

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

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PETER B. CARLISLE  
MAYOR



OCT 23 2012

JIRO A. SUMADA  
ACTING DIRECTOR

2012/ED-10(AA)

October 11, 2012

The Honorable Gary Hooser, Director  
Office of Environmental Quality Control  
State of Hawaii  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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Dear Mr. Hooser:

Subject: Chapter 343, Hawaii Revised Statutes  
Draft Environmental Assessment (EA)

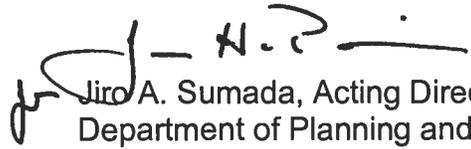
Applicant: Valentine Peroff, Jr.  
Landowner: Valentine and Barbara J. Peroff  
Agent: PlanPacific (Lisa Imata)  
Location: 45-010 Springer Place - Kaneohe  
Tax Map Key: 4-5-47: 117  
Request: Shoreline Setback Variance  
Proposal: To allow (retain) a Concrete Rubble Masonry  
(CRM) retaining wall and unauthorized fill  
within the 40-foot shoreline setback area.

Attached, please find one hard and one electronic copy of the above-referenced Draft EA prepared by the Applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, the Applicant is not anticipating that preparation of an Environmental Impact Statement will be necessary. Also enclosed is a completed OEQC Publication Form, which we have also e-mailed to you. Please include the project in your October 23, 2012 publication of "*The Environmental Notice*."

The Honorable Gary Hooser, Director  
October 11, 2012  
Page 2

If you have any questions, please call Ann Asaumi of our staff at 768-8020.

Very truly yours,



Jiro A. Sumada, Acting Director  
Department of Planning and Permitting

JAS:hd

Attachments

cc: PlanPacific  
Valentine Peroff, Jr.

## OEQC Publication Form The Environmental Notice

### Instructions to Applicant or Agency:

1. Fill out this Publication Form and e-mail to: [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)

**Name of Project:** Draft Environmental Assessment for a Shoreline Setback Variance Application for a Concrete Rubble Masonry (CRM) wall in the shoreline setback area, Kaneohe, Oahu, Hawaii, TMK 4-5-47: 117

**Applicable Law:** Revised Ordinances of Honolulu, Chapter 23, Shoreline Setbacks  
Hawaii Revised Statutes, Chapter 343

**Type of Document:** Draft Environmental Assessment

**Island:** Oahu

**District:** Kaneohe

**TMK:** 4-5-47: 117

**Permits Required:** Shoreline Setback Variance, Shoreline Certification, Building and Grading Permits

### Name of Applicant or

**Proposing Agency:** Mr. Valentine Peroff  
Address 45-010 Springer Place  
City, State, Zip Kaneohe, Hawaii 96744  
Contact and Phone

**Approving Agency:** City and County of Honolulu, Department of Planning and Permitting  
Address 650 South King Street, 7th Floor  
City, State, Zip Honolulu, Hawaii 96813  
Contact and Phone Ann Asaumi Ph (808) 768-8020

**Consultant** PlanPacific, Inc.  
Address 1001 Bishop Street, Suite 2755  
City, State, Zip Honolulu, Hawaii 96813  
Contact and Phone Lisa Imata Ph (808) 521-9418

**Project Summary:** Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words).

The Applicant is seeking the approval of an after-the-fact Shoreline Setback Variance (SSV) to authorize a Concrete Rubble Masonry (CRM) retaining wall, stairs, and gates constructed in the 40-foot shoreline setback area.

The existing wall is situated on the perimeter of the Applicant's property, parallel to the seaward edge with returns along the side yards. A corner of the wall in the north extends makai of the regulatory shoreline. The wall has a width of 2 feet at the top with a 2-inch grout cap, and widens to 7 feet at the footing. The height of the wall is a maximum 12 feet high. There are two openings in the wall where stairs lead from the higher elevation yard area to the shore and both of these openings have wooden gates. The northern opening has a wooden fence in addition to a gate. Weep holes penetrate the wall at intervals for drainage purposes. According to the Applicant's engineers, the wall is not considered a typical seawall or shoreline revetment structure to provide shoreline stability, but rather primarily serves to stabilize the embankment from the upper property areas down to the shoreline areas by providing a wall structure which will prevent erosion of the slope and storm water runoff to percolate into the ground

and drain through the weep holes in lieu of flowing down the original embankment slope. The current shoreline survey has not yet been certified due to the presence of unauthorized structures in the shoreline area, and encroachment into State land.

# **DRAFT ENVIRONMENTAL ASSESSMENT**

**Residential Rock Wall in the Shoreline Setback Area  
45-010 Springer Place, Kane'ohē, O'ahu  
TMK 4-5-047:117**

Applicant: Mr. Valentine Peroff

September 2012

# **DRAFT ENVIRONMENTAL ASSESSMENT**

**Residential Rock Wall in the Shoreline Setback Area  
45-010 Springer Place, Kane'ohe, O'ahu  
TMK 4-5-047:117**

Prepared For:  
Mr. Valentine Peroff

Prepared By:



September 2012

This document is prepared pursuant to:  
The Hawaii Environmental Policy Act, Chapter 343, Hawai'i Revised Statutes and  
Title 11, Chapter 200, Hawai'i Department of Health Administrative Rules.

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## **Exhibits**

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- Exhibit 1    Project Location Map**
- Exhibit 2    Tax Map**
- Exhibit 3    Photos**
- Exhibit 4    2007 Survey**
- Exhibit 5    LYON Report**
- Exhibit 6    Soil Survey**
- Exhibit 7    Flood Insurance Rate Map and Tsunami Zone**
- Exhibit 8    Public Shoreline Access**
- Exhibit 9    Significant Views**

## List of Acronyms

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BMP	Best Management Practices
BWS	Board of Water Supply
CRM	Concrete Rubble Masonry
DLNR	Department of Land & Natural Resources
DOH	Department of Health
DPP	Department of Planning and Permitting, City and County of Honolulu
EA	Environmental Assessment
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
HAR	Hawai'i Administrative Rules
HECO	Hawaiian Electric Company
HRS	Hawai'i Revised Statutes
MSL	Mean Sea Level
NAAQS	National Ambient Air Quality Standards
ROH	Revised Ordinances of Honolulu
SCP	Sustainable Communities Plan
SHPD	State Historic Preservation Division
SSV	Shoreline Setback Variance
TMK	Tax Map Key
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture

# 1. PROJECT SUMMARY

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**Proposed Action:** This document is prepared after-the-fact for a rock retaining wall, stairs, and gates built within the shoreline area as defined by Chapter 23 of the Revised Ordinances of Honolulu (ROH). The applicant will apply for an after-the-fact shoreline setback variance permit and/or a minor shoreline structure, which are required for the structure. All shoreline setback variance permits are subject to Chapter 343, Hawai'i Revised Statutes (HRS). This document is prepared pursuant to Chapter 343, HRS.

The subject rock wall is situated on the applicant's private residential lot parallel to the seaward edge. Its location within the shoreline setback area varies in distance along its length. There are two openings in the wall where stairs lead from the higher elevation yard area to the shore and both of these openings have wooden gates. The northern opening has a wooden fence in addition to a gate.

**Property:**

<u>TMK</u>	<u>Area</u>
4-5-047:117	26,287 square feet (0.603 acres)

**Recorded Fee Owner/  
Applicant:** Mr. Valentine Peroff  
45-010 Springer Place  
Kane'ohe, HI 96744  
(808) 487-1445

**Authorized Agent:** PlanPacific, Inc.  
1001 Bishop Street, Suite 2755  
Honolulu, HI 96813  
Contact: Lisa L. Imata, (808) 521-9418

**Approving Agency:** Department of Planning and Permitting  
City and County of Honolulu

**State Land Uses:** Urban

**Zoning Districts:** R-10 Residential

**Special Management Area:** The subject property is entirely within the SMA.

**Shoreline Setback:** 40 feet

**Special Design District:** Not applicable

**Agencies in Contact:** City & County of Honolulu  
Department of Planning and Permitting

State of Hawai'i  
Dept. of Land and Natural Resources

Federal  
U.S. Army Corps of Engineers

**Required Permits:** Shoreline Setback Variance  
Minor Shoreline Structure Permit (may be required)

**HRS, Chapter 343 Action:** Construction within the shoreline area as per Chapter 205A-41, ROH.

**Anticipated Determination:** Finding of No Significant Impact (FONSI).

## **2. DESCRIPTION OF THE PROPOSED ACTION**

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### **2.1. BACKGROUND**

This Environmental Assessment (EA) was prepared after-the-fact for a rock retaining wall for a private residence. This EA was prepared for the project because of the project's location within the shoreline area, as defined by Chapter 23 of the Revised Ordinances of Honolulu (ROH), requiring a Shoreline Setback Variance (SSV) Permit from the City and County of Honolulu's Department of Planning and Permitting (DPP), which in turn requires compliance with Chapter 343 of the Hawai'i Revised Statutes (HRS). The applicant intends to apply for an after-the-fact SSV permit.

### **2.2. PROJECT LOCATION AND SITE DESCRIPTION**

The subject property is located on the windward side of O'ahu, in the Ko'olau Poko Sustainable Communities Plan area, at Kane'ohe Bay, north of the Kane'ohe Marine Corps Base Hawai'i. See Exhibit 1. The street address is 45-010 Springer Place and the tax map key (TMK) is 4-5-047:117.

The subject property is in a hillside coastal residential area. It is a flag lot at the end of the dead-end street and it is a shoreline lot. The property has a long "flag-pole" access of approximately 160 feet. The access is 14 feet wide and leads to the main area of the property that is wedge-shaped. The total lot area is 26,287 square feet, of which, roughly 2,200 square feet make up the access area. See Exhibit 2.

The majority of the property is generally a flat plateau situated around 20 feet above mean sea level (MSL). There is a long slope occurring along the northwestern property edge starting at the access driveway and continuing along where steps and a swale lead down to the shoreline. See Photo A of Exhibit 3. Along the curving property edge that follows the shoreline, the slopes are much steeper, i.e. the yard drops down to the shore. From earlier surveys, it appears that prior to the new wall, the majority of the property was level and at the same elevation as existing, but the change in slope began further inland, especially at the north and south corners. See Exhibit 4. The applicant has stated that the slope along the north was historically used for bringing private boats down to shore. It also functioned and still functions as a route for storm water surface runoff.

The subject property is developed with one single-family residence and garage. The structures are single-story buildings that were built in the 1970s. The majority of the yard area is at the rear of the property and it is mostly landscaped with grass.

The surrounding residences up and down the shore from the subject property have varied conditions at their shore areas. Many residences have piers, including the subject property, some have sea walls, some have docks or other structures, and some have an abundance of vegetation that obscures the shoreline. The character of the shoreline in the area is highly diverse and not very walkable. The City's *Ko'olaupoko Sustainable Communities Plan* of 2000 describes the larger shoreline area as follows:

*Kane'ohē Bay, from He'eia Fishpond to Nu'upia Pond. Similar to the northern end of Kane'ohē Bay, most of the shoreline in this section is stable. Vertical retaining walls have been constructed along many of the properties to support docks or to prevent soil banks from slumping into the water, but there are no chronic or significant patterns of erosion or accretion. Physical and visual access to the shoreline is very limited due to residential and other private urban or marina development along almost the entire length. Public access is available at the small Kane'ohē Beach Park, where parking and facilities are very limited.*



Man-made structures lining Kane'ohē Bay, near the Marine Corps Base.

### **2.3. PROJECT DESCRIPTION**

The subject project, to be permitted after-the-fact, is a rock or concrete rubble masonry (CRM) retaining wall on the perimeter of the property located parallel to the seaward edge and returning along the side yards. According to a site plan prepared after-the-fact by LYON engineers, the wall portion within the 40-foot shoreline setback area is approximately 260 feet long. The portion of the southwest side yard wall in the setback area is approximately 24 feet long and the portion of the northwest side yard wall in the setback area is approximately 44 feet long. The corner of the wall in the north extends beyond the shoreline. See Exhibit 5, Appendix D.

The typical thickness of the wall is 2 feet at the top and it widens to 7 feet at the footing. The height of the wall is 12 feet tall at maximum. There are two openings in the wall where stairs lead from the higher elevation yard area to the shore. One opening is in the middle of the lot and the other is at the north end. Both of these openings have wooden gates. The northern opening has a wooden fence in addition to a gate. See Photo B, Exhibit 3. As shown in the wall detail of Appendix D, Exhibit 5, grouting was used throughout the wall and for the footing and cap. Weep holes penetrate the wall at intervals for drainage purposes.

According to LYON engineers, “[b]ased on the type of wall that has been constructed (CRM retaining wall), the structure would not be considered a typical seawall or shoreline revetment structure to provide shoreline stability. A majority of the CRM wall is built with a setback from the shoreline with the wall base construction at an elevation above the mean higher-high water levels (MHHW). The CRM wall primarily serves to stabilize the embankment from the upper property areas (where the house and backyard areas are around elevation 20’) down to the shoreline areas (around elevation 0’ to 4’) by providing a wall structure which will prevent erosion of the slope and storm water runoff to percolate into the ground and drain through the weep holes in the bottom of the wall in lieu of flowing down the original embankment slope.” (See Exhibit 5, page 2)

As previously mentioned, available maps show that prior to the construction of the wall, the edges where the yard transitioned from being relatively flat to sloping down to the shore were farther inland than what exists today. Construction of the subject project involved demolition of the pre-existing wall and walkway, excavation to prepare the wall foundation, grubbing to remove some vegetation along the shoreline, grading, and filling. All of these activities occurred in the shoreline area as defined by Chapter 23, ROH.

It should be noted that prior to construction of the subject project, a non-conforming CRM wall, chain-link fencing, concrete walkway, and CRM stairway existed. See Exhibit 4. The walkway and stairs led down to a CRM pier which still exists today. See Photo H, Exhibit 3. A portion of the stairs still exists. The new construction ties into the old staircase via the mid-lot opening in the wall. The pier and stairs are allowed under the State of Hawai’i’s Kane’ohe Piers Amnesty Program, administered by the Department of Land and Natural Resources (DLNR).

## **2.4. PERMITS AND APPROVALS REQUIRED**

Several approvals and permits would have been or will be required from various agencies within the City and County of Honolulu and the State of Hawai'i for the project as built. A summary listing is as follows:

### State of Hawai'i

- Department of Health
  - Construction Permits might have been required (Clean Water, Air Quality, Noise)
- Department of Land and Natural Resources
  - Conservation Easement or other permit(s) may be required

### City and County of Honolulu

- Department of Planning and Permitting
  - Shoreline Setback Variance Permit, still required
  - Demolition Permit, would have been required for removal of pre-existing wall and walkway
  - Grading Permit, would have been required
  - Building Permit, would have been required
  - Approval for Drainage, may have been required
  - Approval for Construction Management Plan Related to Traffic, may have been required

The applicant had hired a contractor to obtain all required permits and build the wall. The contractor submitted plans and secured building permit #663900 in 2010, but it appears the permit is only for two 6 foot tall side yard fence walls outside of the shoreline setback area. There is a plan for the larger wall in the shoreline area, but it does not have the DPP (Department of Planning and Permitting) approval stamp that the other pages of the plan set have. The contractor built the larger connecting wall within the shoreline area and completed it in 2011. The applicant was not aware that the contractor did not obtain all required permits.

As mentioned in the previous section, the pre-project stairs and pier on the subject property was accepted as part of the DLNR's Kane'ohe Piers Amnesty Program. In 2007, the applicant received a private noncommercial pier lease from the Land Division of the DLNR. Because the pier is located makai of the shoreline, it falls under the jurisdiction of the State.

In March 2011, the applicant was contacted by the U.S. Army Corps of Engineers (USACE), Honolulu District by letter because of a report of unauthorized discharge of fill on the ocean or makai side of the wall. The USACE said that Department of Army permits may be required. The applicant hired LYON, an engineering consultant, to respond to the letter on his behalf. The engineering consultant provided the requested information and requested a new jurisdictional determination on whether after-the-fact Department of Army permits would be required for the structure or for discharge. The USACE responded with a new jurisdictional determination and the following statement:

*...we have determined that the wall itself is not constructed in a water of the United States (U.S.) and that there was minimal discharge of construction material into a water of the U.S., which has since been removed. Therefore, no further enforcement action will be taken by our office.*

Also in March 2011, the applicant was issued a Notice of Violation (2011/NOV-03-261) by the DPP for “CRM retaining wall constructed in the Shoreline Setback area without a variance.” The applicant is in the process of making amends and this EA is part of the process. A Shoreline Setback Variance permit requires the preparation of an EA.

### **3. DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATIVE MEASURES**

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#### **3.1. CLIMATE**

##### Existing Condition

O'ahu's subtropical location and topography are the primary influences on local climate. In general, prevailing northeasterly trade winds occur approximately 70 percent of the year with higher percentages in the summer months than winter, which give way to light, variable wind conditions. Warm ocean air flowing over the Ko'olau mountain range is the primary cause for local precipitation.

The average annual rainfall at the project site is 48 inches, which is higher than most of urban Honolulu at 28 inches. According to *The Rainfall Atlas of Hawai'i*, during the 2011 winter months, the high mean monthly rainfall reached 5.71 inches. During the 2011 summer months, the low mean monthly rainfall was 2.22 inches.

The project site is in an open coastal area and is thus exposed to breezes and morning, midday, and afternoon sun. Average monthly temperatures in Kane'ohe range from a low of 63 degrees Fahrenheit in the winter, to a high of 82 degrees Fahrenheit in the summer.

##### Potential Impacts and Mitigative Measures

No significant impacts to local temperature, rainfall, or wind patterns are anticipated to be associated with the completed residential wall in the shoreline setback area. As such, no mitigation measures are required.

#### **3.2. TOPOGRAPHY AND SOILS**

##### Existing Condition

The subject property ranges in elevation from approximately 25 feet to 2.5 feet above sea level at the shoreline<sup>1</sup>. The topography is a relatively flat plateau until closer to the shoreline.

Soils information for the project site was obtained from the Natural Resources Conservation Service Web Soil Survey. According to the survey, the soil association for the subject property is Lolekaa silty clay, 3 to 8 percent slopes (LoB). See Exhibit 6.

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<sup>1</sup> Depending upon which definitions are used, the shoreline is not always at 0 feet.

According to the USDA Soil Conservation Service's Soil Survey, Lolekaa silty clay consists of well-drained soils on fans and terraces on the windward side of O'ahu. The soils developed in old, gravelly colluvium and alluvium. They are gently sloping to very steep. Elevations range from nearly sea level to 500 feet. Lolekaa soils are geographically associated with Alaeloa and Waikane soils.

In a representative profile of this soil type, the surface layer is dark brown silty clay about 10 inches thick. The subsoil is 46 to more than 70 inches thick. The upper part is dark brown silty clay that has subangular blocky structure, and the lower part is dark yellowish-brown loam that has subangular blocky structure. The substratum is strongly weathered gravel. The soil is strongly acid in the surface layer and strongly acid to extremely acid in the subsoil.

Permeability of the soil is moderately rapid. Runoff is slow, and the erosion hazard is slight. In places, roots penetrate to a depth of 5 feet or more. Lolekaa silty clay soils are used for pasture, homesites, truck crops, bananas, and papaya.

#### Potential Impacts and Mitigative Measures

The completed project involved grading and site preparation for the new rock wall and stairs. Heavy equipment was used for excavation, grading, clearing, and back-filling; the latter of which made changes to the topography and soil composition at the makai or ocean side of the property.

Short-term construction related impacts included minor soil loss and erosion, but construction activities employed Best Management Practices (BMPs) to minimize such occurrences. BMPs employed included silt fences to minimize airborne dirt particles. It is uncertain what other BMPs were employed. It is also uncertain if construction was in full compliance with the City and County of Honolulu's "Rules Relating to Soil Erosion Standards and Guidelines" and if grading work was done in accordance to Revised Ordinances of Honolulu (ROH) Chapter 14, Articles 13-16 as related to Grading, Soil Erosion and Sediment Control. No further mitigation measures are proposed as the disturbed soil is currently stabilized.

### **3.3. HYDROLOGY**

#### Existing Condition

There are no streams or wetlands within the project site. Prior to the new residential wall, storm water runoff likely sheet flowed from the street, on to the property, and down to the shore, mostly along the northern property edge. The topography pattern

at the north corner, prior to the existence of the subject project, suggests long-term erosion due to runoff. Refer to Exhibit 4.

#### Potential Impacts and Mitigative Measures

The presence of the new wall lessens the amount of entry points for runoff into the shore area from the subject property. The amount of water that reaches the shore area may also decrease as a result. No mitigation is proposed.

The nature of the new construction will have no impact on surface or groundwater resources.

BMPs for site preparation typically include silt fences, dust fences, drain inlet protection, and stabilized construction access. It is not clear which BMPs were followed during construction to minimize soil erosion and runoff, protecting water resources. It is also uncertain as to what degree the contractor complied with Hawai'i Administrative Rules (HAR) regarding clean water.

It should be noted that after construction, there was an incident where red soot was placed on the shoreline. The DLNR issued a Notice of Resource Violation (CRVS-OA-4-11-22) and the applicant corrected the situation.

### **3.4. AIR QUALITY**

#### Existing Condition

National Ambient Air Quality Standards (NAAQS) have been established for seven major air pollutants: carbon monoxide (CO), nitrogen oxides (NO<sub>x</sub>), ozone (O<sub>3</sub>), particulate matter smaller than 10 microns (PM<sub>10</sub>), particulate matter smaller than 2.5 microns (PM<sub>2.5</sub>), sulfur oxides (SO<sub>x</sub>), and lead. Air pollutant levels are monitored by the State Department of Health (DOH) at a network of sampling stations statewide. Based on ambient air monitoring data, the U.S. Environmental Protection Agency has classified the island of O'ahu and the entire State of Hawai'i as being in attainment of the federal standards.

#### Potential Impacts and Mitigative Measures

Air quality impacts attributed to the construction of the wall likely included exhaust emissions and dust generated by short-term construction activities. The contractor installed dust screen barriers to mitigate impacts. It is uncertain if other mitigation measures were used and if construction activities were conducted in accordance with State air pollution control regulations as outlined in HAR, Chapter 11-60.1-33, Fugitive

Dust. There are no current impacts to air quality due to the project and no mitigation is necessary.

### **3.5. NOISE**

#### Existing Condition

Noise levels in the vicinity of the project site are relatively low, consistent with the character of the surrounding residential uses and recreational use of the waters of Kane'ohē Bay.

#### Potential Impacts and Mitigative Measures

Impacts on noise levels were limited to construction activities over the short-term. The operation of construction vehicles, machinery, tools, and the increased activity due to construction likely increased noise levels above the existing and pre-existing levels. Construction noise is regulated by the DOH under HAR Chapter 11-46, Community Noise Control. It is uncertain if the contractor operated in accordance with construction noise regulations. No noise mitigation is necessary.

### **3.6. FLOOD HAZARD**

#### Existing Condition

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is completely in Zone X. See Exhibit 7. Zone X areas are outside the 0.2 percent annual chance floodplain.

Based on evacuation maps prepared for the O'ahu Civil Defense Agency, the property is partially within the tsunami evacuation area. See Exhibit 7. The nearest designated public emergency shelter for the area is the Benjamin Parker Elementary School.

#### Potential Impacts and Mitigative Measures

No mitigation is proposed.

### **3.7. FLORA AND FAUNA**

#### Existing Condition

As a residential property that has been inhabited for many decades, the subject property and general area have been impacted over time by human use and are dominated by introduced plant species. The applicant described the pre-existing vegetation at the shore's edge as full near the south corner of the property, mostly with very mature hau trees (*Hibiscus tiliaceus*). The hau trees still remain. Other plant

species were observed on the makai side of the wall during a recent site visit. Most were low lying species, vines, and weeds. See Photos C and D, Exhibit 3.

No fauna or avifauna were observed on the site.

#### Potential Impacts and Mitigative Measures

The project involved the removal of trees, the clearing of shrubs and grass, as well as the installation of new grass. There is no known significant impact to endangered or threatened species or important habitats. There are no threatened or endangered species present on the subject property and no wetlands or conditions associated with wetlands present. No mitigation is proposed.

### **3.8. HISTORICAL, CULTURAL, AND ARCHAEOLOGICAL RESOURCES**

#### Existing Condition

It is not known if any historical, cultural, or archaeological sites exist on the subject property. The property has been used as a residential site for decades and the likelihood of subsurface remains is low. Also, the property is not on the National and State Registers of Historic Places.

#### Potential Impacts and Mitigative Measures

No mitigation is proposed at this time; however, review of this document by the State Historic Preservation Division may warrant future mitigation.

The residential wall will have no effect on the existing public use of any uplands, beach, or ocean waters, or traditional or customary gathering activities. The applicant has said that the activities of wading fishermen near his property still remain. No mitigation is proposed.

### **3.9. RECREATIONAL RESOURCES**

#### Existing Condition

The subject property does not contain, nor is it located near any park, trail, or public right-of-way. The property does not contain nor is it located near public shoreline accesses. See Exhibit 8. The existing shoreline is rocky and muddy and the pre-existing condition was the same.

There is no sandy beach nearby, but there are a few small strips of sandy shoreline between piers and groins farther north and south of the subject property. The surrounding shoreline area has a mishmash of man-made structures such as piers,

walls, or breakwaters. See Photos E and F, Exhibit 3. There are many areas overgrown with impenetrable vegetation as well. There is a small boat docking area south of the subject property. Ocean recreation in the area is active, but the majority of it is likely to be boating-related.

Lateral access along the shoreline in the area is limited because of the man-made structures and varying conditions. For the subject property, lateral access is still available, but may be limited to low tide at the ends of the property.

#### Potential Impacts and Mitigative Measures

The construction of the wall does not impede adjacent land owner access to the ocean or public use of the shoreline. As previously mentioned, the applicant has stated that wading fishermen still frequent the area. No mitigation is proposed.

### **3.10. VISUAL RESOURCES**

#### Existing Condition

The subject property lies within the Kaneʻohe Bay Viewshed, as defined by the City & County of Honolulu’s Coastal View Study. The property is not within any significant roadway or stationary view area. See Exhibit 9.

#### Potential Impacts and Mitigative Measures

The wall project is relatively small in scale and it has no impact on significant views. No public views of the shore or from the shore to the mountains are affected. Similarly, lateral views along the shoreline have not been significantly changed by the new wall. No mitigation is necessary.

### **3.11. ROADS AND TRAFFIC**

#### Existing Condition

The subject property is a flag lot at the end of Springer Place. Local traffic is residential in nature.

#### Potential Impacts and Mitigative Measures

Impacts to traffic due to the construction of the wall were small-scaled, short-term and intermittent. Traffic in the neighborhood may have been slowed for short periods due to the delivery of heavy machinery and materials to and from the subject property. No street or sidewalk closures occurred due to the project.

### **3.12. UTILITIES**

#### 3.12.1. Wastewater

##### Existing Condition

The subject property is served by an 8-inch sewer main running under the nearby parallel street. The main line ties into the larger municipal wastewater system.

##### Potential Impacts and Mitigative Measures

No change in wastewater demand or in the wastewater system will be associated with the residential wall. No mitigation is necessary.

#### 3.12.2. Water

##### Existing Condition

The Honolulu Board of Water Supply's (BWS) system services the property.

##### Potential Impacts and Mitigative Measures

No change to water demand or to the water system will occur due to the new wall. No mitigation is necessary.

#### 3.12.3. Electrical

##### Existing Condition

Electrical power for the area is currently provided by Hawaiian Electric Company (HECO).

##### Potential Impacts and Mitigative Measures

No mitigation measures are proposed because the wall has no impact to electricity demand or services.

#### 3.12.4. Telecommunications, Cable TV, and Data

##### Existing Condition

Land line telephone service to the area is provided by Hawaiian Telcom and cable television service is provided by Oceanic Time Warner Cable. Internet (data) services are provided by both Hawaiian Telcom and Oceanic Time Warner Cable.

##### Potential Impacts and Mitigative Measures

There are no impacts to the existing services. No mitigation is necessary.

### **3.13. PUBLIC SERVICES**

#### Existing Condition

The subject property is located in the Honolulu Police Department's District No. 4, Sector 3, and served by the Kane'ohe District Station. The nearest fire station is the Kane'ohe Fire Station near the police station on Waikalua Road.

#### Potential Impacts and Mitigative Measures

The project will not increase the demand on public services, including law enforcement, fire protection, refuse collection, and educational, medical, and recreation facilities. No mitigation is necessary.

### **3.14. SOCIO-ECONOMIC CHARACTERISTICS**

#### Existing Condition

The resident population of Kane'ohe is fairly stable. In the year 2000, the population was approximately 35,000. Between 2000 and 2010, the population declined by about 1,000 people.

#### Potential Impacts and Mitigative Measures

The completed residential wall will not affect population numbers, economic or social diversification, jobs, or housing in Kane'ohe. No mitigation is necessary.

## **4. ALTERNATIVES THAT COULD HAVE BEEN CONSIDERED PRIOR TO THE COMPLETED ACTION**

---

The following describes alternatives to the constructed project.

### **4.1. NO ACTION**

Under the no action alternative, the new wall in the shoreline setback area would not have been built. The pre-existing wall, walkway, and stairs in the shoreline setback area would remain.

### **4.2. NEW WALL OUTSIDE OF THE SETBACK AREA**

Under this alternative, the applicant would have constructed the new wall outside of the shoreline setback area. The result would have been a better sense of privacy and security that the applicant seeks, but also a loss of usable yard area and a wall that would be located very close, less than 5 feet away, to the house at the southeast corner. See Appendix D in Exhibit 5.

### **4.3. OPEN FENCE IN THE SETBACK AREA**

Under this alternative, the applicant would construct an open fence in the shoreline setback area. This would require a minor shoreline structure permit, but it is uncertain if such permit would be granted.

### **4.4. PREFERRED ALTERNATIVE**

The preferred alternative is as built. Because the mean higher-high water mark is a few feet below the wall's foundation<sup>2</sup>, there is no hardening of the shoreline, except for a small portion in the north corner of the property.

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<sup>2</sup> See page 2 of Exhibit 5.

## **5. ALTERNATIVES FOR FUTURE ACTION**

---

The following describes alternatives for future action.

### **5.1. NO ACTION**

Under the no action alternative, the new wall, stairs, gates, and fence that are located in the shoreline setback area would remain.

### **5.2. NEW WALL OUTSIDE OF THE SETBACK AREA**

Under this option, the applicant would demolish the new wall and relocate it outside of the shoreline setback area. This action involves major activities using heavy machinery and would result in impacts to soil stability all around the makai perimeter of the property, impacts to the shoreline and vegetation, and changes in topography and slope.

### **5.3. RESTORE TO ORIGINAL CONDITION**

This alternative is similar to the above and would involve major activities using heavy machinery. The new wall would be demolished and removed, the yard would need to be excavated and fill would be removed to restore the previous slopes. The old CRM wall, stairs, and walkway would be rebuilt.

### **5.4. PREFERRED ALTERNATIVE**

The preferred alternative is as built, no action. This would result in the least impact on the environment.

## **6. FINDINGS AND ANTICIPATED DETERMINATION**

---

### **6.1. ANTICIPATED DETERMINATION**

Based on the findings of this Environmental Assessment (EA), it is anticipated that the approving agency, the City and County of Honolulu Department of Planning and Permitting, will determine that the project will not have a significant environmental impact, and an Environmental Impact Statement (EIS) will not be required. Therefore, a Finding of No Significant Impact (FONSI) is anticipated.

### **6.2. REASONS SUPPORTING THE ANTICIPATED DETERMINATION**

The Department of Health Administrative Rules Section 11-200-12 provides thirteen “Significance Criteria” for determining if an action will have a significant impact on the environment. This includes all phases of a project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the criteria listed below.

#### **1. Involves an irrevocable commitment to loss or destruction of any natural cultural resources.**

The project will not result in an irrevocable commitment to loss or destruction of any natural or cultural resources. As discussed in section 2.3, the new wall is not a sea wall or shoreline hardening wall and therefore, does not affect the existing littoral processes, nor does it change the patterns of accretion and erosion of beaches on the windward side of O’ahu. The new wall does not affect use of the shoreline or ocean waters. No cultural resources are associated with the subject property.

#### **2. Curtails the range of beneficial uses of the environment.**

The area in which the subject project and property are located has a land use zoning of R-10 residential and has been heavily modified and inhabited for decades. The shoreline area also has been heavily modified by human activity and permanent structures such as docks, piers, groins, fishponds, man-made lagoons, and sea walls still exist. Cumulatively, these structures and other human activities such as dredging, affect lateral access to the shore and alter the littoral processes. The subject project, however, does not curtail the range of beneficial uses of the environment nor does it curtail residential uses of the surrounding properties.

- 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 new wall in the shoreline setback area does not conflict with the environmental policies established in HRS, Chapter 344. The residential wall in its setting and relation to existing man-made structures in the shoreline does not alter the area’s currently existing natural processes or resources and would not lower the quality of life for Hawai’i residents.

- 4. Substantially affects the economic or social welfare of the community or state.**

The residential wall will have no significant effect on the socio-economic welfare of the community or state.

- 5. Substantially affects public health.**

The residential wall will not affect public health. As mentioned above, construction likely produced some short-term impacts to air quality and noise, but these impacts were minor.

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

The private residential wall does not involve substantial secondary impacts.

- 7. Involves a substantial degradation of environmental quality.**

It is not anticipated that the residential wall would further degrade overall environmental quality. The scale of the structure is relatively small overall.

- 8. Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions.**

The subject project is individually limited, would itself have an insignificant effect on the environment, and does not involve a commitment of larger actions.

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

There are no rare, threatened, or endangered plants or animal species on the subject property.

**10. Detrimently affects air or water quality or ambient noise levels.**

As previously discussed, construction of the residential wall likely produced temporary impacts to air quality and noise levels. These impacts were short-term. Long-term impacts to air and water quality, and ambient noise levels will be negligible.

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

The subject property is located partially within the tsunami zone, but the wall would not exacerbate hazards due to storm or severe events, such as tsunami.

**12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.**

As discussed previously, the subject wall does not substantially affect scenic vistas and view planes identified in county or state plans or studies.

**13. Requires substantial energy consumption.**

The private residential wall will not require any energy consumption; although some minor energy consumption occurred during construction.

## 7. CONSULTATION

---

The following agencies and groups were in contact with the applicant prior to the publication of this Draft EA.

City & County of Honolulu

Department of Planning and Permitting

State of Hawaii

Department of Land and Natural Resources

Federal Government

U.S. Army Corps of Engineers

## References

City and County of Honolulu, Department of Land Utilization. 1987. *Coastal View Study*.

City and County of Honolulu, Department of Planning and Permitting. *Honolulu Land Information System*, <http://gis.hicentral.com/>

City and County of Honolulu, Department of Planning and Permitting. 2000. *Koolaupoko Sustainable Communities Plan*.

City and County of Honolulu, Department of Planning and Permitting. *Land Use Ordinance (as amended)*.

Giambelluca TW, Chen Q, Frazier AG, Price JP, Chen Y-L, Chu P-S, Eischeid J., and Delparte, D. 2011. The Rainfall Atlas of Hawai'i.  
<http://rainfall.geography.hawaii.edu>.

U.S. Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey*, <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

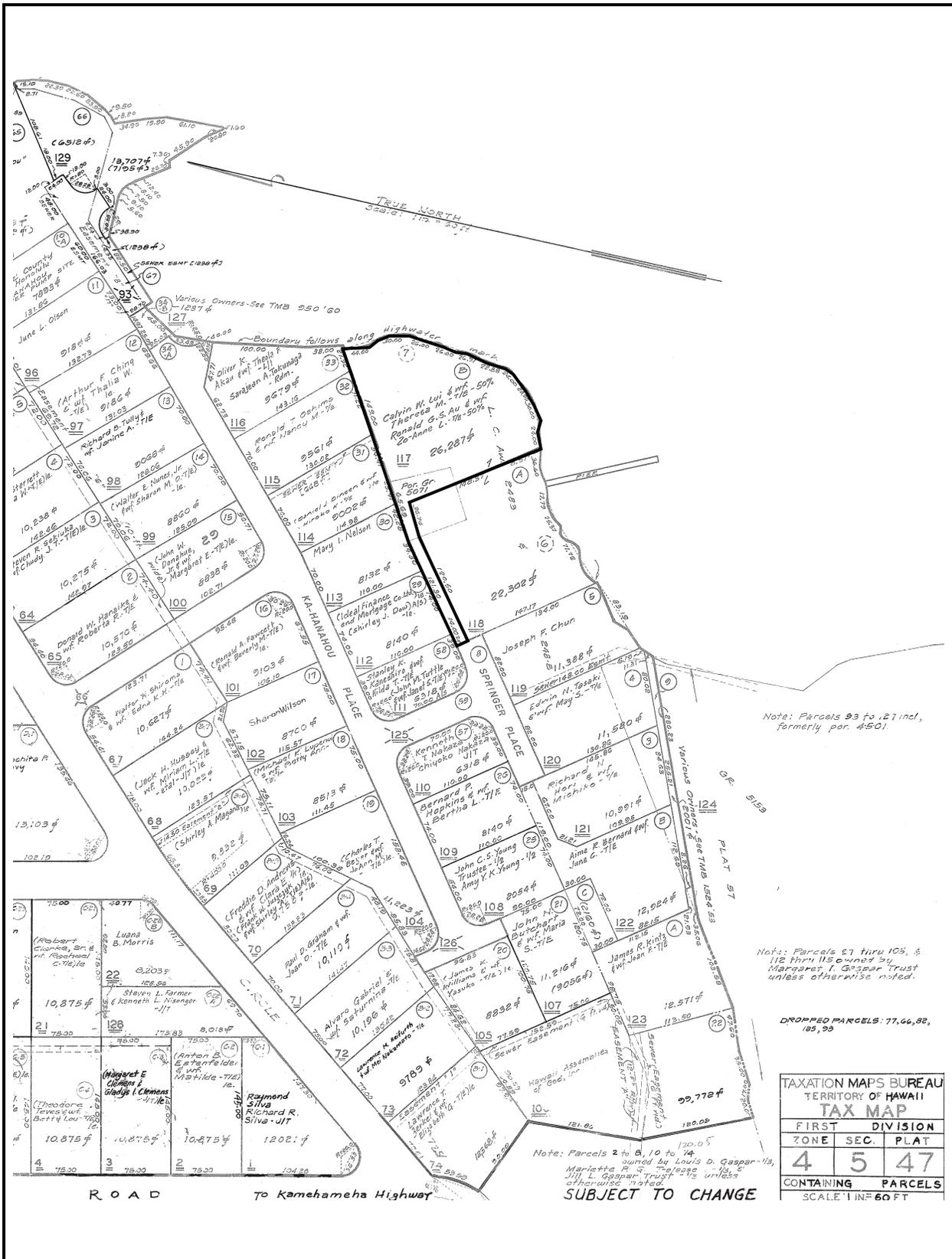
# EXHIBITS

**EXHIBIT 1**  
**Project Location**



## **EXHIBIT 2**

### **Tax Map**



# Tax Map

## 45-010 Springer Place Residential Wall

TAXATION MAPS BUREAU TERRITORY OF HAWAII		
TAX MAP		
FIRST ZONE	SEC.	DIVISION PLAT
4	5	47
CONTAINING PARCELS		SCALE 1" = 60 FT

**EXHIBIT 3**  
**Site Photos**

## SITE PHOTOS

(For additional photos of the project and construction, see Exhibit 5, Appendix B)



A. View of slope, steps and drainageway on north edge of property, looking northeast.



B. View of new wooden fence and gate at north end of the property, looking back toward the property from the shoreline. Also see fence and gate in photo A above.



C. Shoreline vegetation near the north end.



D. Shoreline vegetation near the south end.



E. Adjacent properties to the north.



F. Adjacent properties to the south.

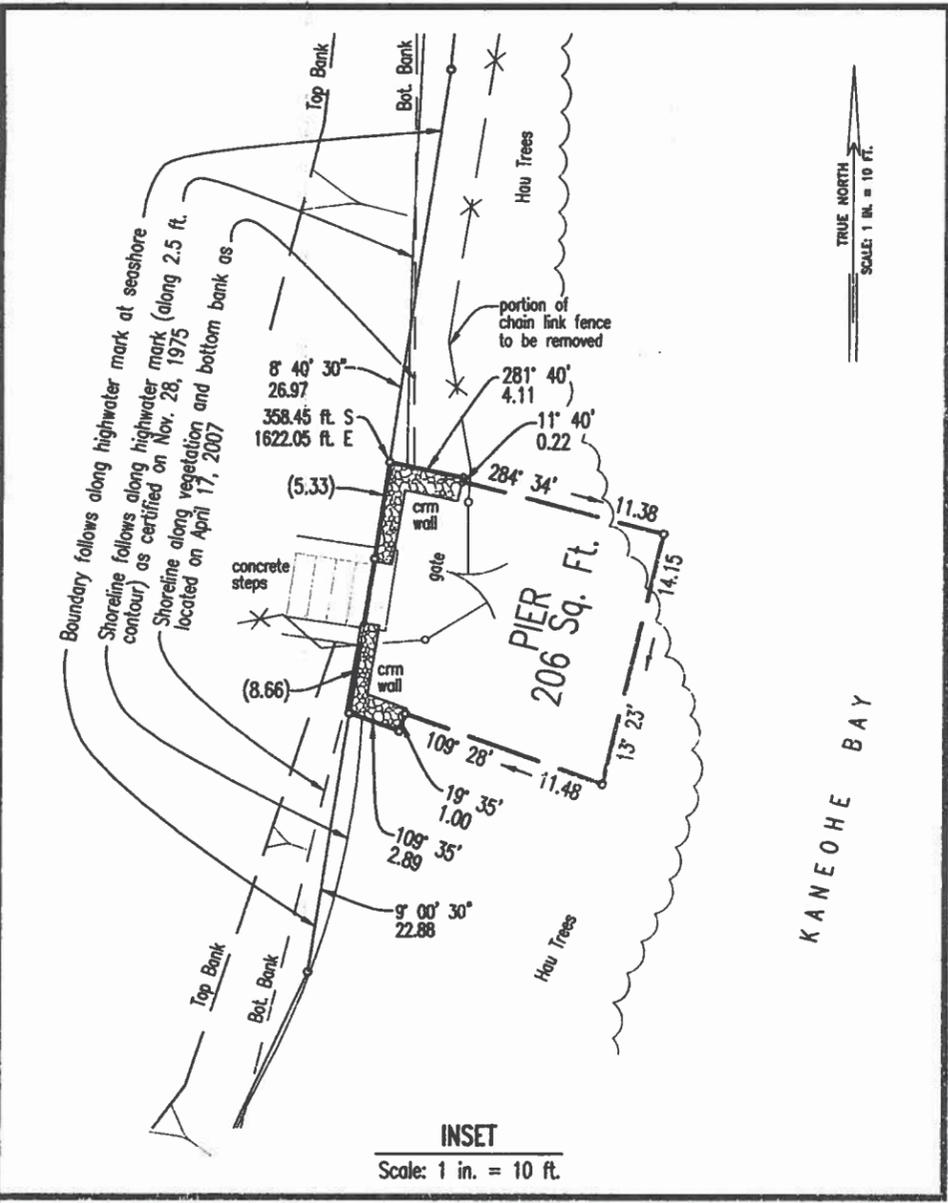


G. Top of wall at mid-lot, looking south. Stairs lead down to pre-existing pier.

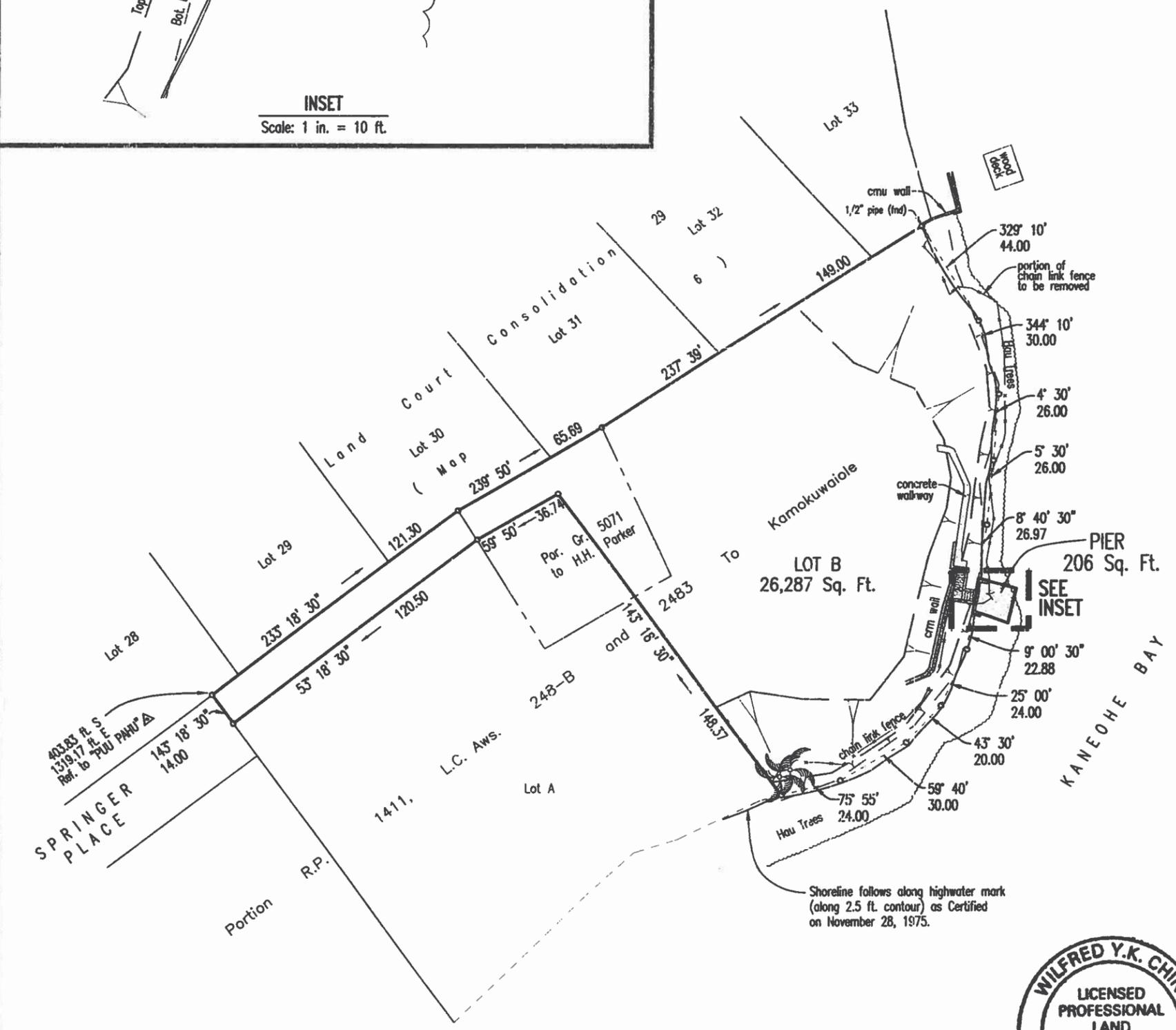


H. Pier belonging to the subject property, looking north.

**EXHIBIT 4**  
**2007 Survey**



INSET  
Scale: 1 in. = 10 ft.



**RESIDENTIAL NONCOMMERCIAL PIER,**  
**FRONTING LOT B,**  
**BEING PORTIONS OF GRANT 5071 TO H.H. PARKER**  
**AND R.P. 1411, L.C. AWS.**  
**248-B AND 2483 TO KAMOKUWAIOLE**  
**AT KANEOHE, KOOLAPOKO, OAHU, HAWAII**



This work was prepared by me  
or under my direct supervision

By: *Wilfred Y.K. Chin*  
 Licensed Professional Land Surveyor  
 Certificate Number 3499-LS  
 Expires 4/08

FN: 07087.dwg

Note:  
Coordinates referred to "PUU PAHU"  $\Delta$

Tax Map Key: 4-5-47: 117



**CONTROLPOINT SURVEYING, INC.**  
 1150 SOUTH KING STREET, SUITE 1200  
 HONOLULU, HAWAII 96814

11" x 17" = 1.30 Sq. Ft.  
 FB No. 2309H: 27  
 April 30, 2007

**EXHIBIT 5**  
**LYON Report**



September 26, 2012

Plan Pacific  
1001 Bishop Street  
Suite 2755  
Honolulu, HI 96813

RE: CRM Wall at 45-010 Springer Place  
TMK: 4-5-47:116

Dear Ms. Imata,

We have had the chance to review the CRM wall constructed at 45-010 Springer Place in Kaneohe. After discussions with the Owner and review of the site, we have prepared this report showing details of the wall construction and some engineering considerations.

## **WALL CONSTRUCTION**

The CRM wall looks to have been constructed following typical rock wall construction practices here on Oahu. The wall consists of placed rock stone with concrete grout infill for a gravity retaining wall structure. The Owner gave us engineering plans for the wall, along with a building permit which the contractor obtained before construction. The plans show a new 6' high CRM wall along the side property lines as a fence wall, with "APPROVED DPP" stamp under building permit #663900. The building permit was obtained by the contractor, S & V Contracting LLC. An additional plan prepared by Brad T. Nago, P.E., shows a new CRM retaining wall to be placed along the rear property line (fronting the shoreline) built with a 40' setback from the shoreline and setback around 10' from an existing grandfathered CMU and CRM wall. This additional plan showing the CRM retaining wall parallel to the shoreline does not have the "APPROVED DPP" stamp and appears that it was not part of the approved building permit. A copy of the building permit and plans is attached as Appendix A.

The Owner provided us with photographs and records of the CRM wall construction. A copy of these photograph logs prepared by the Owner throughout construction is attached as Appendix B.

After the Owner received a Notice of Violation (NOV) that a CRM retaining wall was constructed within the shoreline setback area without a variance, they had a surveyor conduct a shoreline survey to process a new shoreline certification application with DLNR. The surveyor mapped the actual location of the wall parallel to the shoreline and prepared a draft Shoreline Plan showing the wall improvements, previous certified shoreline from 1975 and a proposed new shoreline following the seaward face of the new CRM wall or other man-made structures. DLNR was not able to approve the shoreline certification request and found the application to be incomplete since there were unauthorized improvements

within the shoreline areas. A copy of the draft Shoreline Plan and DLNR review is included as Appendix C.

Based on our review of the building permit documents, draft Shoreline Plan, construction photograph logs and site visits, we prepared two sketches showing our assessment of what the CRM wall construction appears to be, as-built at the property. These sketches are attached as Appendix D. Sketch 1 shows a site plan of the CRM retaining wall parallel to the shoreline along with the misc. stairs, gates, old concrete pad/pier and the CRM fence wall along the side property lines. The approximate location of the previous top of embankment is shown on the plan, as seen in the previous topographic survey of the property. The approximate location of the 40' shoreline setback is shown based on the previous certified shoreline in 1975 (note the current 40' setback will be dependent on a current certified shoreline). It also includes a detail of the CRM wall showing the typical construction details of how the wall was likely constructed for the CRM retaining wall parallel to the shoreline. Sketch 2 shows some additional detail near the stairs built by the old concrete pad/pier with some sections and partial wall profile within that area. The new CRM retaining wall built parallel to the shoreline was not built behind the existing grandfathered wall (with 40' setback from the shoreline), but appears to have been built roughly along the same alignment as the old grandfathered wall which was removed during construction.

## **COASTAL ENGINEERING CONSIDERATIONS**

Based on the type of wall that has been constructed (CRM retaining wall), the structure would not be considered a typical seawall or shoreline revetment structure to provide shoreline stability. A majority of the CRM wall is built with a setback from the shoreline with the wall base construction at an elevation above the mean higher-high water levels (MHHW). The CRM wall primarily serves to stabilize the embankment from the upper property areas (where the house and backyard areas are around elevation 20') down to the shoreline areas (around elevation 0' to 4') by providing a wall structure which will prevent erosion of the slope and storm water runoff to percolate into the ground and drain through the weep holes in the bottom of the wall in lieu of flowing down the original embankment slope.

The nearest NOAA tidal gauge station is in Kaneohe Bay, NOS Station Mokuoloe #1612480. A copy of the current tidal datum established at this station is attached as Appendix E. The tidal datum information shows that the MHHW level is 1.07' above the mean sea level (MSL) or mean tide level, with mean lower-low water (MLLW) at 1.05' below MSL or mean tide level. This information shows a 2.12' tidal range is expected during spring tide conditions. Kaneohe Bay is protected from large winter storm waves due to the barrier reef which protects the bay, but locally generated wind waves and wave energy which is transmitted past the barrier reef will cause some wave energy at the shoreline in this location. The previous shoreline certification in 1975 identified a high water mark of 2.5'. The current upper reaches of the wash of the waves (other than storm or tsunami waves) at high tide during the season of the year in which the highest wash of the waves occurs (usually evidenced by the edge of vegetation growth, or the upper limit of debris left by the wash of the waves) would need to be



Figure 1 shows a map of the storm drainage facilities in the area according the DPP's GIS information shown on the Honolulu Land Information System website. The main roadway in the neighborhood (Ka-Hanahou Circle) has a storm drain system consisting of catch basins on the side of the road with underground storm drains. Runoff from this roadway and the surrounding properties is discharged into the bay further north from the Peroff property. An open ditch collects storm water runoff from the properties between Ka-Hanahou Circle and Ka-Hanahou Place.

Based on aerial topographic information, Figure 2 shows the rough topography of the surrounding properties. Portions of properties surrounding Springer Place and the flag lot driveway to the Peroff property would discharge storm water runoff into the driveway eventually reaching the bay.

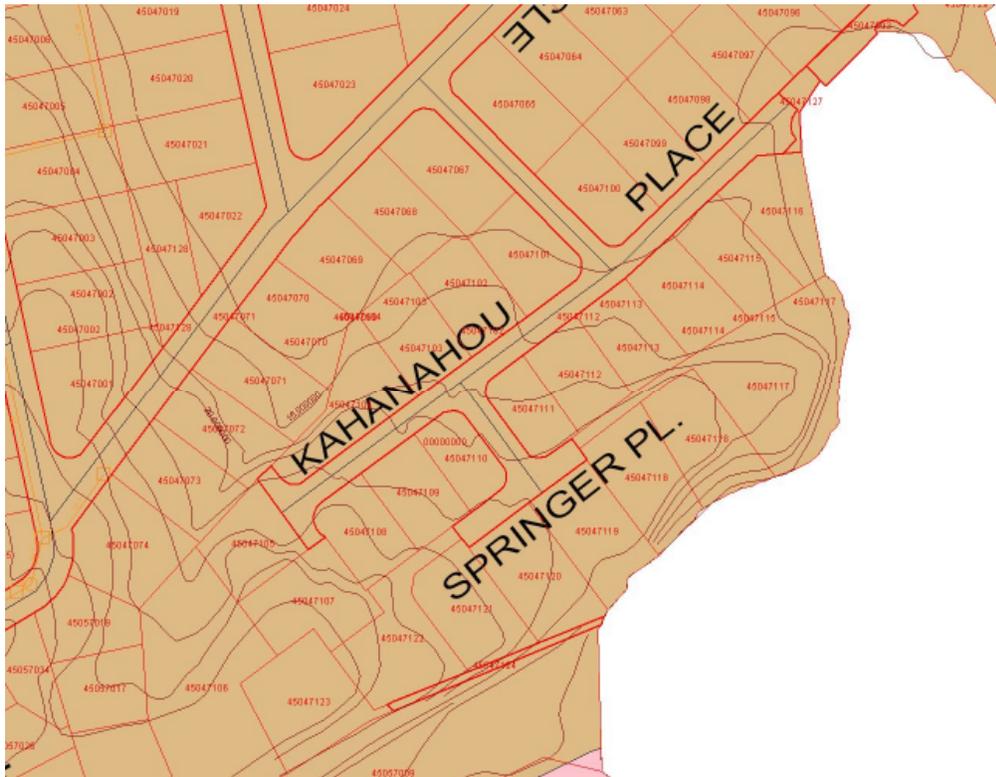


Figure 2. Aerial topographic survey information from GIS records showing 5' contour intervals.

## SUMMARY

The CRM wall built parallel to the shoreline does not appear that it was included in the building permit approved for the wall construction; hence the NOV was issued to the Owner. The Owner's would like to keep the CRM wall (if possible to obtain approval from City and State agencies, as needed, after-the-fact) and plans to submit a Shoreline Setback Variance (SSV) application. The recent shoreline survey was submitted to DLNR to request a shoreline certification as part of the SSV application, but cannot be approved by DLNR until the wall is permitted by the City and any portion of the wall built within state

CRM Wall at 45-010 Springer Place

September 26, 2012

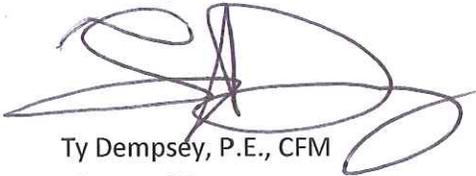
Page 5

land is either removed or has an easement obtained for those encroachments. In order to submit the SSV application, an Environmental Assessment (EA) needs to be prepared. This report helps provide some information on the CRM wall and engineering considerations that can be considered in the EA and eventual SSV application.

The CRM wall is clearly built within the 40' shoreline setback; however the setback varies and will depend on a current certified shoreline determination by DLNR. In general, the wall appears to be setback from the previous certified shoreline around 10' to 17', with the exception of the stairs/wall improvements near the old concrete pad/pier and the north side of the property where the wall transitions closer to the shoreline. A portion of the stairs and wall in these areas may extend beyond the original shoreline before the improvements were built.

If there are any questions with this report or additional information is requested, please feel free to contact me at 536-6621 or by email at [ty.dempsey@lyon.us.com](mailto:ty.dempsey@lyon.us.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Ty Dempsey', with a large, stylized flourish extending to the left.

Ty Dempsey, P.E., CFM

Vice President

LYON

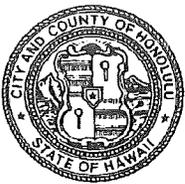


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CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT

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## **APPENDIX A – BUILDING PERMIT DOCUMENTS**



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

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Phone: (808) 768-8220 \* Fax: (808) 768-6111

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
11/18/2010	11/17/2010	11:20:30	30
DT01 WALKIN PA PA			
RECEIPT # 320779		11/17/2010	OFLN
Dept 9034 6238 BUILDING			

# BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE  
 BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES  
 CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18  
 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF  
 THE CITY AND COUNTY OF HONOLULU

Receipt Tot	\$311.00
\$.00 CK	\$320.00 CA
	\$9.00- CG

LOCATION

Zone	Section	Plat	Parcel
4	5	047	117

45-010 SPRINGER PL

26,287 Sq. Ft.

\$311.00

PERMIT FEE

Type of Payment(s)

Cash X  
 Check  
 Charge

Site Address (if other than primary):

Accepted Value of Work: \$15,000

PROJECT: (BP #663900) [TMK: 45047117] LUI & AU RESIDENCE - NEW 6' CRM  
 FENCE WALL @ FRONT & LEFT OF PROPERTY

TYPE OF WORK

Fence Y

RIGHT OF WAY WORK

Driveway: New: Existing: Private:

Sidewalk Types:

Curbing Types:

Driveway Types:

Linear Ft. of Sidewalk:

Linear Ft. of Curbing:

Linear Ft. of Driveway:

Please notify the Building Inspector listed below at least 24 hours before starting work in the Right-Of-Way.

GENERAL CONTRACTOR

S & V Contracting LLC

Contact Info: 225-3552

Lic. No.: C-29147

NOTES

Fence Clauses

For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties.

DATE ISSUED: 11/17/2010

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

Location Permit Issued:

Location Application Created: FMB

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

**THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS.**

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

	<u>Building Inspector</u>	<u>Electrical Inspector</u>	<u>Plumbing Inspector</u>
Name:	RONALD KOKI		
Phone No.:	(808) 768-8141		

APPLICATION NO.: A2010-10-0761

JobID: 41051540  
 ExternalID: 041050999-002

PERMIT NO.: 663900

## Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type  
 See specific instructions on page 2.

Name (as shown on your income tax return)  
S+V Contracting, LLC

Business name, if different from above

Check appropriate box:  Individual/Sole proprietor  Corporation  Partnership  Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) P  Exempt payee

Other (see instructions) ▶

Address (number, street, and apt. or suite no.)  
56-307 Kekaunoha Street

City, state, and ZIP code  
Kahuku HI 96731

List account number(s) here (optional)

Requester's name and address (optional)

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

OR

Employer identification number  
26-2328142

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here  Signature of U.S. person [Signature] Date 12/9/10

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

#### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

**Sole proprietor.** Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

**Limited liability company (LLC).** Check the "Limited liability company" box only and enter the appropriate code for the tax classification ("D" for disregarded entity, "C" for corporation, "P" for partnership) in the space provided.

For a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line.

For an LLC classified as a partnership or a corporation, enter the LLC's name on the "Name" line and any business, trade, or DBA name on the "Business name" line.

**Other entities.** Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

**Note.** You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

### Exempt Payee

If you are exempt from backup withholding, enter your name as described above and check the appropriate box for your status, then check the "Exempt payee" box in the line following the business name, sign and date the form.

**Contractor's or Subcontractors Voucher, Release and  
And Interim Lien/Claim Waiver  
Conditional Lien Release**

From:

*S+V Contracting, LLC  
56-307 Kekoaoha St.  
Kahuku, HI 96731*

Contact Person:

Contact Telephone:

Fax:

Project:

*Construction of CRU walls*

Project Manager:

Project Telephone:

Fax:

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from Valentine Peroff, Jr.\* in the sum of \$ 160,000.00 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tango and rights of lien which the undersigned has on the above referenced job. This release covers payment for labor, services, equipment and materials furnished through S+V Contracting LLC only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I certify under penalty of perjury under laws of the State of Hawaii that the above is a true and correct statement.

\* Valentine Peroff Jr. dba Pearl City Service Center



Signature of authorized corporate officer/partner or owner.

Partner

Title:

Dated this 9 day of December, ~~2008~~ <sup>2010</sup> ST

Kahuku, Hawaii

City & State

Note: This lien release is for the current amount being billed.  
Please submit with current monthly progress billing along with current state clearance and union statement of account.

**Kimo's Equipment Rental, LLC**

45-1138 Makaleha St.  
Kaneohe, HI 96744

*Approved  
12-9-10  
✓ Maria Giff  
Please cut check*

**Invoice**

Invoice #	386
Date	12/7/2010
Terms	
P.O. Number	

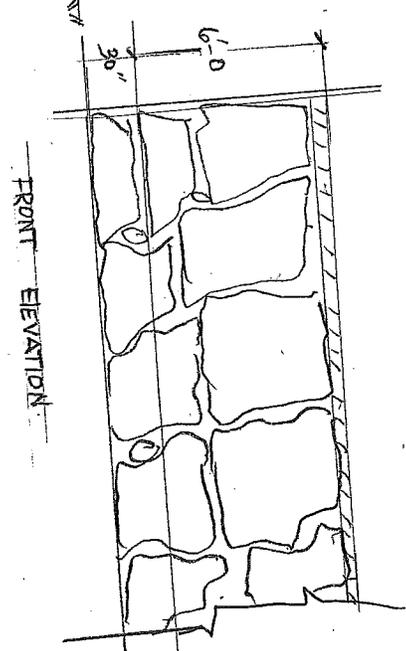
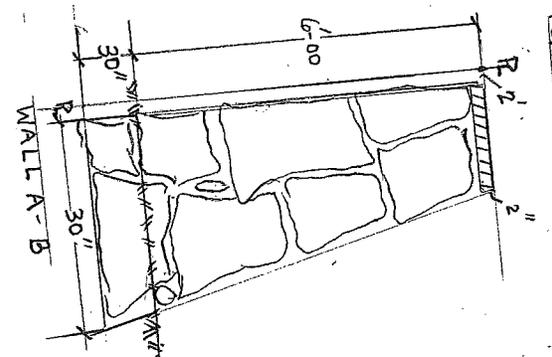
Bill To	Ship To
<b>S. &amp; V. MASONARY.</b>	

Item	Description	Rate	Quan...	Unit	Amount
M11 Xaiv...	2007 303CCR Caterpillar Compact Hydraulic Excavator Mw/24' Trench BKT VIN-BXT Delivery Date/Time: Meter Out: Fuel Out: Pickup Date/Time: Meter In: Fuel In: Totals- Time: Hours: Fuel:	700.00	1	WEEKS	700.00
M03 Jay...	'2006 S-160 Bobcat Skidsteer Loader VIN-526717052 Delivery Date/Time: Meter Out: Fuel Out: Pickup Date/Time: Meter In: Fuel In: Totals- Time: Hours: Fuel:	500.00	2	WEEKS	1,000.00
Cleaning	2 BOBCAT COVERED IN CONCRETE	150.00	2		300.00
GE Tax	Subtotal General Excise Tax	4.712%			2,000.00 94.24

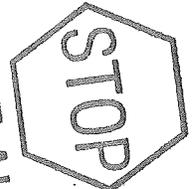
<b>Total</b>					\$2,094.24
<b>Payments/Credits</b>					\$0.00
<b>Balance Due</b>					\$2,094.24

1. Minimum half payment is payable in advance via cash, check or credit card.
2. Rates are based on a single shift (8-hour day; 5 days/ 40-hour week / 160 hour month)
3. A \$25 charge will be assessed to renter if the key is not returned upon time of pickup.
4. A \$25 will be assessed to renter for all returned checks.
5. A \$150 cleaning charge will be paid by renter if machine is not returned in the condition it was issued.
6. NO transporting of equipment without prior written consent from Kimo's Equipment Rentals.
7. Customer is responsible for all repairs and maintenance, including tires - except fair wear and tear.
8. Neglect, improper maintenance and/or abuse are for the customer's account.
9. Absolutely NO wet cement is allowed in the bucket at any time.
10. Equipment received is subject to the terms and conditions attached to this document.

CRM - WALL AND MR & MRS ROWARD G.S. AU  
 MR & MRS LIU AND MR & MRS SPRINGER PL  
 ADDRESS 45-010



PLOT PLAN TMK 4-5-47-117



DO NOT ALTER  
 THESE PLANS  
 Revisions must be  
 submitted **separately**  
**APPROVED**

DPP

JOB SITE COPY

26,281 sq

A22010 0761

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

ACCEPTANCE: \_\_\_\_\_ DATE: 9/16/10  
 ZONING: R10  
 ZONING CODE: \_\_\_\_\_  
 ELECTRICAL: \_\_\_\_\_  
 PLUMBING: \_\_\_\_\_  
 BUILDING: \_\_\_\_\_

PROJECT: LM + AL PERMIT: 2629100  
 TMK: 4-5-047-117

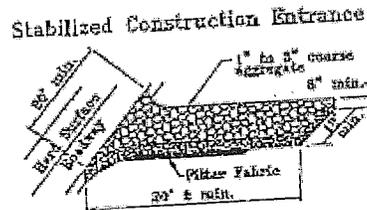


# EROSION CONTROL GUIDELINES

FIGURE 3  
MINIMUM BMP CHECKLIST FOR SMALL PROJECTS

□ **STABILIZED CONSTRUCTION ENTRANCE**

All points of egress and ingress to a site shall be protected with a stabilized construction entrance.



□ **STOCKPILES**

Stockpiles shall not be located in drainage ways or other areas of concentrated flows. Sediment trapping devices such as fences, traps, basins or barriers shall be used around the base of all stockpiles.

□ **DUST CONTROL**

Dust control should be applied to reduce dust emissions. The Contractor, at his own expense, shall keep the project area and surrounding area free from dust nuisance. The work shall be in conformance with the air pollution control standards contained in Hawaii Administrative rules: Chapter 11-80, "Air Pollution Control".

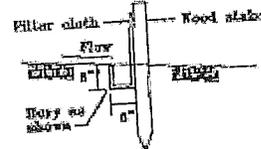
Dust Control



□ **SEDIMENT BARRIERS OR TRAPS**

Sediment trapping devices such as fences, traps, basins or barriers shall be used down slope of all disturbed areas and around the base of all material stockpiles.

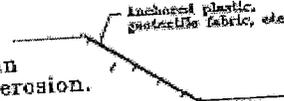
Sediment Barrier



□ **SLOPE PROTECTION**

Surface flow from above an exposed slope shall not be allowed to flow over the slope without protection. Slope protection shall be used on areas with slopes greater than 50% and on areas of moderate slopes that are prone to erosion.

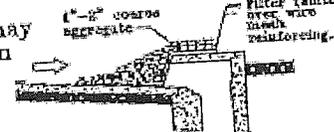
Slope Protection



□ **INLET PROTECTION**

All storm drain inlets on site, and those offsite which may receive runoff from the site shall use an inlet protection device.

Inlet Protection



□ **TEMPORARY STABILIZATION**

Is not required when the disturbed area will be worked within a 14 day period. Stabilization is required for disturbed areas at final grade and for those areas that will not be worked within a 14 day period.

□ **PERMANENT STABILIZATION**

All disturbed areas shall be permanently stabilized prior to removing erosion and sediment measures. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed. Trapped sediment and areas of disturbed soil which result from the removal of the temporary measures shall be immediately permanently stabilized.

Tax Map Key: 4-5-047:117  
 Application Index No: A2010-10-0761  
 Project Name: LUI & AU  
 Building Permit No.: 667900

BUILDING DIVISION  
 DEPARTMENT OF PLANNING AND PERMITTING

**SUPPLEMENTAL INFORMATION FOR BUILDING OWNER,  
 PERMIT APPLICANT AND CONTRACTOR**

The following information should prove helpful in determining whether additional information should be obtained before starting your project

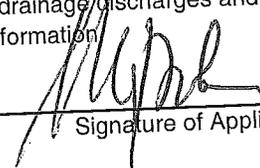
1.  A Phone Call May Save Your Life -- if you have underground utilities or if your work is under or near an electrical service line, investigate before you start work. Call:

	<u>WORKING HOURS</u>	<u>AFTER HOURS</u>
Hawaiian Telecom	840-1444	
Hawaiian Electric Company	543-5654	548-7961
GASCO	535-5933	535-5933
Board of Water Supply	748-5382	748-5000

**Be Aware of the Sign, Noise and OSH Regulations**

Sign Regulations - Building Division	768-8220
Noise Regulations - Department of Health	586-4700
Occupational Safety and Health - DOSH	586-9100
Department of Labor	
Asbestos and Lead-Based Paint Regulations	586-5800
Department of Health	

2.  Owners will be responsible to notify the Federal Aviation Administration (FAA) for structures which exceed 200 feet in height above ground line and certain structures within 4 miles from the nearest point of the nearest runway of each airport. (Single-family dwellings exempted.) FAA telephone is 541-1243.
3.  REMINDER - Owners should check their deeds, lease agreements, and/or association by-laws for any building restrictions.
4.  HOUSE NUMBERING REQUIREMENTS - All main entrances to buildings shall be numbered with numbers at least two inches in height. Address signs shall not exceed one square feet. Emergency service agencies such as fire, police, ambulance, etc., can respond more readily with minimum delays when buildings are properly numbered.
5.  To prevent termite entry, the building code requires openings around pipes or other penetrations in concrete slab-on-grade to be filled with non-shrink grout.
6.  Plumbing and / or Electrical plans not checked. Project subject to inspection for code compliance.
7.  Plumbing and / or Electrical work shall be inspected and approved prior to concealment.
8.  PROTECTION OF ADJOINING PROPERTY - The owner and contractor doing the excavation or fill shall be responsible to implement safety measures to protect adjoining properties, streets or natural watercourses from falling rocks, boulders, soil, debris and other dangerous objects.
9.  EROSION AND SEDIMENT CONTROL - Since it is unlawful to discharge pollutants from the construction site, the owner and the contractor shall check the criteria for handling drainage discharges and ensure compliance with all appropriate regulations. Call 768-8218 / 8219 for more information.

  
 \_\_\_\_\_  
 Signature of Applicant

10/18/10  
 \_\_\_\_\_  
 Date





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CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT

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## **APPENDIX B – CONSTRUCTION PHOTOGRAPH LOGS**

**Wall @ Coconut Tree Area**

*(1) Progress pictures*

**Wall @ Mauka side stepdown**

*(2)Progress pictures*

**Wall and footings towards Pier**

*(3)*

**Wall at driveway**

*(4)*

**Pictures of Wall @  
Peroff's  
Home Nov 2010**

**Materials Delivered after 11/15/2010**

*Materials 11/15-11/24/2010 (5)*

**Footings towards pool Area**

*(6)Progress pictures*

**Wall from Ocean side**

*(7)*

**11/25/2010**

**Walls and steps @ stairs**

*(8)Progres Pictures*

**Rubbish out**

(9)

**Toward corner @ Cgipper**

*Progress pictures (10)*

**Cut Coconut tree**

(11)

**Towards corner @ Pier**

*Progress Pictures (12)*

**Pictures of wall  
@ Peroff's  
Home  
Nov 2010**

**Towards Corner from Ocean**

*Progress Pictures (13)*

**Misc Pictures**

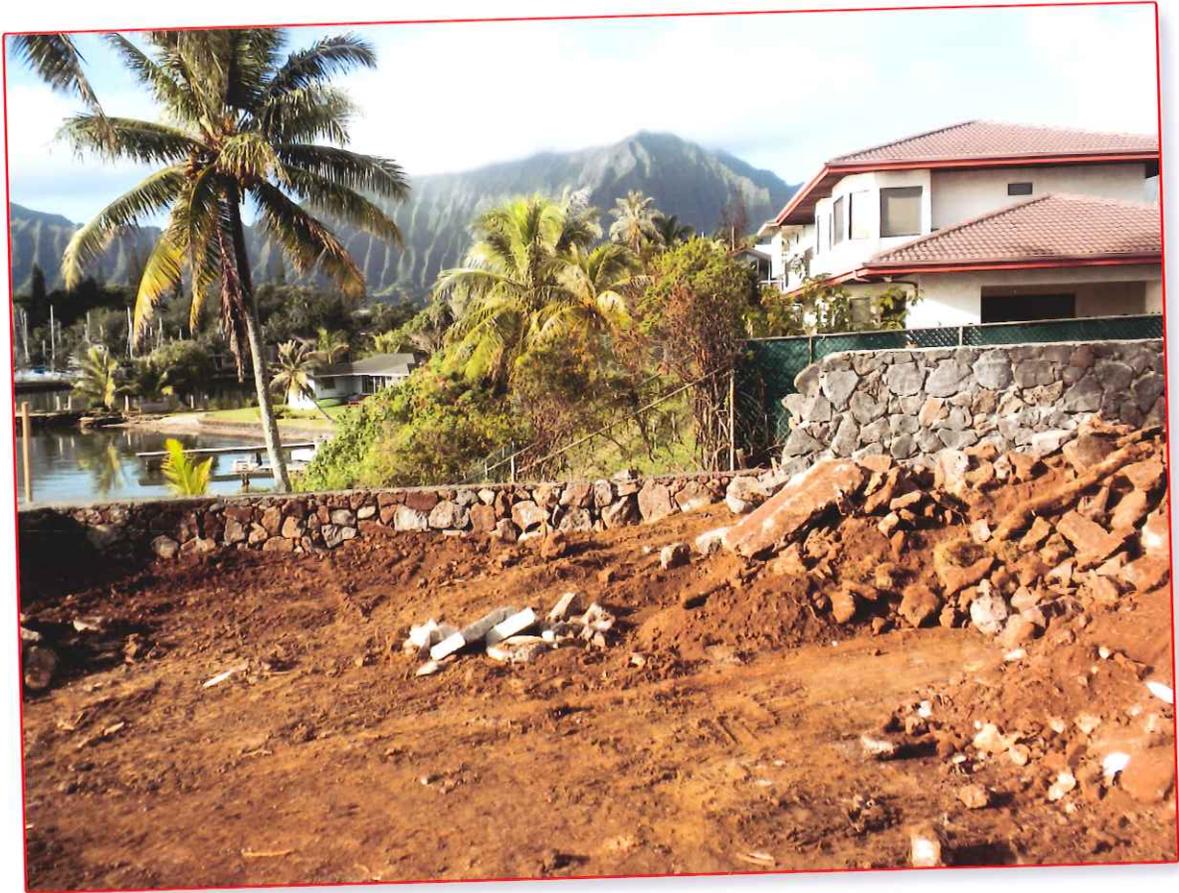
(14)



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11/15/2010



11/17/2010



11/20/2010



11/22/2010



3

11/23/2010



11/24/2010



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11/18/2010



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11/19/2010





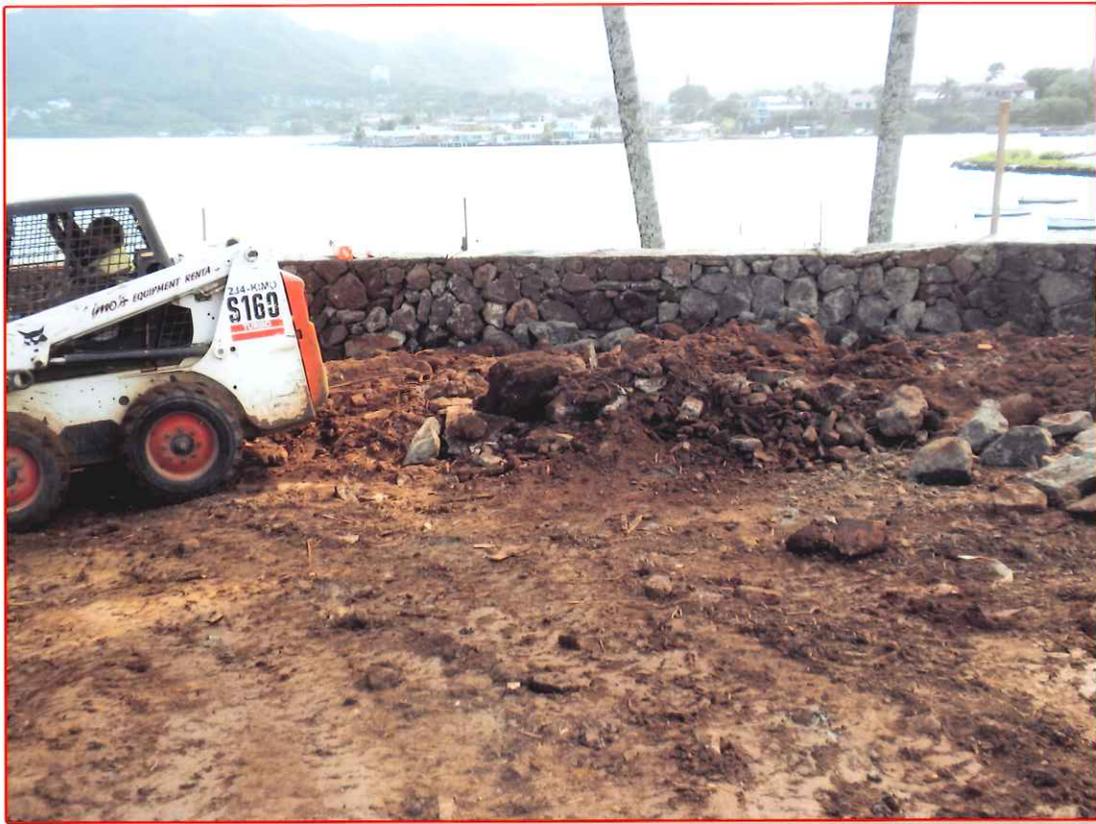
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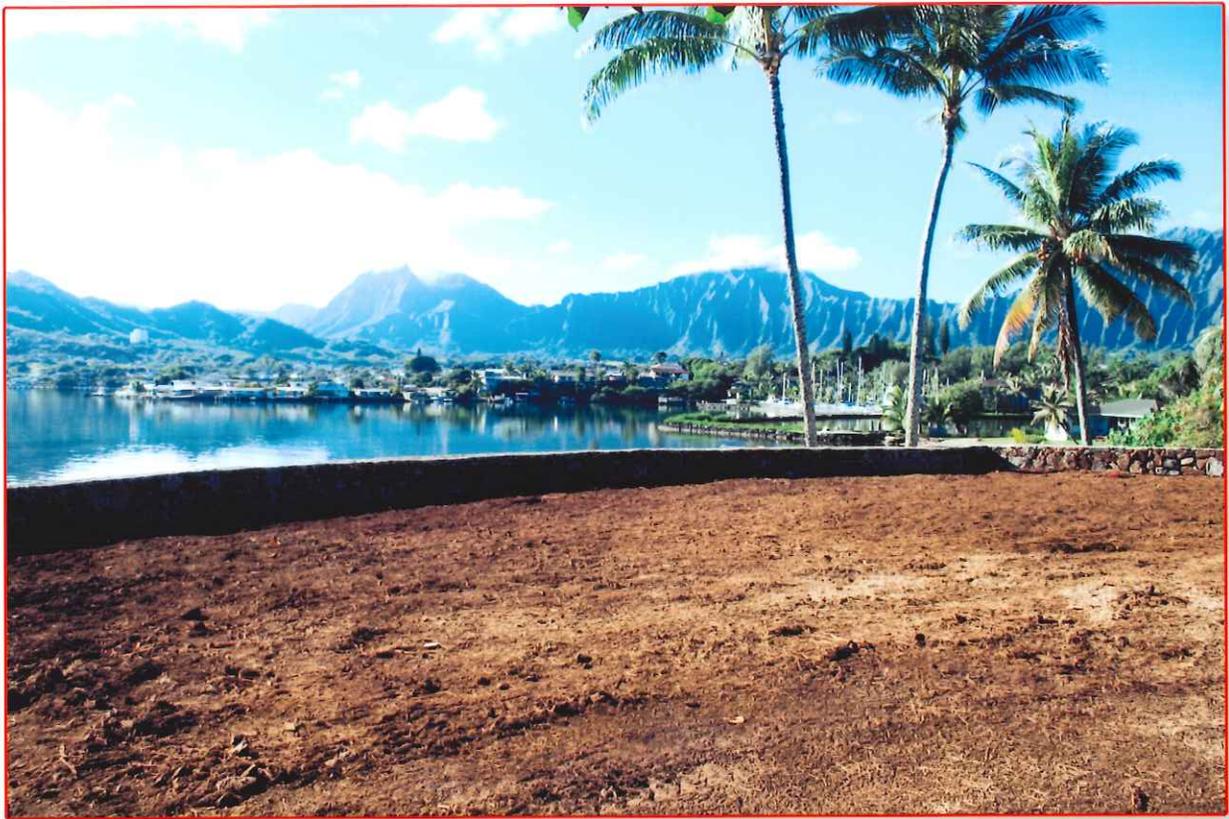
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11/16/2010



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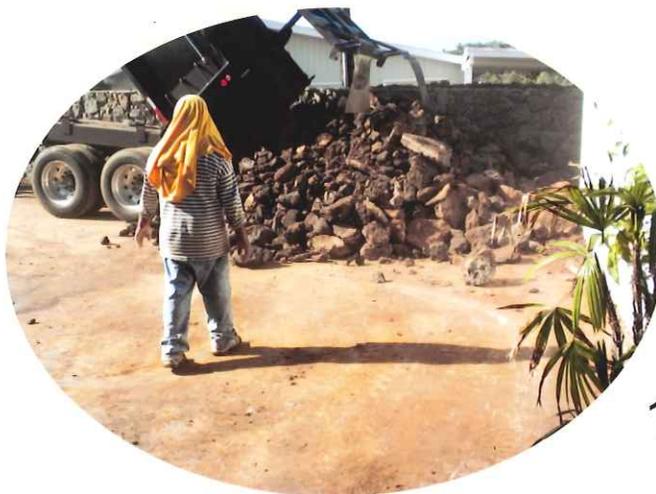
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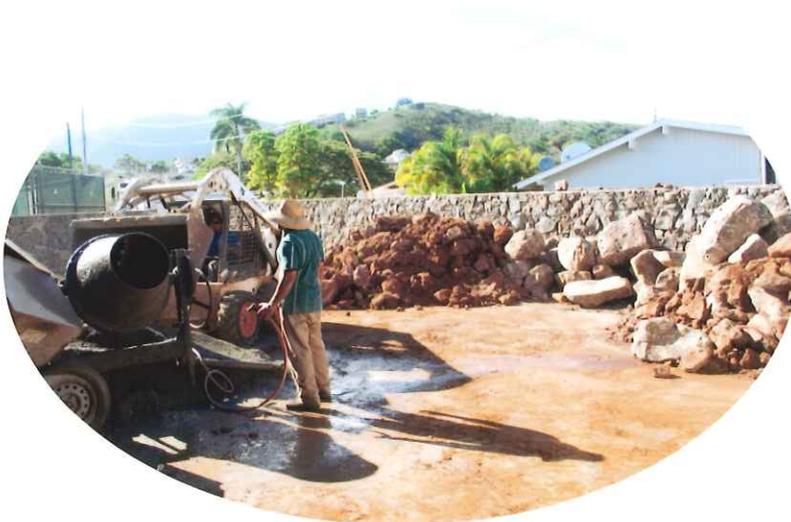
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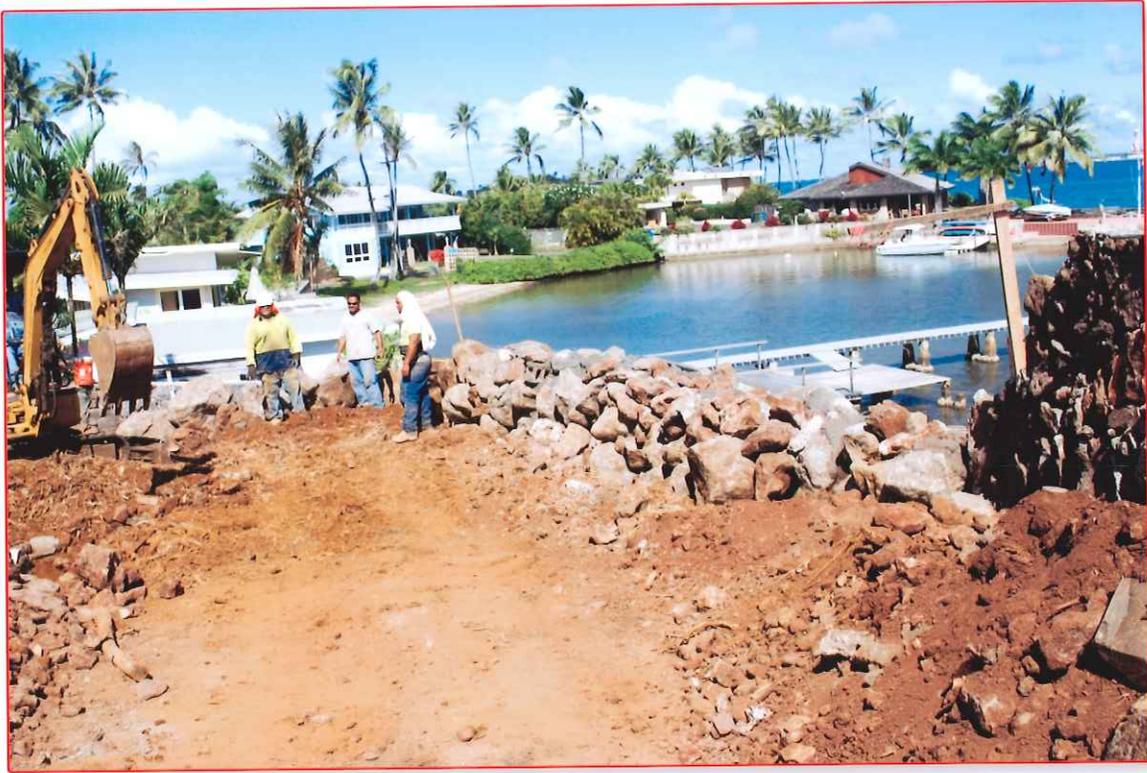


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11/23/2010



11/24/2010

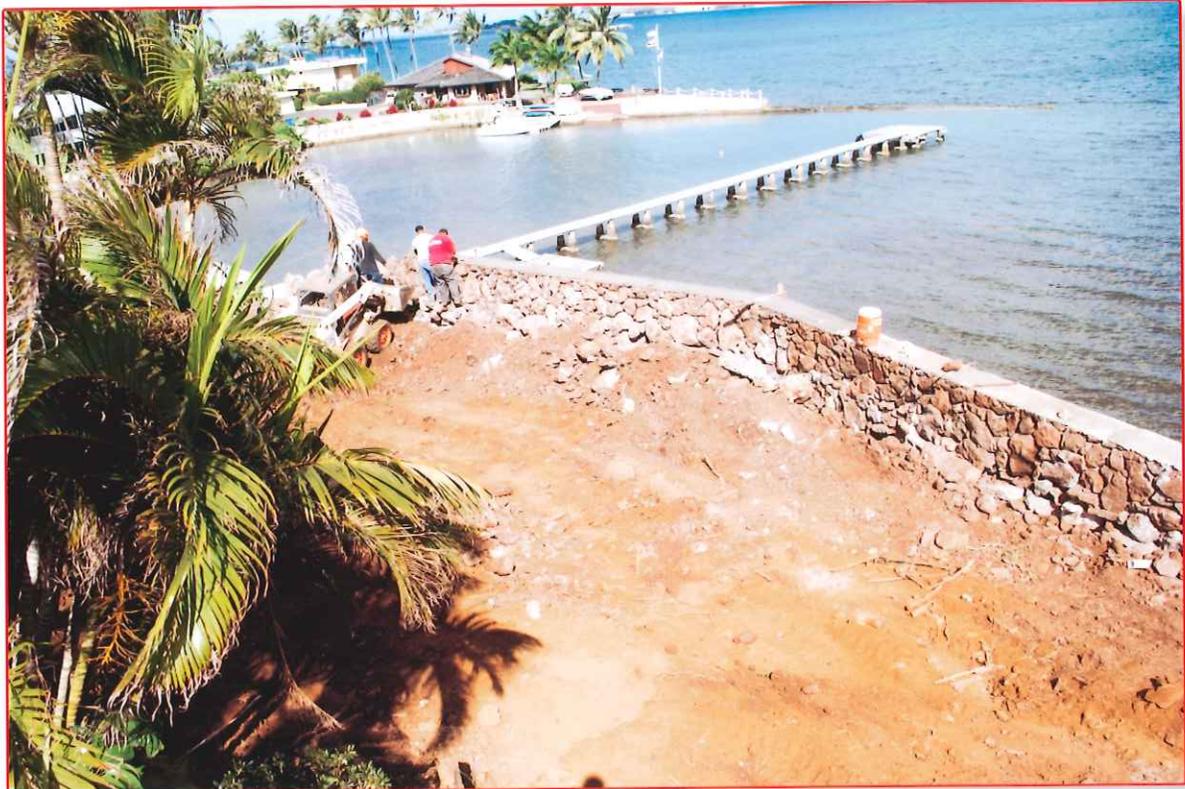


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11/24/2010





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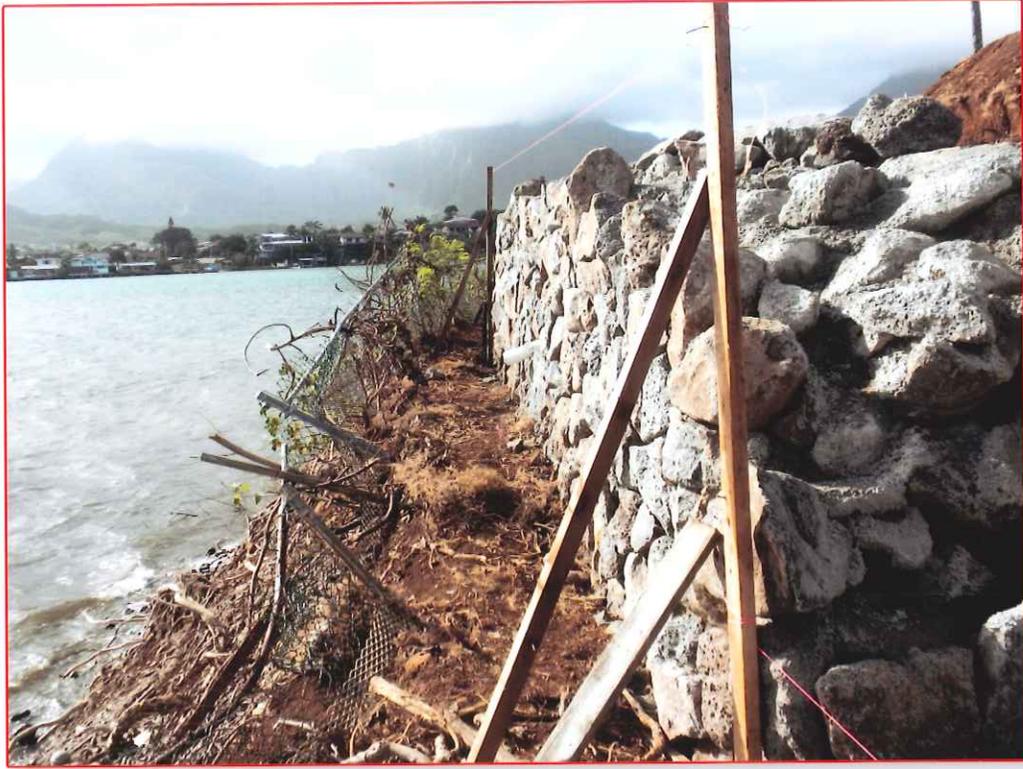
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11/18/2010





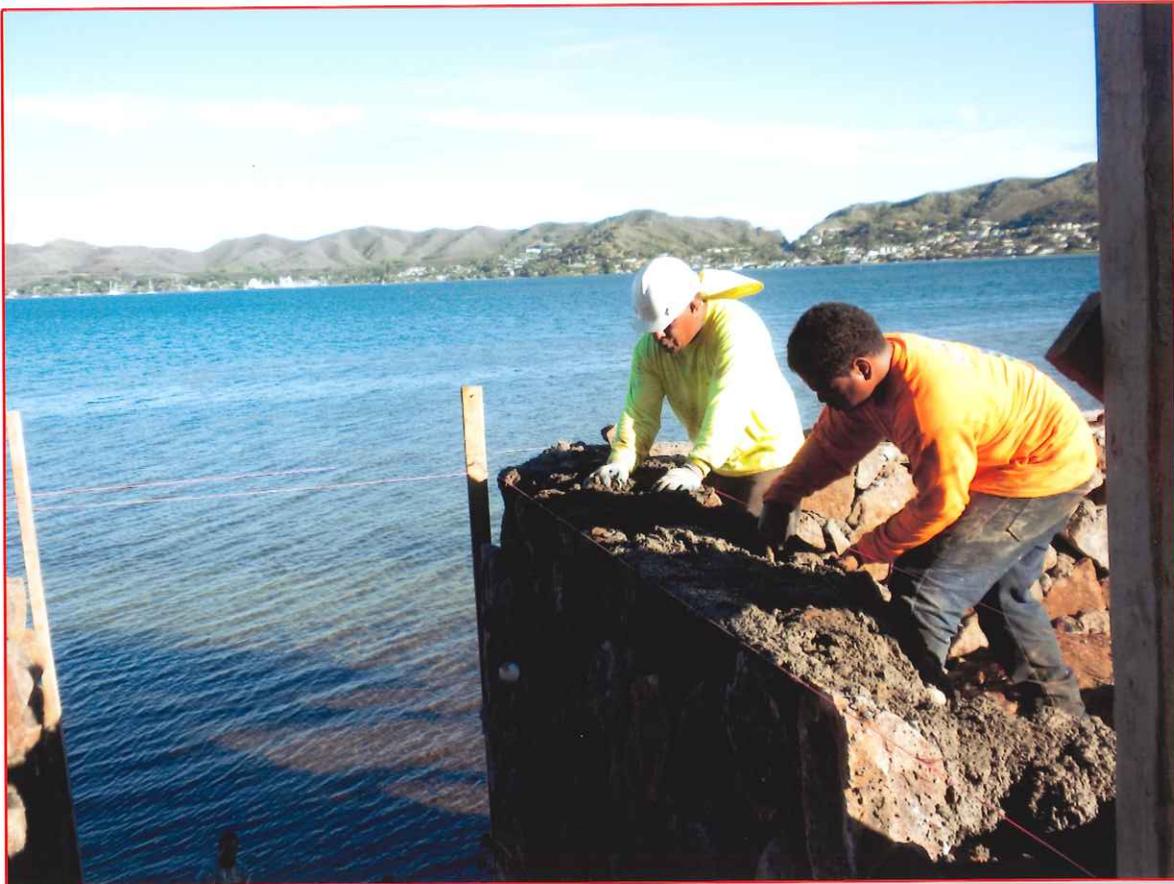
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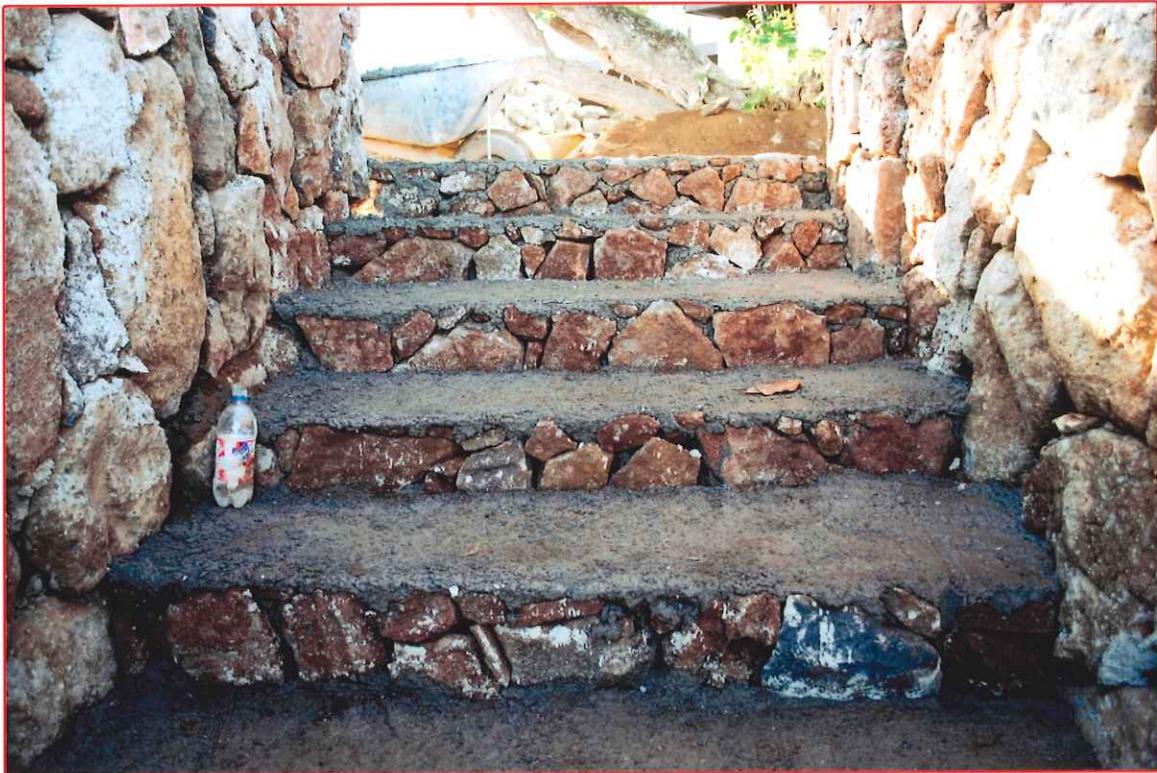
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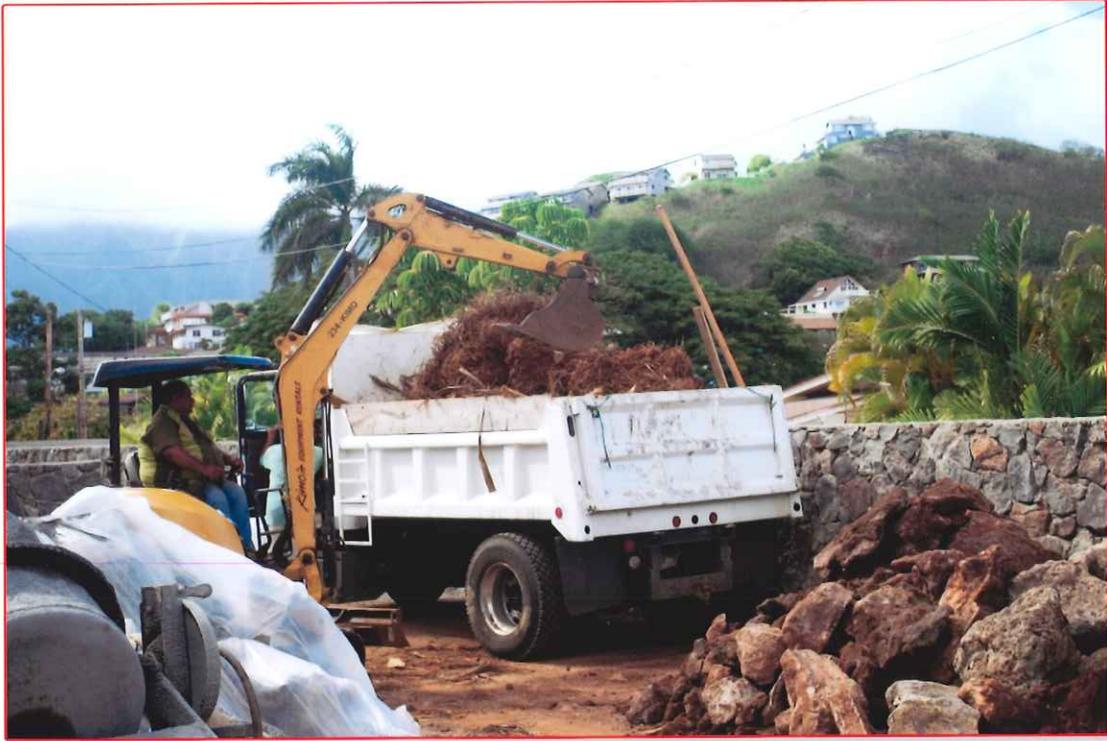
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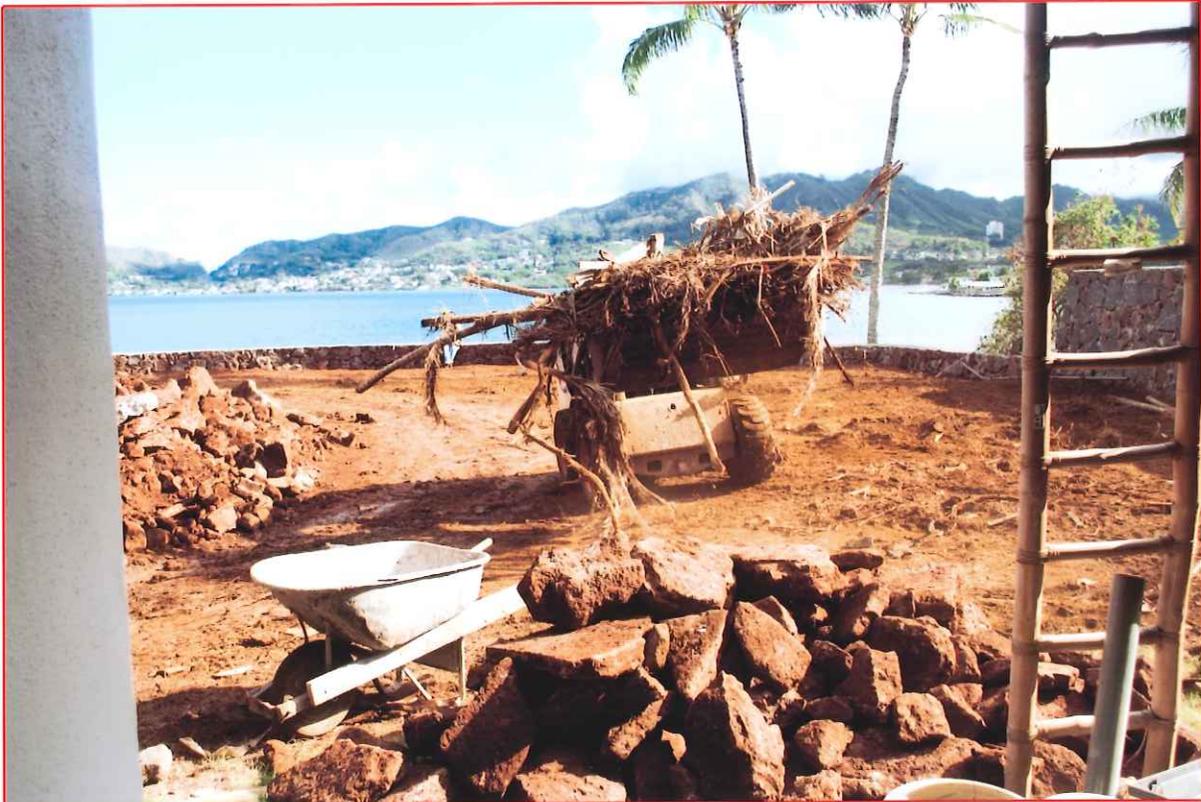


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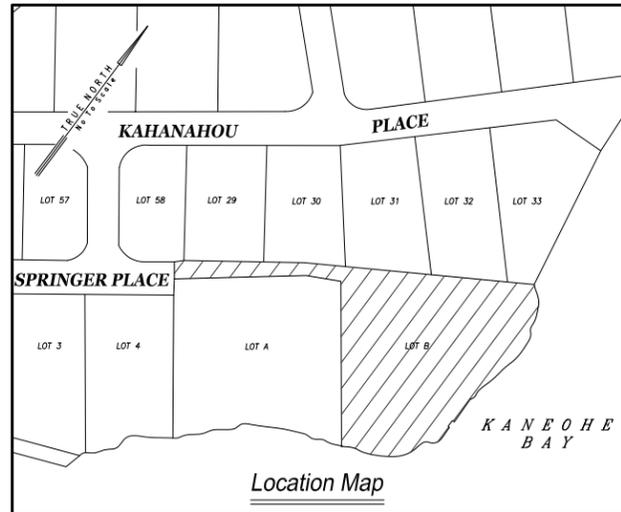


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CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT

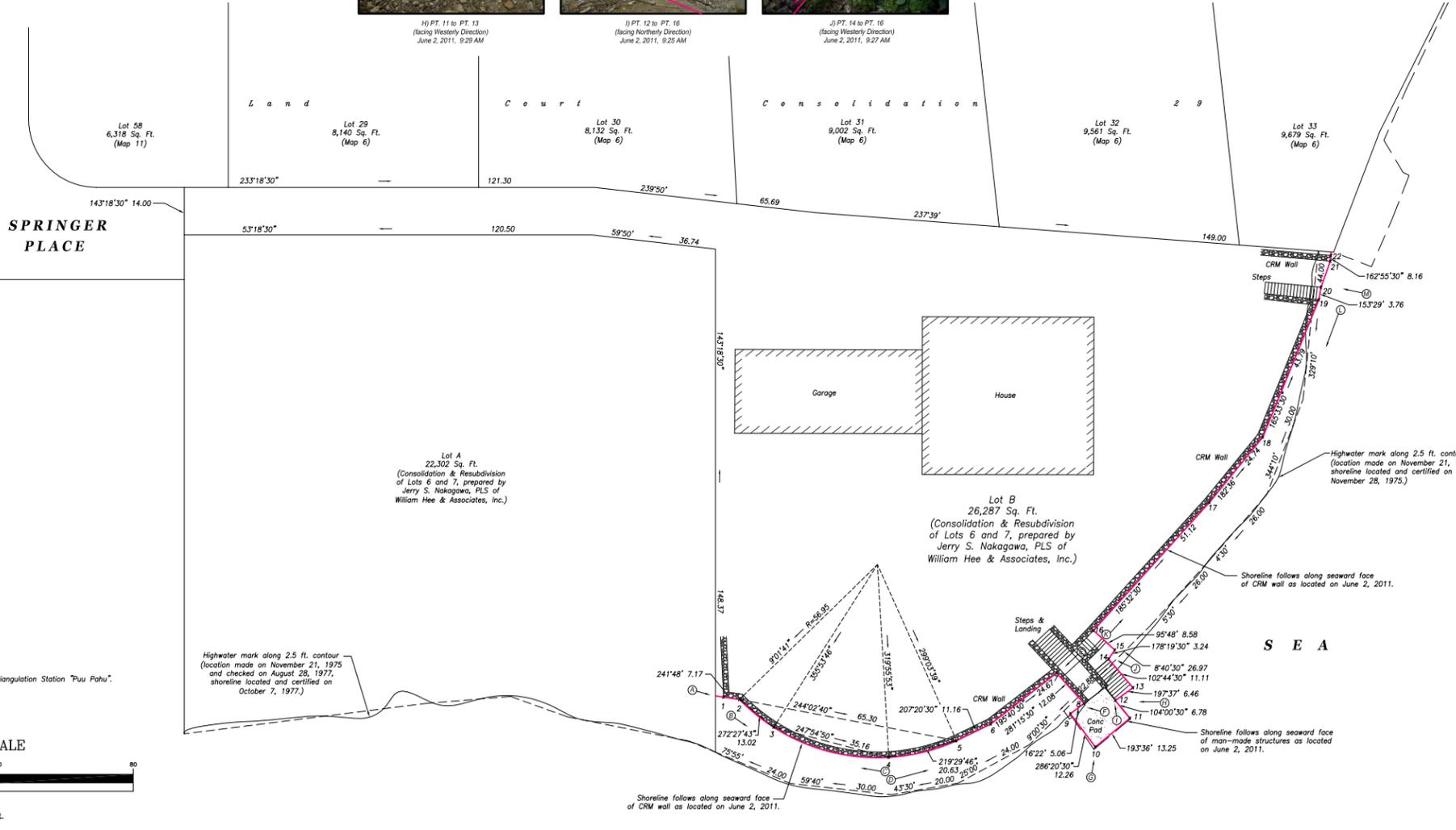
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## **APPENDIX C – DRAFT SHORELINE PLAN & DLNR REVIEW**



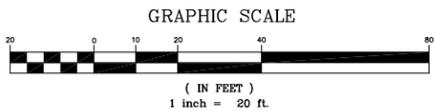
Owners: Valentine and Barbara Peroff  
 Owner's/Property Address: 45-010 Springer Place  
 Kaneohe, HI 96744

Date: June 9, 2011



**Plan Showing  
 Shoreline Affecting  
 LOT B**  
 being portions of Grant 5071 to H.H. Parker  
 and Royal Patent 1411, L. C. Aws. 248-B &  
 2483 to Kamokuwaiole  
 at  
 Kaneohe, Koolaupoko, Oahu, Hawaii  
 TMK: (1) 4-5-47: 117

Notes:  
 1. Origin of azimuths referred to Government Survey Triangulation Station "Puu Pahu".  
 2. Photographs and their directions.



This work was prepared by me  
 or under my direct supervision

Kevin K. Kea Exp-4/12  
 Licensed Professional Land Surveyor  
 Certificate No. 10928  
 Land Court Surveyor No. 286



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**LAND DIVISION**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

June 30, 2011

Mr. Kevin Kea  
Ace Land Surveying, LLC  
1221 Kapiolani Boulevard, Suite 1008  
Honolulu, Hawaii 96814

Dear Mr. Kea,

Subject: Shoreline Application, TMK (1) 4-5-047:117

Your application for shoreline certification of the subject property received by us on June 20, 2011 has been found to be incomplete for the following reasons:

1. The Chairperson shall not certify the shoreline in cases where unauthorized improvements encroach upon state land or where unauthorized improvements interfere with the natural shoreline process. The CRM wall, steps, landing and concrete pad as shown on the map encroach into State land makai of the subject parcel. The property owner shall first resolve the encroachment or violation problems with the applicable department prior to the Chairperson certifying the shoreline. (§13-222-19, HAR).

We retained one copy of the map and photos for our records and return the rest of the application, including the check, to you. Please resubmit a completed application upon resolution of the encroachment. We encourage you to use our Shoreline Certification Application Form and refer to Chapter 13-222, HAR, which can both be found at our website: <http://www.hawaii.gov/dlnr/lmd/rulesindex.html>. If you have any questions, please feel free to contact us at (808) 587-0420. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian Hirokawa".

Ian Hirokawa  
Project Development Specialist

Enclosures



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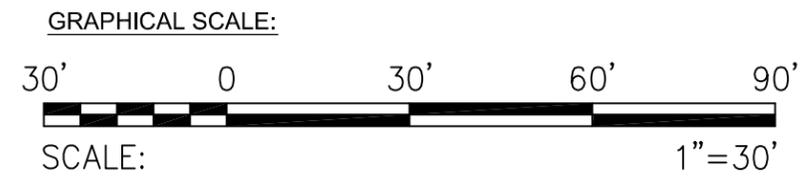
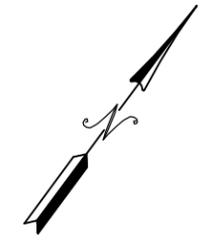
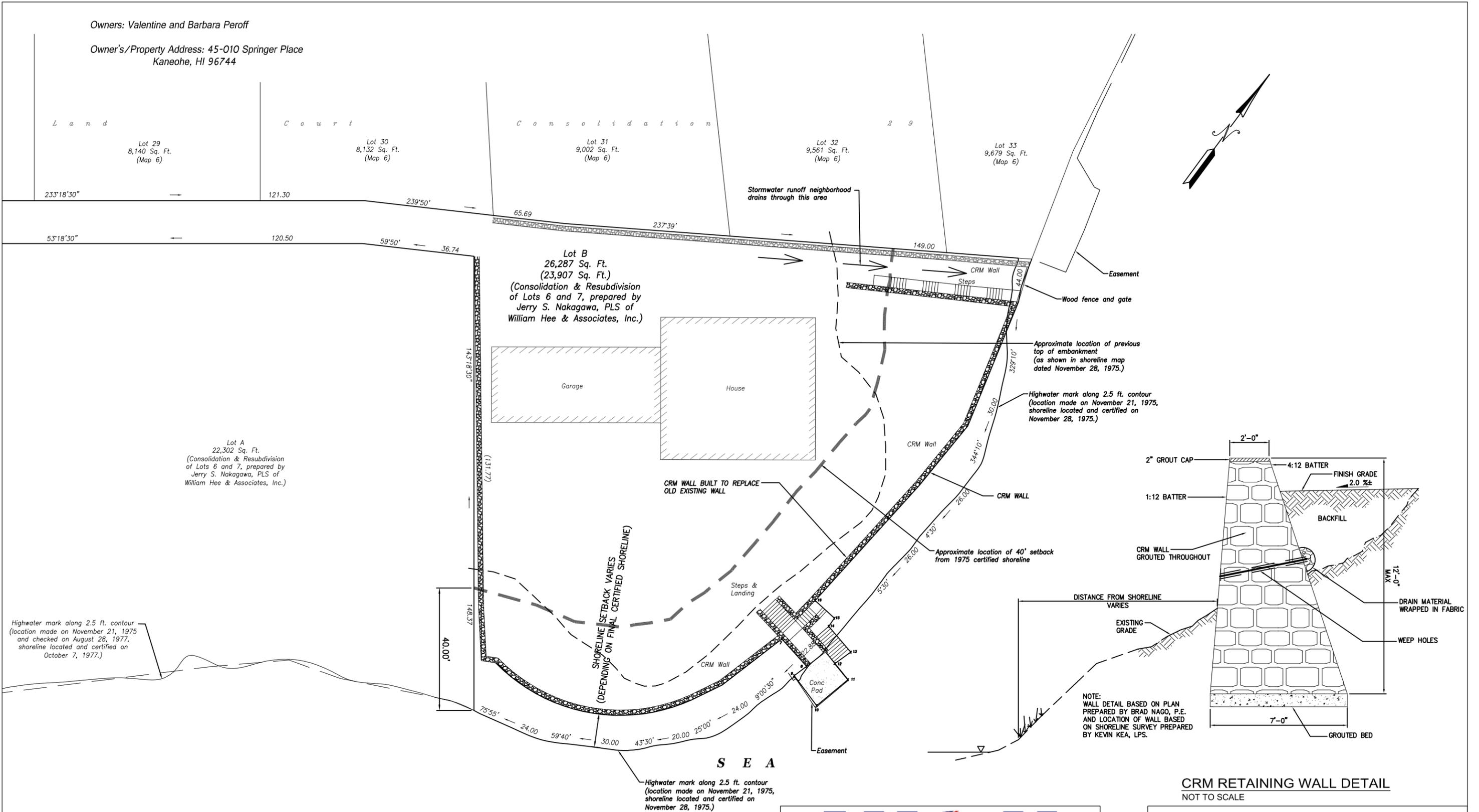
CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT

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## **APPENDIX D – SITE PLAN AND CRM WALL DETAILS**

Owners: Valentine and Barbara Peroff

Owner's/Property Address: 45-010 Springer Place  
Kaneohe, HI 96744



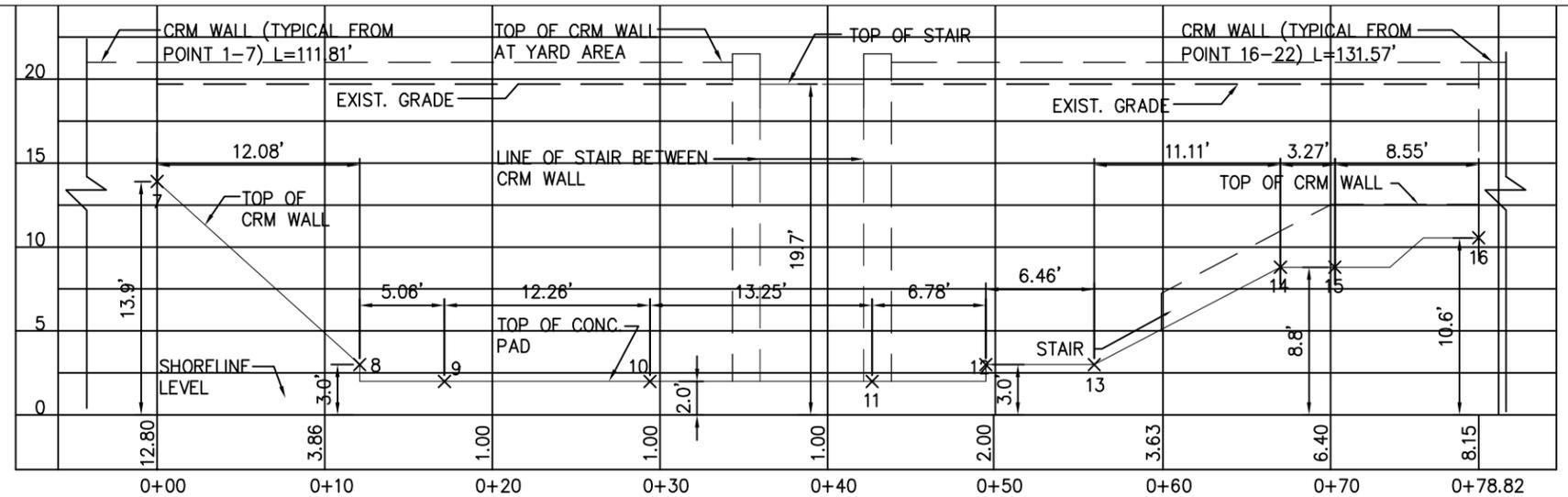
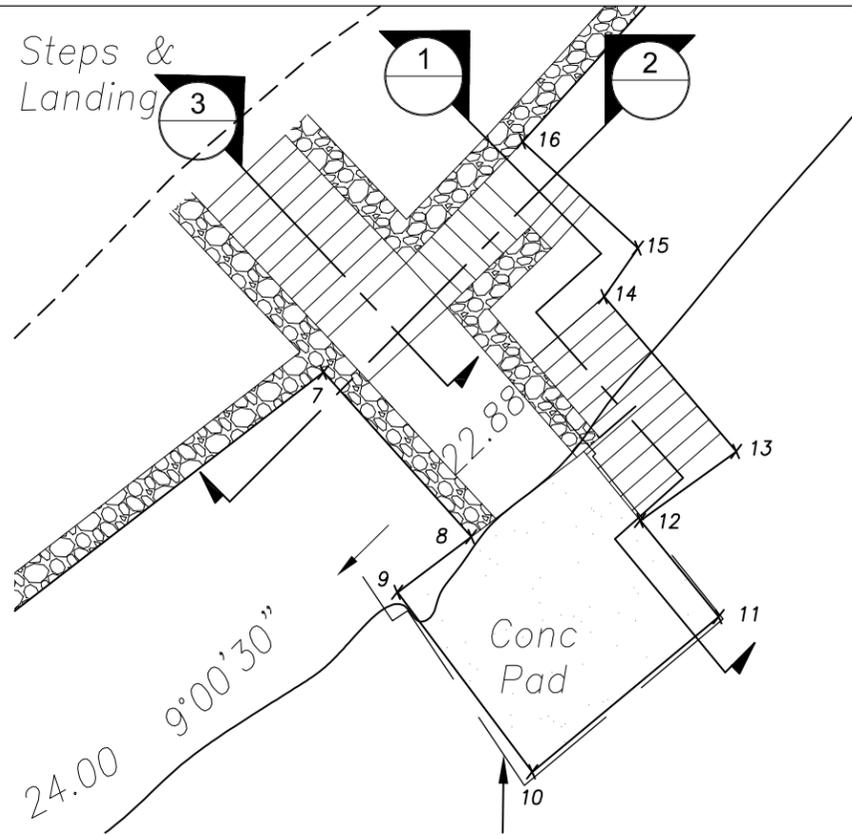
K A N E O H E  
B A Y



45 N. King Street, Suite 501 Voice: (808) 536-6621  
Honolulu, HI 96817 USA Fax: (808) 523-1738  
E-mail: adminhi@LYON.us.com www.LYON.us.com

CRM RETAINING WALL DETAIL  
NOT TO SCALE

PROJECT NAME: Peroff Retaining Wall  
Site Plan & Detail  
CLARIFICATION SKETCH: 1  
JN #: 11.043 DATE: 09/19/12

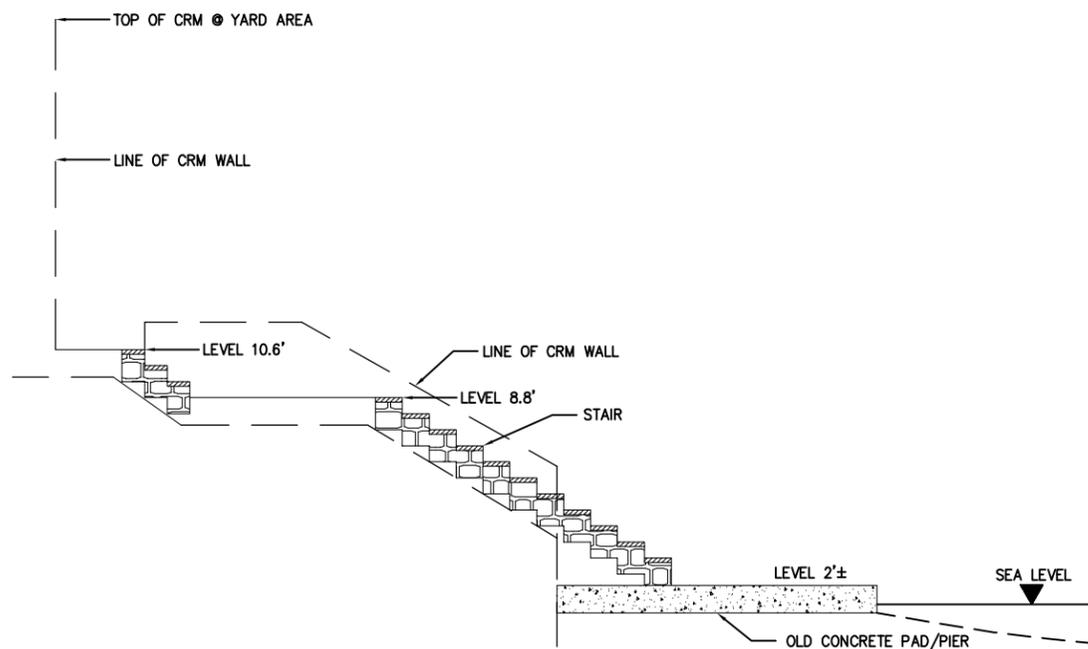


### PARTIAL CRM PROFILE (FROM POINT 7-16)

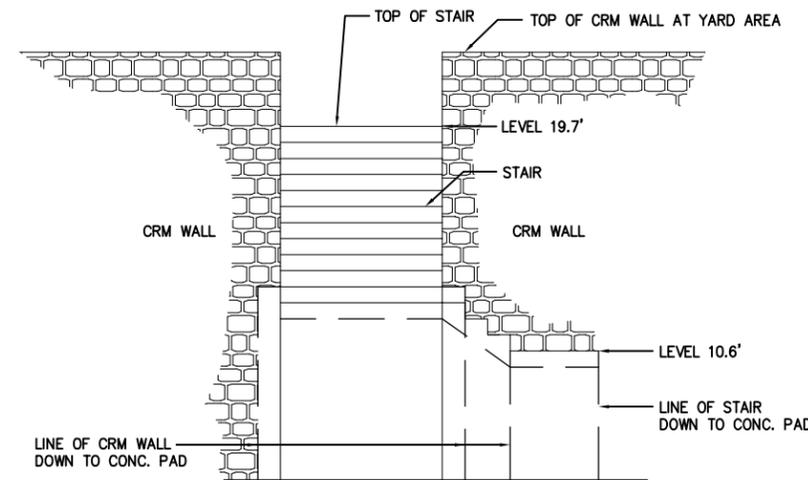
SHOWING STAIR FROM TOP OF YARD  
DOWN TO OLD CONCRETE PAD/PIER

L = 78.82'

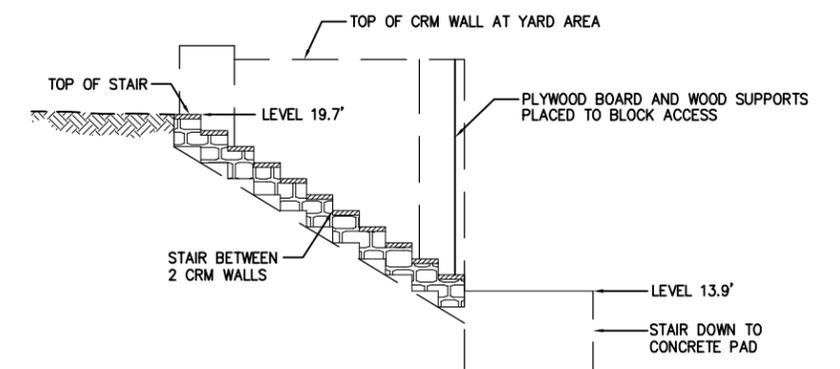
TOTAL LENGTH OF PROFILE FROM 1-22 = 322.20'



SECTION 1



SECTION 2



SECTION 3

ASSUMPTIONS ON STAIR CONSTRUCTION:  
7" HIGH STEPS OF STAIR  
12" THK. CRM FOR STAIR  
2% SLOPE OF STAIR LANDING  
TOP ELEVATION OLD CONC. PAD = 2±



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Honolulu, HI 96817 USA Fax: (808) 523-1738  
E-mail: adminhi@LYON.us.com www.LYON.us.com

PROJECT NAME: Peroff Retaining Wall  
Site Plan & Detail

CLARIFICATION SKETCH: 2

JN #: 11.043

DATE: 09/19/12



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CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT

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## **APPENDIX E – NOAA TIDAL STATION INFORMATION**

Sep 26 2012 20:23 GMT      ELEVATIONS ON STATION DATUM  
National Ocean Service (NOAA)

Station: 1612480  
Name: Mokuoloe, HI  
Status: Accepted (Apr 17 2003)

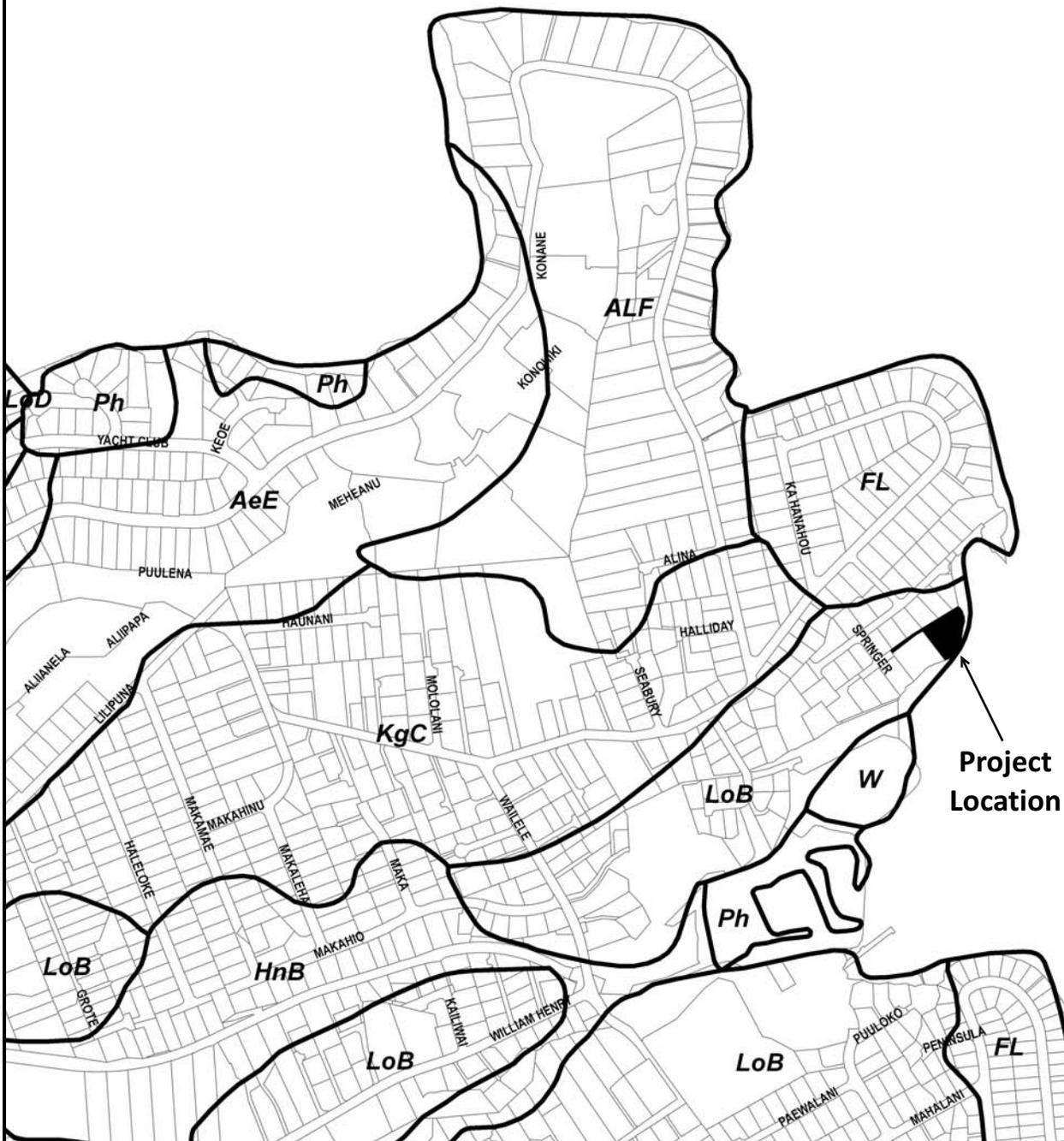
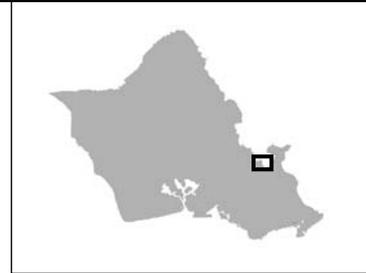
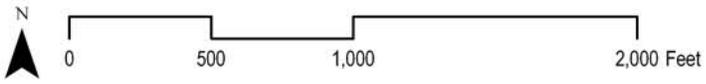
T.M.: 0 W  
Units: Feet  
Epoch: 1983-2001  
Datum: STND

Datum	Value	Description
<a href="#">MHHW</a>	5.04	Mean Higher-High Water
<a href="#">MHW</a>	4.72	Mean High Water
<a href="#">DTL</a>	3.98	Mean Diurnal Tide Level
<a href="#">MSL</a>	3.97	Mean Sea Level
<a href="#">MTL</a>	3.97	Mean Tide Level
<a href="#">MLW</a>	3.23	Mean Low Water
<a href="#">MLLW</a>	2.92	Mean Lower-Low Water
<a href="#">STND</a>	0.00	Station Datum
<a href="#">GT</a>	2.12	Great Diurnal Range
<a href="#">MN</a>	1.48	Mean Range of Tide
<a href="#">DHQ</a>	0.32	Mean Diurnal High Water Inequality
<a href="#">DLQ</a>	0.31	Mean Diurnal Low Water Inequality
<a href="#">HWI</a>	12.36	Greenwich High Water Interval (in Hours)
<a href="#">LWI</a>	6.84	Greenwich Low Water Interval (in Hours)
Maximum	6.50	Highest Observed Water Level
Max Date	19740108	Highest Observed Water Level Date
Max Time	03:36	Highest Observed Water Level Time
Minimum	1.50	Lowest Observed Water Level
Min Date	19680610	Lowest Observed Water Level Date
Min Time	07:24	Lowest Observed Water Level Time
<a href="#">HAT</a>	5.83	Highest Astronomical Tide
HAT Date	19861231	Highest Astronomical Tide Date
HAT Time	13:42	Highest Astronomical Tide Time
<a href="#">LAT</a>	2.12	Lowest Astronomical Tide
LAT Date	19861231	Lowest Astronomical Tide Date
LAT Time	05:48	Lowest Astronomical Tide Time

Tidal Datum Analysis Period: 01/01/1983 - 12/31/2001

Click [HERE](#) for further station information including New Epoch products.

**EXHIBIT 6**  
**Soil Survey**



**Soils Map**



45-010 Springer Place Residential Wall

## **EXHIBIT 7**

### **Flood Insurance Rate Map and Tsunami Zone**



# FLOOD HAZARD ASSESSMENT REPORT



## NATIONAL FLOOD INSURANCE PROGRAM

### FLOOD ZONE DEFINITIONS

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD** – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

**NON-SPECIAL FLOOD HAZARD AREA** – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

### OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

### PROPERTY INFORMATION

**COUNTY:** HONOLULU  
**TMK NO:** (1) 4-5-047-117  
**PARCEL ADDRESS:** 45-10 SPRINGER PL  
 KANEHOE, HI 96744  
**FIRM INDEX DATE:** JANUARY 19, 2011  
**LETTER OF MAP CHANGE(S):** NONE  
**FEMA FIRM PANEL(S):** 15003C0270H  
**PANEL EFFECTIVE DATE:** JANUARY 19, 2011

**PARCEL DATA FROM:** JULY 2011  
**IMAGERY DATA FROM:** MAY 2006

### IMPORTANT PHONE NUMBERS

County NFIP Coordinator  
 City and County of Honolulu  
 Mario Siu-Li, CFM (808) 768-8098  
State NFIP Coordinator  
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

*Disclaimer: The Department of Land and Natural Resources assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the Department of Land and Natural Resources from any liability, which may arise from its use.*

*Preliminary DFIRM Disclaimer: If this map has been identified as "PRELIMINARY", please note that it is being provided for commenting purposes only and is not to be used for official/legal decisions or regulatory compliance.*



Source: HoLIS



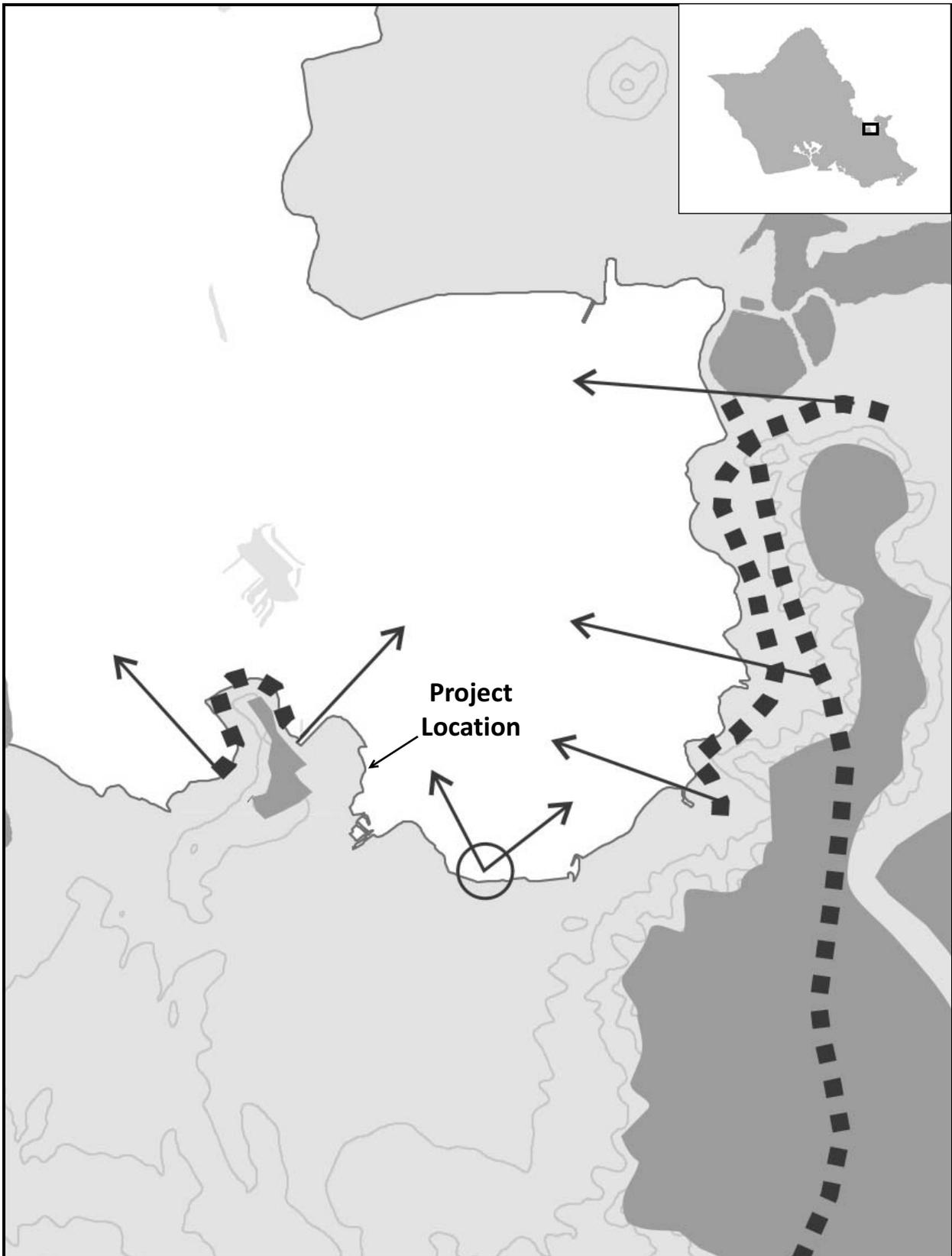
### Tsunami Zone

45-010 Springer Place Residential Wall

**EXHIBIT 8**  
**Public Shoreline Access**



**EXHIBIT 9**  
**Significant Views**



**Significant Views**

45-010 Springer Place Residential Wall

