HI 96813

Dear Mr. Lau:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated September 18, 2007 on the Draft Environmental Assessment (EA) for the above-referenced project. This letter acknowledges that your agency has no comments on the Draft EA.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

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LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ALLAN A. SMITH
INTERIM DEPUTY DIRECTOR - LAND

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:TM

CDUA: OA-3433
Acceptance Date: August 6, 2007
180-Day Expiration Date: February 2, 2008
SUSPENSE DATE: 21 Days from
stamped date: AUG - 8 2007

MEMORANDUM:

TO: The Department of Land and Natural Resources Divisions of:

___ Oahu District Land Office
___ Conservation & Resource Enforcement
✓ Forestry & Wildlife
___ Engineering
___ Historic Preservation

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

SUBJECT: REQUEST FOR COMMENTS
Draft Environmental Assessment/Conservation District Use Application OA-3433 For the Kaneohe Ranch and Castle Foundation Administrative Complex

APPLICANT: Harold K. L. Castle Foundation

TMKs: (1) 4-5-035:003

LOCATION: Kailua, Koolaupoko, Island of Oahu

PUBLIC HEARING: **YES X** NO

Please contact Tiger Mills at 587-0382, 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.

( ) Comments Attached
(X) No Comments
Attachment(s)

Signature
PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE
AUG - 9 2007

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Mr. Paul Conroy
Department of Land and Natural Resources
Division of Forestry and Wildlife
P.O. Box 621
Honolulu, HI 96813

Dear Mr. Conroy:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated August 9, 2007 on the Draft Environmental Assessment (EA) for the above-referenced project. This letter acknowledges that your agency has no comments on the Draft EA.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

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LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:TM

CDUA: OA-3433
Acceptance Date: August 6, 2007
180-Day Expiration Date: February 2, 2008
SUSPENSE DATE: 21 Days from
stamped date: AUG - 8 2007

MEMORANDUM:

TO: The Department of Land and Natural Resources Divisions of:

___ Oahu District Land Office
✓ Conservation & Resource Enforcement
___ Forestry & Wildlife
___ Engineering
___ Historic Preservation

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

SUBJECT: REQUEST FOR COMMENTS
Draft Environmental Assessment/Conservation District Use Application
OA-3433 For the Kaneohe Ranch and Castle Foundation Administrative Complex

APPLICANT: Harold K. L. Castle Foundation

TMKs: (1) 4-5-035:003

LOCATION: Kailua, Koolaupoko, Island of Oahu

PUBLIC HEARING: **YES X** NO

Please contact Tiger Mills at 587-0382, 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.

( ) Comments Attached

(✓) No Comments

Signature

Attachment(s)

2007 AUG 16 A 9:58

RECEIVED
2007 AUG -8 PM 2:34
DOCCL-OCCL
DEPT. OF LAND AND
NATURAL RESOURCES

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Mr. Gary Moniz
Enforcement Chief
Department of Land and Natural Resources
Division of Conservation & Resource Enforcement
P.O. Box 621
Honolulu, HI 96813

Dear Mr. Moniz:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated August 8, 2007 on the Draft Environmental Assessment (EA) for the above-referenced project. This letter acknowledges that your agency has no comments on the Draft EA.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
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DEPUTY DIRECTOR

2007/ELOG-2222(RY)

September 26, 2007

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2007 SEP 28 A 10: 30
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Mr. Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Lemmo:

Subject: Draft Environmental Assessment and Conservation District Use Permit Application, OA-3433 Kaneohe Ranch and Castle Foundation Administrative Complex
Tax Map Key: 4-5-035: 3, Kailua, Koolaupoko, Oahu

We have reviewed the subject documents, and in addition to our letter dated April 13, 2007, we offer the following comments:

The Koolaupoko Sustainable Communities Plan (SCP) indicates that the site and surrounding area is located within the Preservation Boundary. Protection of watersheds, water resources, and water supplies was one of many considerations for placing lands within this designation. As the area receives a high amount of rainfall, greater protection should be provided for groundwater quality and recharge rates by applying best management practices for stormwater management, including capturing and removing contaminants from parking area runoff before being disposed in natural drainage ways. In addition, hardscape surfaces should be minimized. For example, the proposed increase of 2,000 square-feet of impervious surface should be reduced to a minimum by utilizing wherever possible, walkway surfaces that permits percolation.

Thank you for the opportunity to comment. Should you have any questions, please contact Raymond Young of our staff at 768-8049.

Very truly yours,

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:lh
Doc. 567608

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Eng:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated September 26, 2007 providing comments on the Draft Environmental Assessment (EA) for the above-referenced project. We offer the following responses.

1. Best Management Practices (BMPs) will be applied for storm water management. The project involves installation of one or more shallow drywells on the site that will receive runoff from the parking lot (shown in Figure 12 of the Final EA). This BMP will be designed to mitigate runoff quantity from the additional hard scape, and will capture first flush discharges from the parking lot, which carry a majority of parking lot contaminants. Runoff entering the drywell(s) will be filtered through the deep soils at the site and would ultimately recharge the underlying groundwater.

2. The project will incorporate permeable paving materials into the concept design for the walkway and parking lot as much as is practical. Discussion of this has been added to Section 3.3, Surface Water.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

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Thursday, October 4, 2007

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2007 OCT -5 A 8: 34

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

State of Hawaii
Department of Land & Natural Resources
Office of Conservation and Coastal Lands
Post Office Box 621
Honolulu, Hawaii 96809-0621

Attention Mr. Tiger Mills

Re: Harold K. L. Castle Foundation
Application for a Conservation District Use Permit

Dear Mr. Mills:

The Harold K. L. Castle Foundation has proposed a modest, 1,604-square-feet office building on the property of its sister company, Kaneohe Ranch, at Castle junction in Maunawili, Kailua and has applied for a Conservation District Use Permit toward that effort. Please allow this letter to serve as testimony from KCAA Preschools of Hawaii in support of that permit.

Over the last fifteen years the Castle Foundation has supported KCAA with an aggregate of over $477,500 for various projects, especially for our Atherton Preschool nearby in Kailua, including normal repairs and safety improvements, fixture reconfigurations to comply with ever-changing accreditation requirements, program activities, cutting-edge curriculum implementation, and tuition assistance for families in need. KCAA and the Castle Foundation are proud of their long-standing partnership to provide excellent early education programs in physical environments amenable to healthy environments and safe neighborhoods.

As several employees share duties for both Kaneohe Ranch and the Castle Foundation, consolidating their offices adjacent to each other would undoubtedly provide more efficiency and effectiveness, which would be greatly welcomed and appreciated by KCAA.

KCAA Preschools of Hawaii strongly supports the Harold K. L. Castle Foundation's application for a Conservation District Use Permit and encourages the Department of Land and Natural Resources likewise to support the request.

Thank you for your consideration.

Sincerely,

Christina Cox
President

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Ms. Christine Cox
President
KCAA Preschools of Hawai'i
2707 South King Street
Honolulu, HI 96826

Dear Ms. Cox:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated October 4, 2007 on the Draft Environmental Assessment (EA) for the above-referenced project. This letter acknowledges your support of the project.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

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The Nature Conservancy
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www.nature.org/hawaii

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2007 OCT 11 A 7:44
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Mark Fox
Director of External Affairs
923 Nuuanu Avenue
Honolulu, Hawaii 96817
Phone: 808-587-6234
Fax: 808-545-2019
Email: mfox@tnc.org

Fax

To:	Ms. Tiger Mills, DLNR-OCCL	From:	Mark Fox
Fax:	587-0322	Date:	October 10, 2007
Phone:	587-0377	Pages:	1
Re:		CC:	

Comments:

Dear Ms. Mills,

Please see attached regarding the Castle Foundation's proposal for a new building at Castle Junction.

Aloha,

Mark Fox

The Nature Conservancy
SAVING THE LAST GREAT PLACES ON EARTH

The Nature Conservancy
Hawai'i Program
923 Nu'uanu Avenue
Honolulu, HI 96817

tel (808) 537 4508
fax (808) 545-2019

www.nature.org/hawaii

Comments of The Nature Conservancy of Hawai'i
Supporting the Petition of the Harold K. L. Castle Foundation
to Construct a LEED Certified Building at Maunawili, Kailua

Office of Conservation & Coastal Lands
Department of Land & Natural Resources, State of Hawai'i
October 11, 2007

Should the Department of Land & Natural Resources deem it an appropriate use in the conservation land use district, The Nature Conservancy of Hawai'i supports the proposal of the Harold K. L. Castle Foundation to construct a LEED certified building at the Kaneohe Ranch office site at Castle Junction, Maunawili, Kailua.

The long term effects of climate change will be the single most dramatic and threatening event in modern history for the fragile natural resources of the Hawaiian islands and for plants, animals, and natural habitat worldwide. It is incumbent on all of us—individuals, government and business—to explore meaningful and effective ways to reduce our carbon footprint on this planet. The Castle Foundation's plans for their new structure will consolidate their operations and, through the use of new designs and technologies, reduce their energy consumption. Additionally, the Foundation proposes to use revenue generated from their current office space in Kailua to continue their good work for the community and the environment.

Should the Department determine that the Foundation's proposal is an appropriate use at the Castle Junction site, The Nature Conservancy feels that the Foundation's plans should be encouraged and approved as a win-win for the environment and the community, as well as a good example for other businesses and non-profit organizations to follow.

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Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Mr. Mark Fox
The Nature Conservancy
923 Nuuanu Avenue
Honolulu, HI 96817

Dear Mr. Fox:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated October 10, 2007 on the Draft Environmental Assessment (EA) for the above-referenced project. This letter acknowledges your support of the project.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects

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GOVERNOR OF HAWAII

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
EPO-07-165

October 3, 2007

RECEIVED
OFFICE OF CONSERVATION
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2007 OCT 15 A 10:57
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Mr. Samuel J. Lemmo, Administrator
State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Lemmo:

SUBJECT: CDUA MA-3433
Conservation District Use Application for the Kaneohe Ranch and Castle Foundation Administrative Complex
Kailua, Koopaupoko, Oahu, Hawaii
TMK: (1) 4-5-035: 003

Thank you for allowing us to review and comment on the subject application. The document was routed to the various branches of the Department of Health (DOH) Environmental Health Administration. We have the following Wastewater Branch and General comments.

Wastewater Branch

The project is located in a Critical Wastewater Disposal Area (CWDA) where no new cesspools will be allowed. It is also located in the Pass Zone.

The document states that there are two (2) cesspool located on the Project Area which provide service to the Kaneohe Ranch Building. It further states that the new building will be served by a treatment individual wastewater system (IWS). The Department has no records of the two existing cesspools.

We request that owners of the existing Kaneohe Ranch Building have their consultants complete, sign and submit to the Department the attached cesspool cards. In addition, please be informed that the existing cesspools being utilized may be considered Large Capacity Cesspools by the U.S. EPA. Per federal regulations, all existing large capacity cesspools were to be removed from service as of April 5, 2005. Please have the owners contact EPA for further information.

All wastewater plans must meet Department's Rules, HAR Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to Applicable rules. If you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

General

We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiacai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
WWB

Helber Hastert & Fee
Planners, Inc.

25th ANNIVERSARY 1980 - 2005

October 19, 2007

Mr. Kelvin H. Sunada
Manager
Environmental Planning Office
State of Hawaii Department of Health
PO Box 3378
Honolulu, HI 96801-3378

Dear Mr. Sunada:

Draft Environmental Assessment
Kaneohe Ranch & Castle Foundation Administrative Complex
TMK (1) 4-5-035: 003
Kailua, O`ahu, Hawai`i

Thank you for your letter dated October 3, 2007 (EPO-07-165) providing comments on the Draft Environmental Assessment (EA) for the above-referenced project. We offer the following responses.

1. We acknowledge that the project area is located in a Critical Wastewater Disposal Area (where no new cesspools will be allowed), and that it is also located in the Pass Zone.

2. We also acknowledge that the Department of Health has no record of the two existing cesspools, and the owners of the existing Kaneohe Ranch Building plan to have their consultants complete, sign, and submit cesspool cards to you. The cesspools were apparently installed circa 1940.

3. Regarding the existing cesspools being considered large capacity cesspools (LCCs); the project engineer consulted with Tom See of the Wastewater Branch of your office in May 2007 on this issue. As we understand it, the definition of a LCC is "a cesspool serving multiple (two or more) dwellings, a community or regional development, or any non-single family residential building/business that generates sanitary wastes containing human excreta from 20 or more persons per day." According to this definition, the existing cesspools servicing the Kaneohe Ranch Building do not qualify as LCCs as the Kaneohe Ranch building only serves 10 employees. Since the existing cesspools do not qualify as large LCCs and no building permit is required for modifications to the building they serve, the cesspools can remain in service.

4. The proposed wastewater system for the proposed new building was developed in accordance with the Department of Health's Rules, HAR Chapter 11-62 "Wastewater Systems." A statement to this effect has been added to Section 3.10, Utilities.

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5. The project will adhere to any applicable comments contained within the Standard Comments found on the Department of Health's website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. A statement to this effect has been added to Section 3.10, Utilities.

We appreciate your participation in this review process. Your letter and this response will be appended to the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Scott Ezer
Principal

cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Terry George, Harold K. L. Castle Foundation
Kimo Steinwascher, Kaneohe Ranch Management Ltd.
Fray Heath, Heath Construction Services
Glenn Mason, Mason Architects