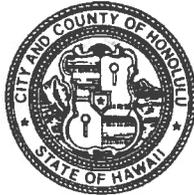


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluudpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2014/ED-6(MS)

January 7, 2015

Ms. Jessica Wooley, Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

FILE COPY

JAN 23 2015

**UFC. OF ENVIRONMENTAL
QUALITY CONTROL**

15 JAN -8 A9:20

RECEIVED

Dear Ms. Wooley:

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

Project: Renovations and New Construction of Dwellings on Evershine Property
Applicant/ Landowner: Evershine II, L.P.
Agent: Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)
Location: 525, 555, 561, 567 Portlock Road – Maunaloa
Tax Map Keys: 3-9-26: 44 through 48
Proposal: Special Management Area Permit to allow renovation of two existing dwellings and construction of a new dwelling within the SMA.

On August 8, 2014, The Environmental Notice published the above-described project under Chapter 25, Revised Ordinances of Honolulu (ROH). Technically, this project must be evaluated under Chapter 343, HRS. The Department of Planning and Permitting, has re-reviewed the Draft EA for the above project and anticipates a Finding of No Significant Impact (FONSI) determination. We respectfully request publication of the project summary of the DEA in the next edition of The Environmental Notice on **February 23, 2015**. Enclosed are one hard copy and one electronic copy of the DEA and the Publication Form. The Publication Form, including project summary, was also sent via electronic mail to your office.

Ms. Jessica Wooley
January 7, 2015
Page 2

Should you have any questions, please contact Malynne Simeon at 768-8023 or via email at msimeon@honolulu.gov.

Very truly yours,


George I. Atta, FAICP
Director

Enclosure: DEA, one hard copy and one disk
One copy of OEQC Publication Form

Determination

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

___Withdrawal (explain)

Summary:

This DEA is a resubmission under Chapter 343, HRS and was previously submitted in published incorrectly under ROH, Chapter 25. The intent of the submission is to provide the owner of the 525/567 Portlock Road properties the ability to renovate, update, and maintain the existing residencies on these parcels and construct an additional residency on a portion of the site. Succeeding the findings of the EA the owner/consultant will pursue an SMA as required by the DPP and determined by the project's location within an SMA. Without approval from these agencies; progress on the proposed projects will not be allowed and the properties will remain in their current state – one of which is currently uninhabitable.

December 14, 2014

Mr. George I. Atta, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King St., 7th Floor
Honolulu, HI 96813
Attn: Malynne Simeon

**RE: Draft Environmental Assessment Development of new single family dwellings 525, 555, 561, and 567 Portlock Road, Honolulu, Hawaii 96825
TMK: 3-9-0260: 044, 045, 046, 047, 048**

Dear Mr. Atta,

Attached are 4 copies and a CD of the Draft Environmental Assessment (EA) for the development of the above property. An existing dwelling is currently under renovation, while a second existing dwelling will be renovated and a third dwelling will be constructed on a portion of the site.

All dwellings are over 7,500 sf. and the construction cost for each is over \$500,000.00. The project site is located within a Shoreline Management Area; based on site location, construction cost, and the size of the area of work, an Environmental Analysis and Shoreline Management Area Permit are required.

It is our understanding that the DPP shall be the accepting agency for this Draft EA. Should you have any questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808) 687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Sincerely,
Kober Hanssen Mitchell Architects

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO



**PRIVATE RESIDENCES
AT
525/567 PORTLOCK ROAD**

RENOVATIONS AND NEW CONSTRUCTION

**Draft Environmental Assessment
Anticipated Finding of No Significant Impact**

**Prepared For
Evershine II, L.P.**

**Prepared By
Kober Hanssen Mitchell Architects, Inc.**

December 2014

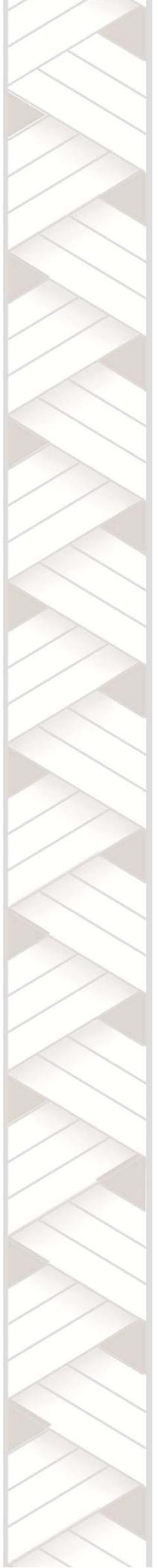


TABLE OF CONTENTS

1. INTRODUCTION and SUMMARY

1.1	Project Summary (Project profile)	1
1.2	Applicant	2
1.3	Approving Agency	3
1.4	EA Contributing to the Study	3
1.5	Compliance with the State of Hawaii Environmental Laws	3

2. PROJECT DESCRIPTION

2.1	Purpose and Need	4
2.2	Background Information	4
	2.2.1 Location and Property Description	
	2.2.2 Surrounding Land Uses	
	2.2.3 Regional Land Use History	
2.3	Existing Uses and Structures	5
2.4	Project Description	5
2.5	Project Cost and Schedule	6

3. DESCRIPTION OF NATURAL ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

3.1	Climate	10
3.2	Geology and Topography	10
3.3	Soils	11
3.4	Flood Hazard	11
3.5	Hurricane	11
3.6	Earthquake	12
3.7	Flora	12
3.8	Fauna	13
3.9	Land Type/ALISH	13
3.10	Site Lighting	
3.11	Ocean & Navigable Waters	

4. DESCRIPTION OF HUMAN ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

4.1	Archaeological, Historical and Cultural Resources	18
4.2	Access and Roadways	18
4.3	Noise	18
4.4	Air Quality	19
4.5	Visual Resources	19

*For photos and plans see Appendices

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

4.6	Infrastructure	19
4.6.1	Water	
4.6.2	Wastewater	
4.6.3	Drainage	
4.6.4	Solid Waste	
4.6.5	Electrical	
4.6.6	Gas	
4.7	Socio-Economic Characteristics	22
4.7.1	Population	
4.7.2	Economy	
4.8	Public Services and Facilities	22
4.8.1	Schools	
4.8.2	Police	
4.8.3	Fire	
4.8.4	Medical	
4.8.5	Recreational Facilities	
5.	LAND USE CONFORMANCE	
5.1	State Land Use Law, HRS Chapter 205	25
5.2	Coastal Zone Management Act, Chapter 205A, Hawai`i Revised Statutes	25
5.3	City and County of Honolulu General Plan	25
5.4	East Honolulu Development Plan	26
5.5	City and County of Honolulu Land Use Ordinance and Zoning	26
5.6	Special Management Area	26
5.7	Approvals and Permits	27
6.	ALTERNATIVES	
6.1	No Action Alternative	28
6.2	Alternative Location	33
7.	SUMMARY OF ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS	
7.1	Summary of Impacts	32
8.	DETERMINATION OF SIGNIFICANCE	34

AGENCIES AND ORGANIZATIONS CONSULTED IN THE PREPARATION OF THE EA PROCESS

FEDERAL

US Army Corp of Engineers
US Fish and Wildlife Services

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

STATE OF HAWAII

Department of Business, Economic Development & Tourism (DBEDT) –
Office of State Planning
Department of Education (DOE) – Facilities Development Branch

STATE OF HAWAII (continued)

Department of Health (DOH) – Environmental Planning Office
Department of Land and Natural Resources (DLNR)
DLNR – Historic Preservation Division
Department of Transportation (DOT) – Harbor’s Division
Office of Hawaiian Affairs (OHA)
Office of Environmental Quality Control (OEQC)
Hawaii Kai Public Library

CITY AND COUNTY OF HONOLULU

Board of Water Supply (BWS)
Honolulu Police Department (HPD)
Honolulu Fire Department (HFD)
Department of Environmental Services (DES)
Department of Parks and Recreation (DPR)
Department of Planning and Permitting (DPP)
Department of Transportation Services (DTS)
County Councilmember

PRIVATE ORGANIZATIONS and COMMUNITY

Hawaiian Electric Company (HECO)
Hawaiian Telcom
Oceanic Time Warner
Hawaii Kai Neighborhood Board
Maunalua Community Association

LIST OF FIGURES

2.1	Site Surround Map	7
2.2	Aerial Site Image	8
2.3	Tax Map & Zoning Map	9
3.1	FEMA Flood Map	14
3.2	Earthquake Hazard Assessment Map	15
3.3	Soil Survey Map	16
3.4	LSB Soil Survey Map	17
3.5	Water Quality Standards Map	
4.6	Public Facilities Map	24
5.1	State Land Use District Map	29
5.2	Oahu General Plan & Regional Location Map	30
5.3	Special Management Area	31

APPENDIX A: PHOTOGRAPHS

A.1.	Harbor Villa (Boat House)
A.2.	Main House
A.3.	Caretaker's House
A.4.	Site
A.5.	Site & Street Views from Portlock Rd.
A.6.	Site Boundary Views

APPENDIX B: ARCHITECTURAL DRAWINGS

B.1.	Main House - Proposed Site Development Plan
B.2.	Main House - Floor Plans
B.3.	Main House - Elevations
B.4.	Main House - Elevations
B.5.	Main House - Elevations
B.5.1	Main House - Elevations
B.5.2	Main House - Elevations
B.6.	Harbor Villa (Boat House) - Proposed Site Development Plan
B.7.	Harbor Villa (Boat House) - Floor Plans
B.8.	Harbor Villa (Boat House) - Floor Plans
B.9.	Harbor Villa (Boat House) - Floor Plans
B.10.	Harbor Villa (Boat House) - Floor Plans
B.11.	Harbor Villa (Boat House) - Elevations
B.12.	Harbor Villa (Boat House) - Elevations
B.13.	Harbor Villa (Boat House) - Elevations
B.14.	Harbor Villa (Boat House) - Elevations
B.15.	Bay Villa - Site Plan
B.16.	Bay Villa - Floor Plans

525/567 PORTLOCK ROAD RESIDENCE
DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

- B.17. Bay Villa - Floor Plans
- B.18. Bay Villa – Elevations
- B.19. Bay Villa - Elevations
- B.20. Bay Villa – Elevations
- B21.1 Site - Landscape Plan
- B21.2 Site - Landscape Plan
- B21.3 Site - Landscape Plan
- B21.4 Site - Landscape Plans
- B21.5 Site - Landscape Plans
- B21.6 Site - Landscape Plans
- B.22 Overall Site Plan

APPENDIX C: Archaeological and Historical Review

- Section 1: Management Summary
- Section 2: Introduction
- Section 3: Background Research
- Section 4: Previous Archaeological Research
- Section 5: Field Inspection of Project Area
- Section 6: Summary and Recommendations
- Section 7: References Cited

APPENDIX D: TOPOGRAPHICAL MAPS & SURVEYS

- D.1. Site Survey Map
- D.2. Plot Key Map

APPENDIX E: CONSULTATION LETTERS AND RESPONSES

Pre-consultation Letter to Agencies

Revised Pre-consultation Letter to Agencies

Agency Response Letters & Responses to Letters Received:

- Board of Water Supply – City & County of Honolulu
- Department of Transportation Services – City & County of Honolulu
- Department of Land and Natural Resources – Land Division
- Department of Planning and Permitting – City & County of Honolulu
- Department of Health – State of Hawaii
- Department of Parks & Recreation – City & County of Honolulu
- Hawaiian Electric Company (HECO)
- Department of Transportation – State of Hawaii
- Hawaiian Telecom
- Honolulu Fire Department – City & County of Honolulu
- Oceanic Time Warner Cable
- State of Hawaii Office of Environmental Quality Control (OEQC)
- Office of Planning – State of Hawaii
- Police Department – City & County of Honolulu

DEA Publication Under ROH Chapter 25

Agency Comments & Responses to Comments Received:

- Board of Water Supply – City & County of Honolulu
- Department of Transportation Services – City & County of Honolulu
- Department of Land and Natural Resources – Land Division – State of Hawaii
- Department of Planning and Permitting – City & County of Honolulu
- Department of Health – Clean Air Branch
- Department of Health – Clean Water Branch
- Honolulu Fire Department – City & County of Honolulu
- Office of Planning – State of Hawaii
- Police Department – City & County of Honolulu
- U.S. Army Corps of Engineers – Department of the Army
- Department of Environmental Services – City & County of Honolulu
- Fish and Wildlife Service – U.S. Department of the Interior

APPENDIX F: INDEX OF EXISTING PERMITS

LIST OF ACRONYMS AND ABBREVIATIONS

ALISH	Agricultural Lands of Importance to the State of Hawai`i
ASL	Above mean sea level
BMP	Best Management Practices
BLDG	Building Department (City)
BWS	Board of Water Supply (City)
CCL	City Council
CWRM	State of Hawai`i Commission on Water Resource Management
CZM	Coastal Zone Management
DAGS	Department of Accounting and General Services (State)
DDC	Department of Design and Construction (City)
DGP	Department of General Planning (City)
DHCD	Department of Housing and Community Development (City)
DHHL	Department of Hawaiian Home Lands (State)
DHR	Department of Human Resources (City)
DLU	Department of Land Utilization (City)
DOE	Department of Education (State)
DOT	Department of Transportation (State)
DPP	Department of Planning and Permitting (City)
DPR	Department of Parks and Recreation (City)
DTS	Department of Transportation Services (City)
DWM	Department of Wastewater Management (City)
EA	Environmental Assessment
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
EPA	United States Environmental Protection Agency
FEMA	United States Federal Emergency Management Agency
FIRM	FEMA Flood Insurance Rate Map
GPD	Gallons per day
HAR	Hawai`i Administrative Rules
HECO	Hawaiian Electric Company
HFD	Honolulu Fire Department (City)
HPD	Honolulu Police Department (City)
HPTA	Honolulu Public Transit Authority (City)
HRS	Hawai`i Revised Statutes
HBWS	Honolulu Board of Water Supply
LID	Low Impact Development
LSB	State of Hawai`i Land Study Bureau
LUC	State of Hawai`i Land Use Commission

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

LUO	Land Use Ordinance
MEP	Maximum Extent Practicable
MGD	Million Gallons Per Day
NEPA	National Environmental Protection Act
NOAA	United States National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
OEQC	State of Hawai`i Office of Environmental Quality Control
POC	Point of Contact
ROW	Right of Way
RHO	Revised Ordinances of Honolulu
SCS	United States Soil Conservation Service (now NRCS)
SHPD	State of Hawai`i Historic Preservation Division
SMA	Special Management Area
TMK	Tax Map Key
UBC	Uniform Building Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WGSL	Waimanalo Gulch Sanitary Landfill
WWTP	Wastewater Treatment Plant

1 INTRODUCTION AND SUMMARY

This Environmental Assessment (EA) is prepared in accordance with the requirements of Chapter 205A-41, Hawai'i Revised Statutes (HRS), the City and County of Honolulu ROH Chapter 25, and Chapter 343, HRS. The proposed action involves the requirement of a Shoreline Management Area Permit for the renovation and construction of a new private residence at 525/567 Portlock Road. This DEA is a resubmission under Chapter 343, HRS and was previously submitted in published incorrectly under ROH, Chapter 25.

In compliance with OEQC comments; relevant mitigation measures identified in this DEA or a better alternative shall be observed during all phases of the project.

1.1 PROJECT PROFILE

Proposed Action:	525/567 Portlock Road – Kaiser Estate Private Residence
Location:	Maunalua Triangle/Portlock, East Honolulu, Oahu, Hawai'i
Addresses:	567 Portlock Road, 561 Portlock Road, 555 Portlock Road, 525 Portlock Road, & parcel TMK (1) 3-9-026-048 Honolulu, HI 96825
Approving Agency:	City and County of Honolulu, Department of Planning and Permitting (DPP)
Tax Map Key:	(1) 3-9-026: 044, 045, 046, 047, 048
Land Area:	5.397 acres
Landowner:	Evershine II LP (5.397 acres)
Existing Use:	Private Residence
State Land Use Designation:	Urban
Sustainable Communities Plan (SCP):	East Honolulu Sustainable Communities Plan
SCP Land Use Map:	Urban
Zoning:	R-10 Residential District
Special Management Area:	Within Special Management Area

FEMA Flood Designation:	VE / D
Tsunami Evacuation Zone:	Yes
Need for Assessment:	HRS Chapter 343 Chapter 205A-41, [HRS] Hawai`i Revised Statutes, Coastal Zone Management Law [CZM] §205A-5, 205A-2, 205A.25-1.3
Anticipated Determination:	Finding of No Significant Impact (FONSI)
Owner:	Evershine II LP 19620 Stevensen Creek Blvd., Suite 200 Cupertino, CA 95014
Contact Person:	Kurt Mitchell Kober Hanssen Mitchell Architects, Inc. 77 Merchant St. Honolulu, HI 96813-4326 Telephone: (808) 566-5408

1.2 APPLICANT

The applicant/owner is Evershine II:

Contact: Annie Chan/Keith Cockett
19620 Stevensen Creek Blvd., Suite 200
Cupertino, CA 95014

AGENT/CONSULTANT

The agent/consultant is Kober Hanssen Mitchell Architects, Inc.:

Contact: Kurt Mitchell, AIA, NCARB, RDI, President/CEO
Kober Hanssen Mitchell Architects, Inc.
77 Merchant Street
Honolulu, HI 96813
Phone: 808-566-5408
Fax: 808-566-0122
Email: khmitchell@khma.com

1.3 APPROVING AGENCY

The approving agency is Honolulu County’s Department of Planning and Permitting (DPP):

Contact: George Atta, FAICP, Director
City and County of Honolulu
Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, HI 96813
Phone: (808) 768-8000
Fax: (808) 768-6041
P.O.C. Malynne Simeon

1.4 EA CONTRIBUTING TO THE STUDY

The information contained in this report has been developed from site visits, generally available information regarding the characteristics of the site and surrounding areas, and technical studies from previously approved EAs and EISs prepared for projects in the area.

1.5 COMPLIANCE WITH STATE OF HAWAII ENVIRONMENTAL LAWS

Preparation of this document is in accordance with the provisions of HRS Chapter 343 and Title 11, Chapter 200, Hawai`i Administrative Rules (HAR) pertaining to Environmental Impact Statements. Section 343-5, HRS established nine “triggers” that require an EA or an Environmental Impact Statement (EIS). This project is required to have an EA under 343-5(a)(3) “Propose any use within the shoreline area as defined in section 205A-41” none of the other actions specified under 343-5 apply to this project. Per the Revised Ordinance of Honolulu, Chapter 25 a Shoreline Management Area permit is required, which requires an Environmental Assessment (EA). Advisement from the reviewing department (DPP) was sought prior to the compilation and submittal of this draft EA; during this discussion it was determined that submittal of an EA and SMA is required for the proposed renovations.

2 PROJECT DESCRIPTION

2.1 PURPOSE AND NEED

The purpose of this project is to renovate the existing residences (main and boat house) and the construction of a new house (Bay Villa House). These renovations consist of exterior and interior upgrades and total rebuilding of those areas that have been left in an unsafe condition by the previous owners. The three major residences are designed for the Owner and the Owner's family. Along with the renovation, a new house will be constructed. In addition, the estate grounds will be upgraded with new landscaping and amenities for the family; including a new pool, outdoor seating areas, repairs to the existing saltwater pond, outdoor work out area, and repairs and upgrades to the land side of the harbor.

The Bay Villa in its current condition is uninhabitable. Roughly twenty-five years ago the house was stripped down to its structure by a previous owner; this left the concrete, wood, and steel exposed to the harsh and corrosive sea salt air, sun, wind, and rain. Although much of the structure is stable and suitable to rebuild upon some is visibly deteriorated and in need of replacement. In order for the owner to gain viable use from their property it must be renovated to enclose the existing structure and create an inhabitable residence. The owner has decided to take the path of remodeling the existing structure, bringing it up to code and restoring it from its current visually unappealing state to something much more aesthetically appealing. In choosing renovation over demolition and new construction the choice is also being made to reduce the disturbance of a coastal site and lessen the amount of materials and waste being sent to landfills.

Restoration and maintenance work is proposed for a few existing non-conforming elements within the shoreline setback; these include the sea wall, saltwater pool, and boat harbor walls. All work within the shoreline setback will abide by RHO Chapter 23 guidelines and no work will exceed 50% of the replacement cost for the element. Work to the sea wall, saltwater pool, and boat harbor is limited to repairs necessary to maintain the structural integrity of the walls and prevent any portion of them from falling into the adjacent ocean or tidal fed waters. At this time the repairs do not trigger need for a shoreline setback variance; should it become apparent in the future that a variance is required one shall be obtained prior to commencement of work.

The saltwater pool is fed by the ocean through an opening in the sea wall and is subject to tidal ebb & flow. It is intended for swimming only and no plant or animal life shall be introduced to the pool outside of what naturally flows in from the ocean; the pool activities will be no different from what would occur at a public beach.

The boat harbor was built when the original Kaiser Harbor Residence was constructed and is an existing non-conforming use. This harbor is within the property line and is seaward of the 55-foot Shoreline setback. The harbor is for the private use of the Harbor Villa residents but care will be taken to prevent restriction of public accessibility to the adjacent shoreline.

The saltwater pond is just beyond the shoreline setback and does not sit within the shoreline area; this pond is a closed system and is not connected to the ocean, nor does it drain into the ocean. (see Pg. 62 Fig. B. 15 of the submitted EA) However, similar to the other existing elements on the site this will also undergo work to clean it and restore it to working order.

2.2 BACKGROUND INFORMATION

2.2.1 Location and Property Description

The project property is located in East O`ahu, Honolulu District, Island of O`ahu, on the property formerly known as the Kaiser Estate, Hawai`i Tax Map Keys (TMK): (1) 3-9-026: 044, 045, 046, 047 and 048. (See figure 2.3 for TMK and Appendix D.2 for Plot Key Map) The project is subject to new State and City requirements that now require large residential developments that are located within the SMA zone to obtain an SMA permit. In the City and County of Honolulu, SMA permit applications require that an Environmental Assessment (EA) be prepared.

This property is located on the southern end of Portlock Road, between the road and the ocean. The project is located between Portlock road and the ocean and slopes downward from Portlock Road. (See Appendix D.1 for Survey) The combined TMK parcels represent approximately 5.4 acres. See Figure 2.1 for the location of the project area.

2.2.2 Surrounding Land Uses

The project site is surrounded by residences to the north, south and east. To the west is Maunalua Bay. The neighboring residences to the north and south of the project site have new homes that were constructed within the last 5-8 years.

Besides the State and City requirements, the surrounding properties are also subject to the guidelines of the Maunalua/Koko Kai Community Design Guidelines. This project site is not part of those guideline requirements.

2.2.3 Regional Land Use History

As pointed out in Cultural Survey Hawai`i's historical review, this project site is surrounded by large land features such as Maunalua Bay, Koko Crater, Koko Head and Kuapa Fishpond. In the 1960's Henry J. Kaiser developed the area now known as Hawai`i Kai. At that time the only substantial development within the immediate area was the Maunaloa Triangle, with homes along Portlock Road.

At the end of Portlock Road, Henry Kaiser constructed his home on a seven acre property. This project area is part of that estate. Where farms once existed, today there are high end residential homes. The area is served by an elementary and high school, a library, churches, parks and several commercial areas that support a variety of housing developments.

2.3 EXISTING USES AND STRUCTURES

From the time Henry Kaiser bought this property from Kamehameha Schools/Bishop Estate, the project area has always been used as a large residential estate with several residential structures. Existing on the project area is the main house, the boat house, a guest house, caretaker's house, a private harbor, swimming pool, tennis courts and support structures including a gazebo and maintenance shed. The main house is currently undergoing a complete remodel/renovation and is about 70% complete. Although the house is being updated the original structure remains without additions. The Caretakers house was renovated in 1998 and will remain untouched. The Boat House is proposed to undergo extensive repair and remodel as it was demolished down to its structure by a previous owner which has left it exposed to the deteriorating effects of the elements. In addition to restoring the Boat House to a safe and usable structure the boat harbor shall undergo repairs to surrounding walkways and cleanup of the harbor area. The existing tennis courts were removed, the existing pool is to remain and be repaired, the existing covered lanai is proposed for demolition to allow for the construction of the future Bay Villa residence. The Bay Villa is not in construction and will only proceed with appropriate approvals and permits. This residence is intended for single family use as are all the existing houses included under this evaluation.

The existing pedestrian foot bridge will remain in place and will only undergo any necessary repairs and maintenance. This bridge provides lateral shoreline access required as part of the Shorewaters Construction Permit (No. 1186) and indicated in the Directors Report, 1998/SV-501.

Located on the western slopes of Koko Head, the main house and boathouse will be undergoing major renovations to both the exterior and interior of the existing structures (see figure 2.2 for existing site conditions and figure B.22 for the proposed layout).

2.4 PROJECT DESCRIPTION

Building permit 670551 was issued to renovate the main (Kaiser) house, which is 12,155 sf. (completed renovation square footage – existing area is 12,350 sf.). Proposed plans are to renovate the existing 14,000 sf boathouse, which was partially demolished by the previous owners. The partial demolition of the Boat House has left its structure exposed to the harsh salt air, rains and winds that have extensively damaged the house.

A third residence for the family will be a new two story structure (the Bay Villa) of 3,280 sf. It will be located at the rear portion of the property. Because of the site topography, this house will be partially hidden from Portlock Road and large existing Banyan trees will block its view from the shoreline. (See Appendix B for plans and elevations)

Parking for the residences and the guests are designed to be accessed from the existing gated entry points. All parking required will be handled within the project area. Parking on the site has been increased on the site to accommodate a minimum of 57 vehicles. Further information on

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

parking for the property and each residence is discussed in section 5.5 and can be seen in table 5.5.2.

Plans call for an extensive change to the landscaping for the entire project area. New walls with landscaping will be constructed along Portlock Road. The existing swimming pool will be updated and become an integral part of the main house design. In response to comments from the DLNR; no work is proposed for the private harbor. The most recent changes to the private harbor were completed under 1998/SV-501. Any future work to the harbor or adjacent public easement GL-5668 shall be subjected to the proper disposition, permitting and review processes.

Utilities improvements will be designed to support all the structures that either exist or are planned for the project area.

Seawall

The wall along the makai edge of the property, composed of a mixture of concrete rubble masonry and concrete masonry unit construction styles, is an integral component of the shoreline and landscaping. This wall is exposed to both the wash of the waves and upland erosional forces, and will require occasional maintenance. Occasional maintenance of the wall will be conducted in spot locations, as needed, and will be limited to repair of the existing wall, as designed, using similar materials as the repaired areas.

Stairs

The retractable stairs are designed to sit along, or above the shoreline. As a result, they will be exposed to a salt rich and damaging environment on a daily basis. Ongoing, routine maintenance of the stairs will be required. Routine maintenance will consist of regular servicing of individual components, replacement of damaged or degraded materials, and frequent inspection of the retractable stair system. Routine maintenance is an integral component of the proposed use.

*See Fig. B.16 for shoreline, seawall, and retractable stairs locations.

2.5 PROJECT COST AND SCHEDULE

Construction is currently on going on the main house renovation. The main house received its Building Permit prior to the SMA requirement. Completion of the main house renovation is expected to be September 2014. The boathouse renovation, the third residence and the landscape improvement are planned to be started upon receiving all the required entitlements and permits.

The total estimated construction cost for all the improvements is 16 Million Dollars. The entire project is scheduled to be completed by December 2016.



LEGEND

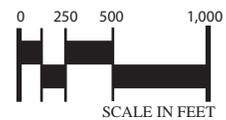
 Project Site

FIGURE 2.1

SITE SURROUND MAP

**PRIVATE RESIDENCE
525/567 PORTLOCK ROAD**

ISLAND OF OAHU



SOURCE: Honolulu GIS



LEGEND

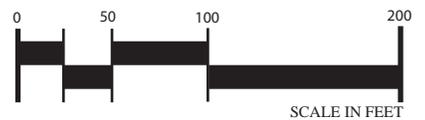
 Project Site

FIGURE 2.2

AERIAL SITE IMAGE

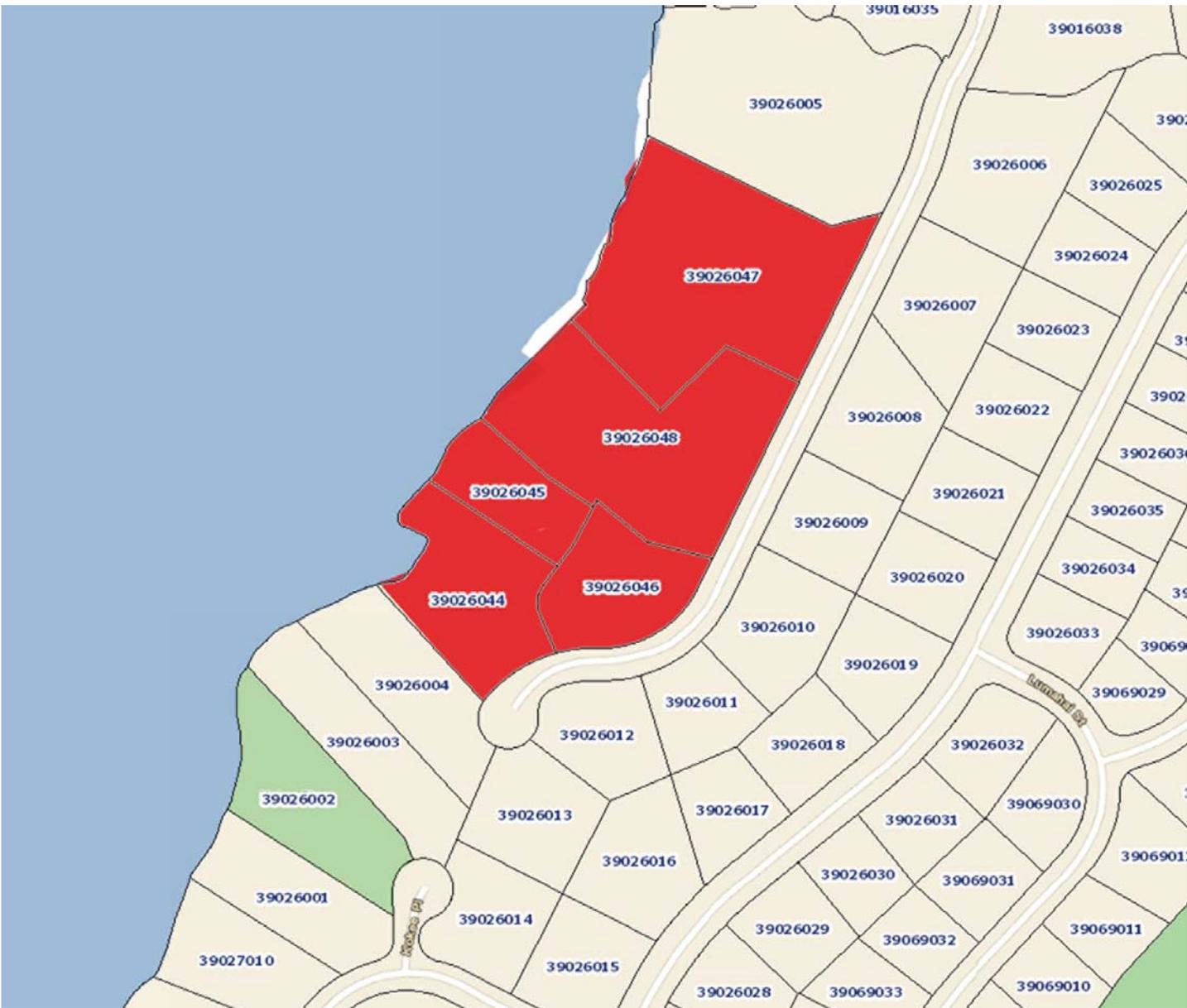
**PRIVATE RESIDENCE
525/567 PORTLOCK ROAD**

ISLAND OF OAHU



SOURCE: Google Maps





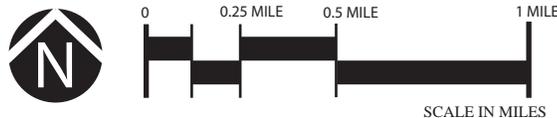
LEGEND

- C&C Zoning R-10
- Project Site (R-10)
- C&C Zoning P-2/P-1



FIGURE 2.3
TAX MAP / C&C HONOLULU ZONING
PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



SOURCE: Honolulu GIS

3 DESCRIPTION OF NATURAL ENVIRONMENT POTENTIAL IMPACTS AND MITIGATION MEASURES

This section describe existing conditions of the physical or natural environment, potential impacts related to the creation of the residences on the environment and mitigation measures to minimize impacts.

3.1 CLIMATE

The climate of O`ahu has low annual variability with temperature changes of only about 9°F at sea level. The Hawaiian Islands experience two seasons; summer and winter, with the summer months of May – September characterized by temperatures averaging 80°F to 90°F and winter temperatures dropping to the mid 60's with an increase in precipitation. Coastal regions of O`ahu average 20-30 inches of rainfall annually; however, rainfall can reach up to 280 inches annually in the higher elevations of the Kahana area on the windward side. The prevailing winds, as elsewhere in Hawai`i, are the northeast trade winds. 525/567 Portlock is located in a coastal area and experiences rainfall and temperatures similar to other low lying leeward locations. Typical annual rainfall is 30 inches per year, prevailing winds are from the northeast, and temperatures range from highs in the 90's during the summer months to lows in the 60's during the winter months. (Atlas of Hawaii, 1998)

Potential Impacts and Mitigation Measures:

The renovated and new houses are not expected to have an impact on the regions climate; therefore no mitigation measures are warranted. Currently the site includes many large shade trees and other landscape elements that will with keeping the micro-climate stable using sustainable methods.

3.2 GEOLOGY AND TOPOGRAPHY

O`ahu is comprised of two parallel mountain ranges; the Ko`olau and Wai`anae Mountains which were created by the erosion of two alkali basalt shield volcanoes. The project site at 525/567 Portlock Road is located on the western slope of Koko Head; an ancient tuff cone, and Hanauma Bay now a breached cone vent.

Potential Impacts and Mitigation Measures:

The proposed new house and existing houses that will be renovated will not adversely impact the topographic nature of the site relative to the surrounding lands. There will be minimal to no grading required since two of the houses are existing and being renovated, whereas the third house will be constructed on a relatively flat part of the site.

3.3 SOILS

There is several soil studies prepared for lands in Hawaii. These studies principally focus on the physical attributes of land and the relative productive of different lands types for agricultural production. This site is situated in an urban area of Honolulu. According to the USDA Natural Resources Conservation Service the land area is part of a classification called Koko silt loam. Another study doesn't classify the soil since it is in an urban area. (See figures 3.3 and 3.4 for soils maps)

Potential Impacts and Mitigation Measures:

Proposed construction will not have any deleterious effect on the soils of the site. Since this is in an urban area no agricultural or preservation land will be impacted. Beyond fine grading of the sites for building leveling purposes; no excavation or fill is expected.

Impacts to the soils include potential for the generation of dust during grading and construction. Most of the site area is planted with existing vegetation and will minimize any potential soil erosion. During the construction of the new house to minimize any erosion due to wind will be handled through a proper watering program to control dust and wind erosion. Where appropriate silt fences, sediment traps and diversion swales, will be installed.

Construction activities will comply with all applicable Federal, State and County regulations and rules for erosion control. After construction, associated landscaping will provide long term erosion control.

3.4 FLOOD HAZARD

The Federal Emergency Management Agency (FEMA) and the Flood Insurance Rate Map (FIRM) places the land side of the site in flood zone D and shoreline in zone VE. Zone VE is described as "Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply."(FEMA, 2014) Zone D is described as "areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The designation of Zone D is also used when a community incorporates portions of another community's area where no map has been prepared." (FEMA, 2011). The site is also subject to high tides and strong waves during the winter months. Flood hazard areas and designations are shown in figure 3.1. The project shall comply with the rules and regulations of the National Flood Insurance Program (NFIP) as presented in Title 44 of the Code of Federal Regulations (44CFR) with special attention to Subchapter B – Insurance and Hazard Mitigation.

A retaining/break wall borders the Makai side of the site and protects it from large shore breaks; the wall (coinciding with elevation changes) ranges in height from 5'-0" to 9'-0". The elevated side of the retaining/break wall sits on the land side and all residences and occupiable spaces sit 50 feet back from the shoreline; the site slopes up at an average 10% grade over this 50 foot setback. The Harbor Villa is the exception; still sitting 50 feet back from the property line it is

faced on the Makai side by a harbor which is classified as Zone VE. The Harbor Villa is designed with strictly non-occupiable spaces at the harbor level to prevent injury or death caused by flood or storm-induced wave action.

3.5 HURRICANE

The site for 525/567 Portlock Road does fall within a Hurricane evacuation zone. In the instance of a hurricane, residents of 525/567 Portlock and the surrounding area are advised to seek shelter at Kokohead Elementary School.

Tsunami Evacuation Zone:

525/567 Portlock Road is located in a tsunami evacuation zone. The designated tsunami refuge area for the neighborhood is Koko Head District Park

3.6 EARTHQUAKE

The residences of 525/567 Portlock Road are located in an earthquake zone. FEMA categorizes the site as a D0 meaning it could experience strong shaking with sustained damage to poorly designed or built structures. (see figure 3.2 for FEMA earthquake hazard assessment map)

3.7 FLORA

The project site has been landscaped with a variety of plants including naupaka, plumeria, coconut palms, loulou palms, areca palms, monkeypod trees, and coconuts. The proposed landscaping plan maintains and relocates the plants of the existing landscaping; filling in necessary areas with plants similar to those existing on the site. The site landscaping plans can be found in Figures B21.1 through B21.6. The types of irrigation used on the site are listed below in table 3.7.1.

The terrain of the site contains rocky outcrops by the shoreline and sloping lawn of finger grasses (*Chloris inflata*), Koa-haole (*Leucaena leucocephala*), and Indian Fleabane (*Pluchea indica*) as the site progresses Mauka.

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

Table 3.7.1 Irrigation Legend

PROPOSED IRRIGATION LEGEND FOR CHAN RESIDENCE-525 PORTLOCK ROAD

SYMBOL	DESCRIPTION				
	SHRUB SPRAY HEAD/VAR. ARC. NOZZLE 18" RISER	.20-.30	.72/1.7	6'-8'	RAINBIRD 8-VAN
	4" POP UP SPRAY HEAD/VAR. ARC. NOZZLE	.20-.30	.65/2.6	10'-12'	RAINBIRD 1804 SAM-12-VAN
	12" POP UP SPRAY HEAD/ VAR. ARC. NOZZLE	.20-.30	.65/2.6	10'-12'	RAINBIRD 1812 SAM-12-VAN
	SIDE/END STRIP SPRAY HEAD 18" RISER	.20-.30	1.5/5	4' X 30' 4' X15'	RAINBIRD 1812 SAM 15SST 15EST
	SIDE/END STRIP SPRAY HEAD 4" POP UP	.20-.30	1.5/5	4' X 30' 4' X15'	RAINBIRD 1812 SAM 15SST 15EST
	12" POP UP SIDE/END STRIP SPRAY HEAD	.20-.30	1.5/5	4' X 30' 4' X15'	RAINBIRD 1812 SAM 15SST 15EST
	4" POP UP HALF CIRCLE STREAM BUBBLER NOZZLE	.15-.30	1.0	5'	RAINBIRD 5H-B-5'
	4" POP UP QUARTER CIRCLE STREAM BUBBLER NOZZLE	.15-.30	.50	5'	RAINBIRD 5Q-B-5'
	ADJUSTABLE GEAR ROTOR 18" RISER	30-50	.64-5.3	15'-37'	HUNTER PGJ
	4" POP UP ADJUSTABLE GEAR ROTOR	30-50	.64-5.3	15'-37'	HUNTER PGJ
	FLOOD BUBBLER - DEEP WATER FLOOD				RAINBOW RWS-M
	1" QUICK COUPLER VALVE				
	GATE VALVE	NIBCO T-113 ____" @ P.O.C., ____" @ ISOLATION VALVES (AS SHOWN)			
	REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)	WATTS OR EQUIVALENT			
	PRESSURE REDUCING VALVE	WILKINS 600 - ____"			
	LATERAL SCHEDULE 40				
	MAIN SCHEDULE 40				
	NETAFIM TECHLINE TUBING 1/2"				
	ELECTRIC VALVE ____1"	HUNTER ICV DIRTY WATER VALVE WITH HUNTER ACCU-SET PRESSURE REGULATOR			
	RAINBIRD 4 STATION BASE + ____ MODULES	TOTAL ____ STATIONS		RAINBIRD ESP SERIES OR EQUIVALENT	
	DRIP EMITTER W/ 1/4" TUBING & SINGLE BARB CAP ON 6" RISER	1 GPH			ANTELCO

3.8 FAUNA

The fauna of the project site is typical of Hawai'i and includes many common exotic species. Animals which may inhabit the site include small mammals such as mice, rats, mongoose, and feral cats. Avifauna likely include myna, doves, sparrows, finches, cardinals, and egrets. The area may be home to the endangered Hawaiian hoary bat which roost in both exotic and native woody vegetation and, while foraging, will leave young unattended in "nursery" trees and shrubs. To minimize impacts on the endangered Hawaiian hoary bat special care shall be taken when trimming or clearing woody plants greater than 15 feet tall. During bat birthing and pup rearing season (June 1 through September 15) woody plants greater than 15 feet tall shall not be disturbed in effort to minimize impacts to potential breeding bats. White fairy terns may also be present on the site. Prior to trimming; trees slated to be cut shall be examined to determine if there are white fairy terns nesting in them and care shall be taken to avoid trimming any trees where these birds or their nests are present.

As the use of the site is not changing the impacts of construction and site inhabitation should be minimal and restricted to the species listed above.

3.9 LAND TYPE/ALISH

The site and surrounding area of area of Portlock fall under the State Land Use designation of 'urban'. The City and County of Honolulu classify the site as R-10 Residential. The area also falls under the City and County of Honolulu's East Honolulu development plan which focuses on the assurance of beach access in the area from Aina Koa Ridge to Makapu'u Point. Under ALISH the project site is not site suitable for agriculture and therefore does not have an ALISH designation. An ALISH map is not included in this package.

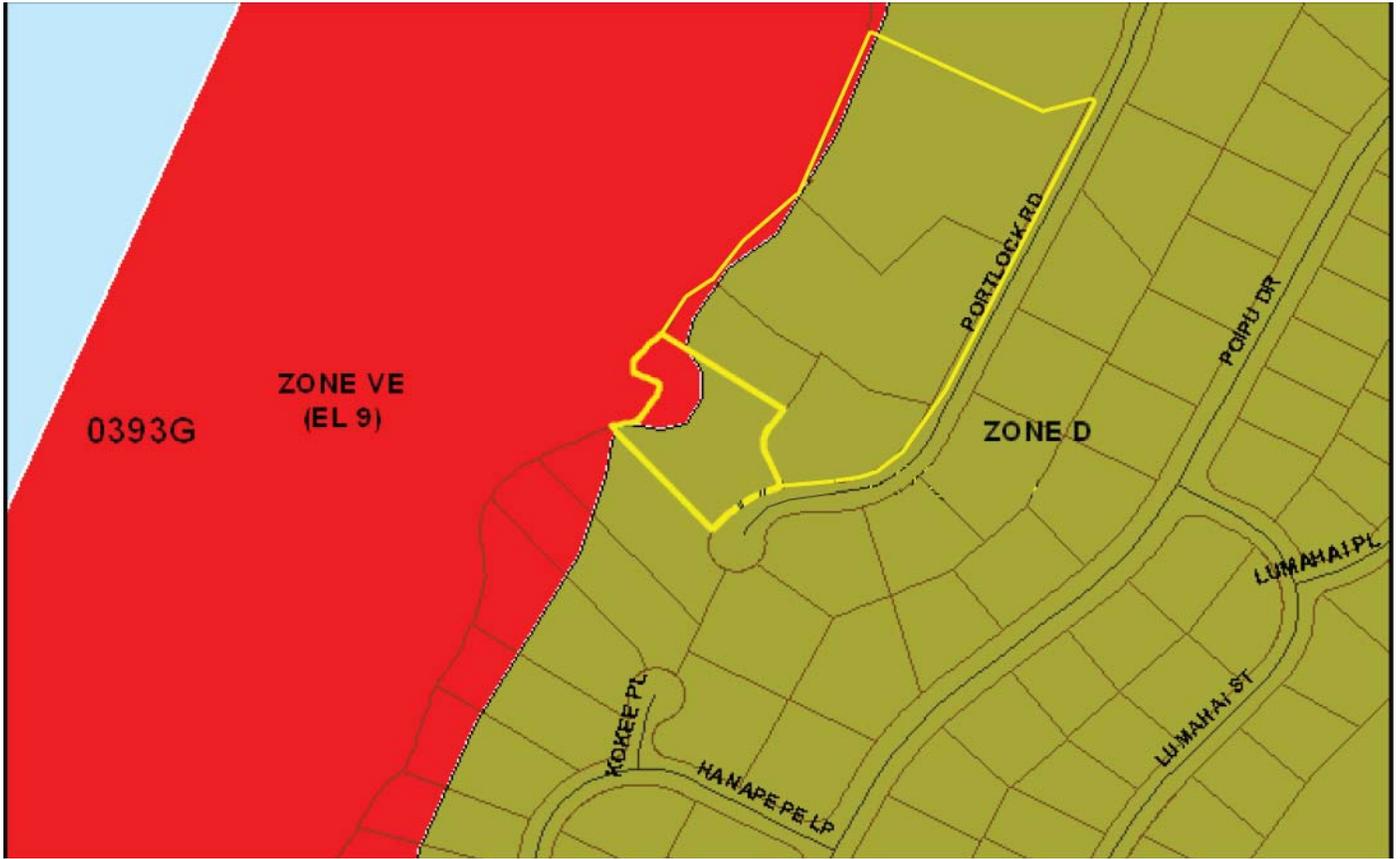
3.10 SITE LIGHTING

The site lighting design will follow the requirements set out in HRS 205A-30.5(a) and 205A-2(c)(10). The site lighting design will contain no artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes which directly illuminates the shoreline and ocean waters or is directed to travel across the property boundaries toward the shoreline and ocean waters.

3.11 OCEAN & NAVIGABLE WATERS

Pursuant to the states antidegradation policy (HAR, Section 11-54-1.1) and water quality criteria (HAR, Sections 11-54-4 through 11-54-8) existing water quality will remain unchanged by the proposed project during construction and once in use. The DOH Water Quality Standards Map (HAR, Section 11-54-3) classifies the property as a Class 2 inland classification and the adjacent waters as Class A. The waters bounding the site are used for recreational purposes; water quality will be maintained by preventing site runoff into the ocean. Work on this site will fall under an NPDES general permit which will be obtained prior to the commencement of construction activities.

It is not anticipated at this time that the work on this project will affect the adjacent navigable waters; nor is there planned dredging, filling, or dumping of materials into the water. Measures prevent accidental dumping and run-off such as biofiltration socks and designated machinery wash stations shall also be employed. Should a jurisdictional determination be required later on for the project the Department of the Army Regulatory Office will be contacted. Need for a Department of the Army Permit is not anticipated for the proposed work at this time; as previously stated no dredged, fill, or dumping of materials into navigable waters is part of the current work to the property.



LEGEND

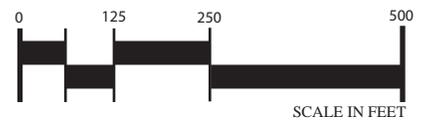
- Zone VE (EL 9)
- Zone D
- Project Site



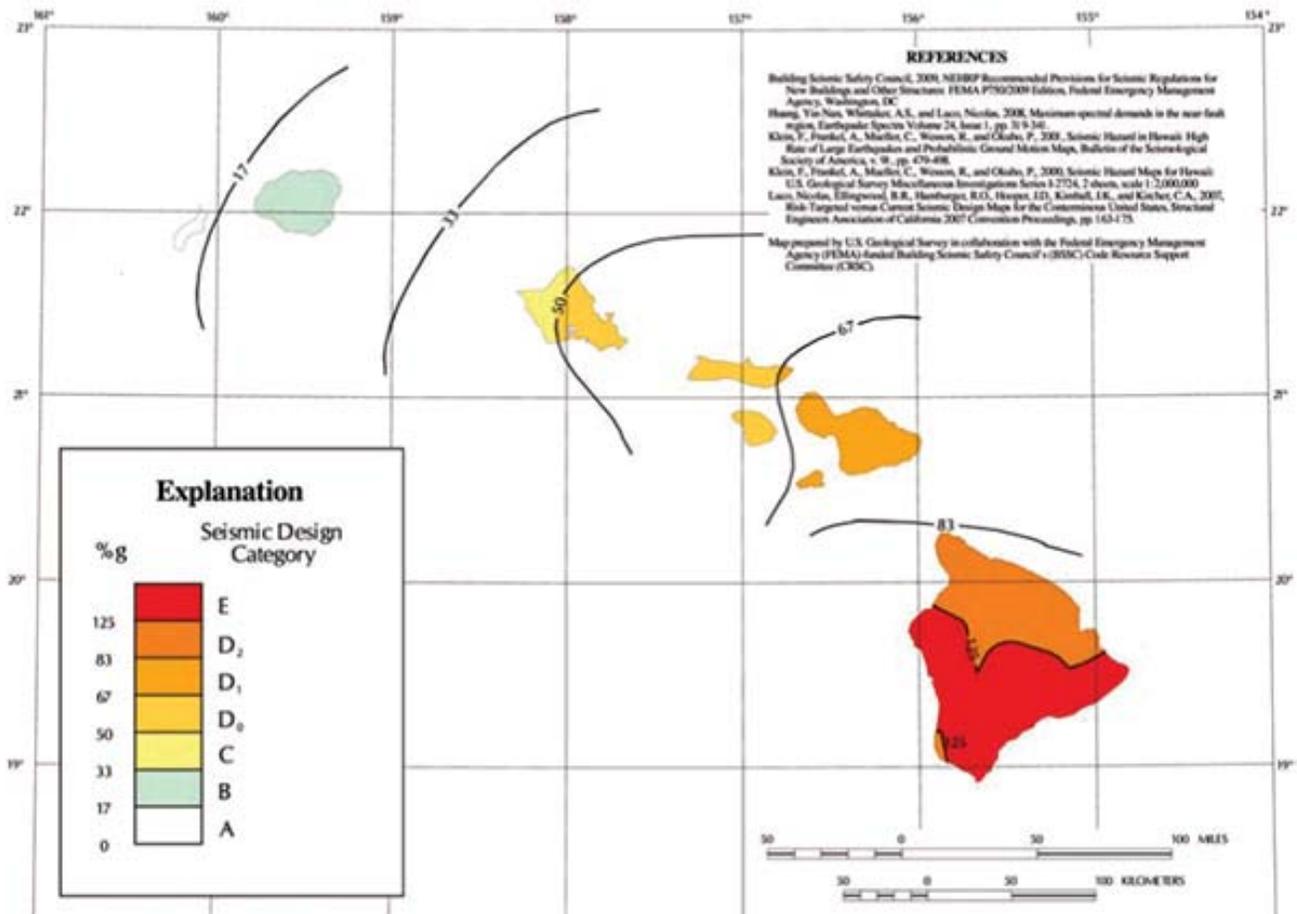
FIGURE 3.1

PROPOSED DEVELOPMENT PLAN
 FEMA FLOOD MAP
 PRIVATE RESIDENCE
 525/567 PORTLOCK ROAD

ISLAND OF OAHU



SOURCE: Hawaii National Flood Insurance Program
 Flood Hazard Assessment Tool



C	Yellow	Could experience strong shaking.	Strong shaking☹ Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built structures.
D ₀	Light brown	Could experience very strong shaking (the darker the color, the stronger the shaking).	Very strong shaking☹ Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures.
D ₁	Darker brown		
D ₂	Darkest brown		

FIGURE 3.2
EARTHQUAKE HAZARD ASSESSMENT
MAP
PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



K H M A

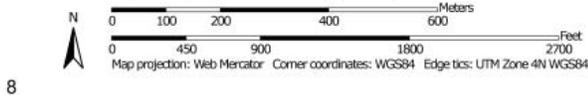


SEE IMAGE FOR SCALE

SOURCE: FEMA

MAP UNIT LEGEND

Island of Oahu, Hawaii (HI990)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
JaC	Jaucas sand, 0 to 15 percent slopes	24.6	3.8%
KsB	Koko silt loam, 2 to 6 percent slopes	112.9	17.6%
KsC	Koko silt loam, 6 to 12 percent slopes	74.4	11.6%
rRK	Rock land	168.9	26.4%
rRO	Rock outcrop	0.9	0.1%
WkA	Waialua silty clay, 0 to 3 percent slopes	13.3	2.1%
Subtotals for Soil Survey Area		395.0	61.7%
Totals for Area of Interest		640.4	100.0%



■ Project Site



FIGURE 3.3
SOIL SURVEY MAP

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU

SEE IMAGE FOR SCALE

SOURCE: USDA
NATURAL RESOURCES CONSERVATION SERVICE



 E

Factor Y [E] accounts for rainfall and associated climatic feature. As a general rule, lands in the higher rainfall zones are cloudy and therefore lower in productivity; irrigated lands are rated 100 because the moisture requirement is adequately met. It is the general assumption that where irrigation is required, climate is usually satisfactory for the crop production.

 No factor assigned

 Site

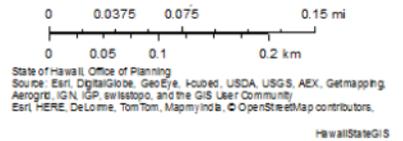


FIGURE 3.4
 LAND STUDIES BUREAU -
 SOIL SURVEY MAP
 PRIVATE RESIDENCE
 525/567 PORTLOCK ROAD

ISLAND OF OAHU

SEE IMAGE FOR SCALE
 SOURCE: LAND STUDIES BUREAU



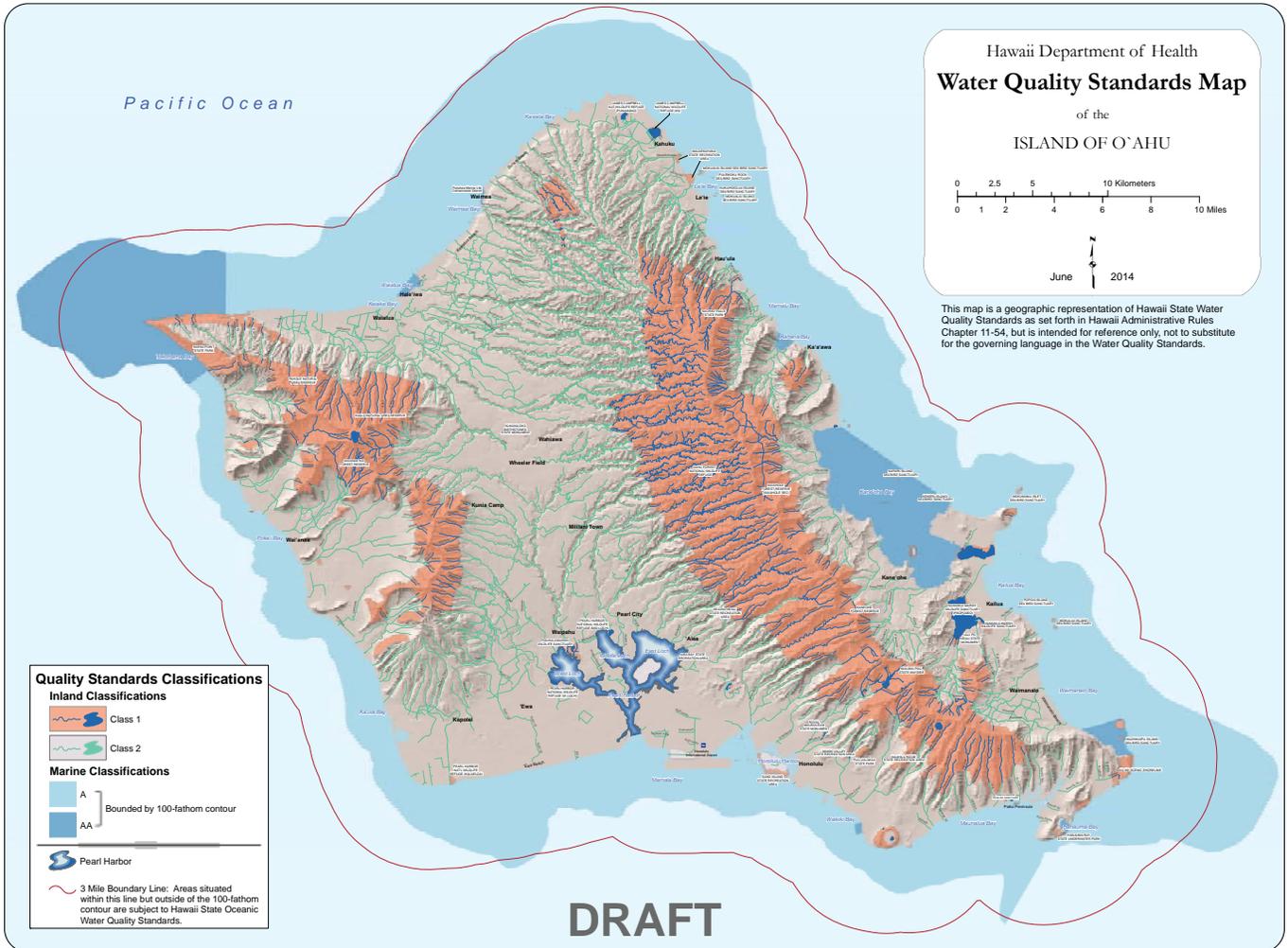


FIGURE 3.5
HAWAII DEPARTMENT OF HEALTH
WATER QUALITY STANDARDS MAP
PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU

SEE IMAGE FOR SCALE
SOURCE: HAWAII DEPARTMENT OF HEALTH

4 DESCRIPTION OF HUMAN ENVIRONMENT POTENTIAL IMPACTS AND MITIGATION MEASURES

This section describes the existing conditions of the human environment, preliminary potential impacts on the proposed residences and preliminary mitigation measures to minimize any impacts.

4.1 ARCHAEOLOGICAL, HISTORICAL AND CULTURAL RESOURCES

An Archaeological Inventory Survey (AIS) was prepared. A copy of the AIS is made a part of this assessment, see Appendix C. The AIS has been submitted to the State Historic Preservation Division for review and approval.

Potential Impacts and Mitigation Measures:

No adverse impacts to archaeological, historical or cultural resources are anticipated because no resources are present. This site has been a residence for more than 40 years. There will be no effect on any traditional cultural practices as none are known to be associated with this site.

4.2 ACCESS AND ROADWAYS

The project site is accessed from Portlock Road, which serves as the only vehicle access. There are several accesses to Portlock Road from Kalaniana'ole Highway, the major regional access to East Oahu.

There are currently two vehicular accesses to the project site from Portlock Road. These accesses shall serve the various houses being renovated and constructed. All parking for these residences shall be accommodated on-site; this includes parking for both residents and their guests.

Street usage permits shall be acquired during construction prior to the commencement of any work which will impact the flow of vehicular traffic on City streets particularly that which would result in lane closure(s). The neighborhood board and area residents shall be kept informed of proposed project impacts to the surrounding streets.

The Department of Transportation requested in their response that a permit be acquired prior to the transportation of oversized and/or overweight materials on State highway facilities; although this type of transportation is not anticipated for the project permits will be acquired if necessary.

4.3 NOISE

Existing noise levels in the vicinity of the project site are consistent with the surrounding residential uses. After renovations are completed noise will primarily come from any vehicular traffic arriving at or departing from the site. Noise from the residences shall be typical to what occurs in a residence. Due to the properties size and setbacks, noise flowing from the property would be within the normal range of under 55 dBA during the daytime and under 45 dBA during the nighttime as specified by the Hawaii Administrative Rules Department of Health, Chapter 46, Community noise control (11-46-4).

Potential impacts:

Construction activities will generate temporary noise that will impact the neighborhood, the noise impacts are unavoidable and typical to residential construction; but will be temporary.

4.4 AIR QUALITY

Proposed changes to 525/567 Portlock Road have no anticipated effect on existing air quality conditions. The air quality around the site is generally excellent throughout the year. The prevailing northeasterly trade winds create on shore breezes. No man-made or natural pollutants will be pushed into the neighboring residencies.

Potential impacts to air quality will be short term impacts from emissions of fugitive dust and will likely occur during site preparation and construction. Overall, air quality impacts will be temporary and limited to the duration of construction. Examples of fugitive dust mitigation which will be implemented on this project may include but are not limited to the following: phasing of construction to minimize the amount of dust-generating materials and activities, centralizing on site vehicular traffic routes, locating potential dust-generating equipment in areas of least impact, providing an adequate source of water for dust mitigation, ongoing wetting of exposed dirt, dust control fences, dust silt screens, site perimeter bio-sock, stabilized construction entrance, erosion control, dust silt screens at drainage inlets, wash-down station for exiting vehicles and covering materials transported on and off site. Implementation of these measures will not be limited to hours of construction, but will include weekends, after hours, and prior to daily start-up of construction activities. Access to the site is fully paved without gravel or dirt shoulders which will minimize fugitive dust related to construction off site. It is not anticipated that Federal or State air quality standards will be violated during or after the construction of all the residences.

4.5 VISUAL RESOURCES

The west side of the project site borders the ocean and Maunalua Bay. Beyond Maunalua Bay are views of Diamond Head and the communities of Aina Haina and Hawaii Kai. The view to the east includes Koko head. Due to the elevation and slope of the site; views of the residences will be blocked by landscaping and existing retaining walls without blocking the ocean views for the surrounding residences.

See Appendix A for photographs of the existing site.

Potential Impacts:

The proposed new house will not be noticeable from Portlock road and its scale and design shall be consistent with the surrounding architectures. The building scale of the existing houses shall remain the same and they will continue to be at most minimally visible from the street. See appendix B for plans and elevations. Landscaping such as palms will be used to improve the visual character and soften the impact of the buildings height and mass.

4.6 INFRASTRUCTURE

Potential Impacts:

This project site has existed in this neighborhood for over forty years. Current utilities and infrastructure that are provided to the site are adequate for both the renovation and new construction. Waterline, wastewater, and fire hydrant lines exist on Portlock Avenue and there will be no adverse or increased impacts to these systems. Construction plans will be submitted for all work and connections to these systems will be coordinated with the board of water supply the City's Environmental Services and the Honolulu Fire Department.

No major improvements to any drainage, solid waste and electrical systems will be required for the project site as the existing systems are adequate for all work planned.

4.6.1 Water

Water service for 525/567 Portlock Road and the surrounding area is provided by the [Oahu] Board of Water Supply (BWS). There are existing water meters that currently services the properties.

Per comments returned by the Board of Water Supply on January 31, 2014; during project design, design drawings will be submitted to BWS for review and approval to determine if the existing water laterals and meters are adequate for the proposed water demands. Request for new or upsized water meters will be submitted to BWS for review and approval for connection to the existing water system.

Potential Impacts:

The project site currently has all the necessary infrastructure and utilities. Existing utilities may need to be upgraded based on the new requirements for each house on the site. The construction plans will be submitted to the county for review and comments. Per the responses and based on the adequacy of the existing utilities, appropriate changes to the design will be made to ensure proper use of all the infrastructure work.

4.6.2 Wastewater

Wastewater treatment for 525/567 Portlock Road is serviced by Hawai'i American Water Company, East Honolulu. The Hawai'i American Water East Honolulu Facility processes and cleans 3.8 MGD on average. The facility is located on the Kaiwi Coast at 6700 Kalaniana'ole Highway, Honolulu Hawai'i.

Wastewater is collected through a network of sewer lines along Portlock Road. Wastewater for this area is processed at the Hawaii Kai Wastewater Treatment Plant.

During project design, a separate sewer connection application will be submitted to the City's Department of Planning and Permitting, Wastewater Branch (WWB) for each property to determine if the existing facilities can adequately handle the proposed flows. In addition, design

drawings will be submitted to WWB and Hawai'i American Water Company for review and approval to connect to the existing wastewater system.

Storm water runoff on the existing site is currently directed to site adjacent storm drains or absorbed by the site's extensive lawn and planting areas Makai of the built and paved portions of the site. During construction storm water runoff will be handled through these same means; however, measures shall be taken to filter away site debris by strategic placement of drainage socks in addition to strict procedures for maintaining a clean site. The design of the site shall be such that storm water runoff is minimized by directing runoff to landscaping where possible for retention and absorption; all runoff unable to be retained by the site will be directed to storm drains. Permits for any additional storm drain hook ups will be acquired prior to construction.

4.6.3 Drainage

The existing site generally slopes from Portlock Road towards the ocean. Slopes vary widely from 1.0% to over 50%. The project site is lower than Portlock Road therefore storm water runoff generated on-site will generally sheet flow towards the ocean. There is an existing 20 feet wide drainage easement that runs from Portlock Road to the ocean through the project site.

During the project design, hydrologic and hydraulic calculation will be done to determine the effect of the proposed improvements. The proposed drainage improvements will be designed to limit the storm water runoff exiting the project site to predevelopment storm water runoff quantities and to protect the near shore waters from silt and other pollutants. The proposed drainage improvements may include drain inlets, drain lines, underground detention system, and bioswales. During construction, the contractor shall follow the City's standards and requirements for Best Management Practices for grading operations. A drain connection license will be obtained from the DPP for new connections to the city sewer infrastructure.

4.6.4 Solid Waste

The City and County of Honolulu – Department of Environmental Services is responsible for refuse pickup, hauling and disposal of solid waste along Portlock Road. Solid waste generated by 525/567 Portlock Road is disposed of at the city-owned Waimanalo Gulch Sanitary Landfill (WGSL). Some refuse from collection is burned by H-POWER for waste to energy production. The WGSL is located at 92-460 Farrington Highway in Kapolei, Hawai'i and H-POWER is at 91-174 Hanua Street in Kapolei, Hawai'i. WGSL accepts two types of refuse; municipal solid waste generated by residential, commercial, military, and agricultural activities; and H-POWER ash and residue generated as a by-product of incinerating waste.

Construction and demolition waste for Oahu is disposed of at the privately-owned PVT landfill located at 87-2020 Farrington Hwy. Wai`anae, Hawai'i.

4.6.5 Electrical

The property obtains electrical service from Hawaiian Electrical Company, Inc. (HECO) through a network of underground duct lines and overhead power lines. HECO primarily generates electricity by burning residual low sulfur fuel oil. Supplementary sources include H-POWER, along with partnered private sector solar and wind energy generating sources.

Hawaiian Telecom provides telephone service. Existing underground and overhead lines are located along Portlock Road. Cable TV service in the area is provided by Oceanic Time Warner Cable (Oceanic). There currently is an existing electrical transformer on the project site.

During project design, design drawings will be submitted to HECO, Hawaiian Telcom and Oceanic Time Warner for review and approval for connection to the existing facilities and systems.

4.6.6 Gas

Hawai'i Gas will provide gas service for this project from existing gas lines along Portlock Road. Hawai'i Gas provides service of synthetic Natural Gas produced in Campbell Industrial Park through underground pipelines. Where piped in gas is unavailable Hawai'i Gas also provides LP-Gas or Propane service.

During project design, design drawings will be submitted to Hawai'i Gas for review and approval for connection to the existing gas lines.

4.7 SOCIO-ECONOMIC CHARACTERISTICS

Potential Impacts:

The new work planned is for the owners of the property and their family. This family currently resides in Honolulu; they add to the economy and are enrolled in local schools. Therefore, no significant impacts to any existing facilities or services provided by the State and City are anticipated.

4.7.1 Population

According to the United States Census Bureau 2010 census poll the population of Hawai'i County is 953,207. The projected population for 2012 was 976,372; or a 2.4% population growth. This project is a private residence and will not generate any significant impact on the local population.

4.7.2 Economy

Honolulu; along with being the state capitol, is the civic-cultural-and financial center of both the island of O`ahu and the State of Hawai`i. The city and the county of Honolulu are considered the same area for government purposes; however the area between the H3 and east to Makapu`u Point is unconventionally recognized as metropolitan Honolulu. Portlock; a neighborhood of Honolulu, has comparatively higher income and education levels than the median of the surrounding city with residents primarily employed in executive, management, and professional occupations.

4.8 PUBLIC SERVICES AND FACILITIES

4.8.1 Schools

The property 525/567 Portlock Road is in the districts of Koko Head Elementary School located at 189 Lunalilo Home Road, Honolulu, HI 96825. The middle school servicing the area is Niu Valley Middle School - 310 Halemaumau St, Honolulu. Niu Valley Middle School feeds into Henry J Kaiser High School at 511 Lunalilo Home Rd, Honolulu. Oahu has many private schools; however none within the Hawaii Kai area.

4.8.2 Police

Portlock falls within the Honolulu Police Department's East Honolulu district 7; the district 7 substation is located by the Hawai`i Kai Satellite City Hall at Hawai`i Kai Towne Center 6600 Kalaniana`ole Hwy. The main Honolulu Police department headquarters are stationed at 801 South Beretania Street.

The Honolulu Police Department responded with no comments to the Pre-Consultation letter.

4.8.3 Fire & EMS

Fire prevention, protection, and suppression services for Hawai`i Kai are provided by the Honolulu Fire Department (HFD) Hawai`i Kai station; number 34. Fire Station 34 is located on the corner of Lunalilo Home Road and Kapaia Street. The main Honolulu Fire Department station is located at 636 South Street, Honolulu. The Hawai`i Kai Fire Station also houses the local EMS/EMT.

Civil drawings for the project shall be submitted to HFD for review and approval. All buildings shall comply with National Fire Code [UFC] 2006 Ed. Section 18.2.3.2.2 and 18.2.3.2.1; meaning: the design of the buildings and site shall be such that either no first story exterior building walls will be more than 150 feet from fire access roads or on site fire hydrants and pans. All buildings part of this project shall have a minimum of one exterior door leading to the interior; operable from the exterior and within 50 feet of the fire access road. Civil drawings for the project shall be submitted to HFD for review and approval as part of the permitting process.

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

4.8.4 Medical

Hawai`i Kai is serviced by numerous privately owned medical and dental clinics. Major medical facility branches nearest to 525/567 Portlock Road include the Hawai`i Kai Queens Health Care Center at 377 Keahole St, Honolulu; Kaiser Permanente Hawai`i Kai at 6700 Kalaniana`ole Hwy #111, Honolulu; and Straub Clinic & Hospital at 7192 Kalaniana`ole Highway, A200, Honolulu.

4.8.5 Recreational facilities

The Site is in close proximity to parks, preserves, and nature facilities. These include: Koko Kai Beach Park, Kokee Beach Park, Koko Head Neighborhood Park, Koko Head District Park, Maunalaua Bay Beach Park, Hawai`i Kai Recreation Center, Hanauma Bay Nature Preserve. The local library is the Hawai`i Kai library located at 249 Lunalilo Home Rd.



Map Number References:

- 1. Koko Head Elementary School
 - 2. Niu Valley Middle School
 - 3. Henry J Kaiser High School
 - 4. Hawaii Kai Public Library
 - 5. Hawaii Kai Police & Hawaii Kai Satellite City Hall
 - 6. Hawaii Kai Fire Station 34 & EMS
 - 7. Hawaii Kai Queens Health Care Center
 - 8. Kaiser Permanente Hawaii Kai
 - 9. Straub Clinic & Hospital
- *Parks are labeled on map

LEGEND

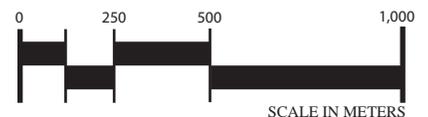
- Educational Facilities
- Emergency Facilities
- Parks & Recreation

FIGURE 4.6

PUBLIC FACILITIES

**PRIVATE RESIDENCE
525/567 PORTLOCK ROAD**

ISLAND OF OAHU



SOURCE: Map Background Credit to Google

5 LAND USE CONFORMANCE

5.1 STATE LAND USE LAW, HRS CHAPTER 205

The Hawai`i Land Use Law Chapter 205, Hawai`i Revised Statutes (HRS) establishes the State Land Use Commission (LUC) and authorizes this body to classify all lands into one of four districts: Urban, Rural, Agricultural and Conversation. (see figure 5.1)

This project is located within the State Land Use Urban District. The counties primarily have jurisdiction over urban lands through their land use ordinances and regulations. Private residence is a permitted use in the State Land Use Urban District and is therefore consistent with the existing State Land Use classification.

5.2 COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HAWAI`I REVISED STATUES

The Coastal Zone Management (CZM) Program (Chapter 205A-2, HRS) was established to provide public recreational opportunities, protect coastal resources and ecosystems, reduce hazards, and manage development. 525/567 Portlock is located within the Special Management Area (SMA). Therefore, the proposed residences are subject to Chapter 205A-2, HRS.

To maintain compliance with HRS 205A-2 the proposed residencies shall do the following: Maintain public access to costal recreational opportunities, preserve and restore natural and manmade historic and prehistoric resources both bordering and on the property. Protect and minimize effects on the costal ecosystem and costal hazards by making any necessary repairs to and maintaining the shoreline retaining wall. The project shall also comply with all other objectives and policies of HRS 205A-2 if found to be applicable to the property. Pursuant of HRS 205A-4 this Environmental Assessment along with a subsequent SMA shall provide information necessary for agencies to properly assess the project while giving full consideration to ecological, cultural, historic, esthetic, recreational, scenic, open space values, and costal hazards.

5.3 CITY AND COUNTY OF HONOLULU GENERAL PLAN

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

A long range General Plan goal is to provide convenient access to all beaches and inland recreational areas. Another goal is to provide for safe and secure use of public parks, beaches and recreational activities. The proposed project supports these goals and is thus consistent with the General Plan. (see figure 5.2 for plan map)

5.4 EAST HONOLULU DEVELOPMENT PLAN

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

One of the development priorities of the East Honolulu DP is to assure beach access. The footbridge at the harbor will continue to assure residents and others with lateral access to the shoreline on either side of the bay.

5.5 CITY AND COUNTY OF HONOLULU LAND USE ORDINANCE AND ZONING

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the O`ahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning map (see fig 2.3 for zoning related to the project). As stated in the Office of Environmental Quality Control (OEQC) the project is also subject to the Revised Ordinances of Honolulu (RHO) Chapter, 25 which is pursuant to HRS Chapter 25 and applies to lands within an SMA and Chapter 23, ROH Shoreline setbacks. This project complies with the public access and shoreline preservation requirements of chapter 23 by providing and maintaining a public foot bridge for access to the shoreline. All work on the site also complies with Chapter 23 in that no new structures will be built within the shoreline setback and improvements to nonconforming existing structures do not increase their non-conformity nor do the cost of repairs exceed 50% of replacement costs. The project shall comply with any other applicable provisions of Chapter 23 as well.

The property site is zoned R-10 Residential. The LUO states “[t]he intent of the R-20 and R-10 districts is to provide areas for large lot developments. These areas would be located typically at the outskirts of urban development...” [LUO Sec. 21-3.70] Also permitted in the R-10 district are non-dwelling uses which support and complement residential neighborhood activities. Per LUO Table 21-3.2 R-10 lots are only permitted for one-family detached dwellings and other uses with a minimum lot size of 10,000 square feet. On this estate the lots have been joined into two JDA’s, the smallest individual lot area is 27,392sf upon which resides the caretaker’s house. The yard setbacks which apply to the R-10 zoning are the same as those for the other residential zones; 10 foot front and 5 foot side and rear. The maximum building area is 50 percent of the lot, max. height is 25-30 feet and height setbacks are the same as in all other residential districts (per sec. 21-3.70-1(c) of the LUO). The height and height setbacks for the residencies can be found in Appendix B of this document. All proposed new construction, renovations, and additions fall within the lot boundaries. The lot density or built area is seen in the table below; although, as previously stated these lots are part of a joint area development which alters the amount of land area available to the residencies by combining two or more parcels. The proposed renovations for the property comply with the intent and use of the R-10 district.

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

Off street parking requirements for the properties are calculated based on ROH Sec. 21-6. The floor area of each structure is listed in table 5.5-2 below based on the guidelines defined in ROH Sect.21 Article 10. The proposed parking layout for the site can be found on figure B.22. The total parking requirements for the project come out at 57 total stalls.

Table 5.5-1 Build Density

Tax Map Key	Lot Zoning	Residency	Lot Area	Existing Building Footprint	Proposed Building footprint	Existing Built Density	Proposed Built density
390260044	R-10	Boat House	34,543 sf	4,917 sf	4,917 sf	14%	14%
390260045	R-10	Vacant lot	20,871 sf	0	0	0	0%
390260046	R-10	Caretaker's House	27,392 sf	1,704 sf	1,704 sf	6%	6%
390260047	R-10	Kaiser House	81, 893 sf	15,470 sf	12,350 sf	19%	15%
390260048	R-10	Bay Villa	71, 918 sf	0	12,443 sf	0%	17%
3902600: 44,45,46	R-10	JDA - 98/CUP1-44	82,806 sf	6,621 sf	7,432 sf	8%	9%
3902600: 47, 48	R-10	JDA - 98/CUP1-38	153,811 sf	15,470 sf	24,793 sf	10%	16%
3902600: 44,45,46,47,48	R-10	Proposed JDA	236,617 sf	22,091 sf	32,225 sf	9%	14%

Table 5.5-2 Parking Calculations

Structure	Total Structure Area	Minimum Required Stalls	Additional Required Stalls	Total Required Stalls
Kaiser House (existing)	12,350 s.f.	2	10	12
Bay Villa (New)	20,009 s.f.	2	18	20
Caretaker's House (existing)	1,750 s.f.	2	0	2
Harbor Villa (existing) & Accessory structures	23,774 s.f.	2	21	23

* 2 per unit plus 1 per 1,000 square feet over 2,500 square feet (excluding carport or garage)

** Stacked parking stalls are allowed.

5.6 SPECIAL MANAGEMENT AREA

525/567 Portlock is located within the island of O`ahu's Special Management Area (SMA) which extends from the shoreline Mauka to Portlock Road. Figure 5.3 illustrates the Special Management Area for Portlock Road and Hanauma Bay Nature Reserve.

Any work within a SMA requires an SMA permit. Subsequent to an Environmental Analysis FONSI a Special Management Area permit application will be submitted. A shoreline certification is required for the SMA permit; the site was inspected September 30, 2013. The State of Hawaii Department of Accounting and General Services (DAGS) identified on

525/567 PORTLOCK ROAD RESIDENCE

DRAFT ENVIRONMENTAL ASSESSMENT / ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT

November 8, 2013, encroachments present in the inspection. The applicant is working with the Oahu District Branch of the Department of Land and Natural Resources (ODLO-DLNR) to resolve this issue by either showing that the encroachments were indeed present on a previous site survey or requesting that the ODLO-DLNR grant an easement for the portions of encroachment.

5.7 APPROVALS AND PERMITS

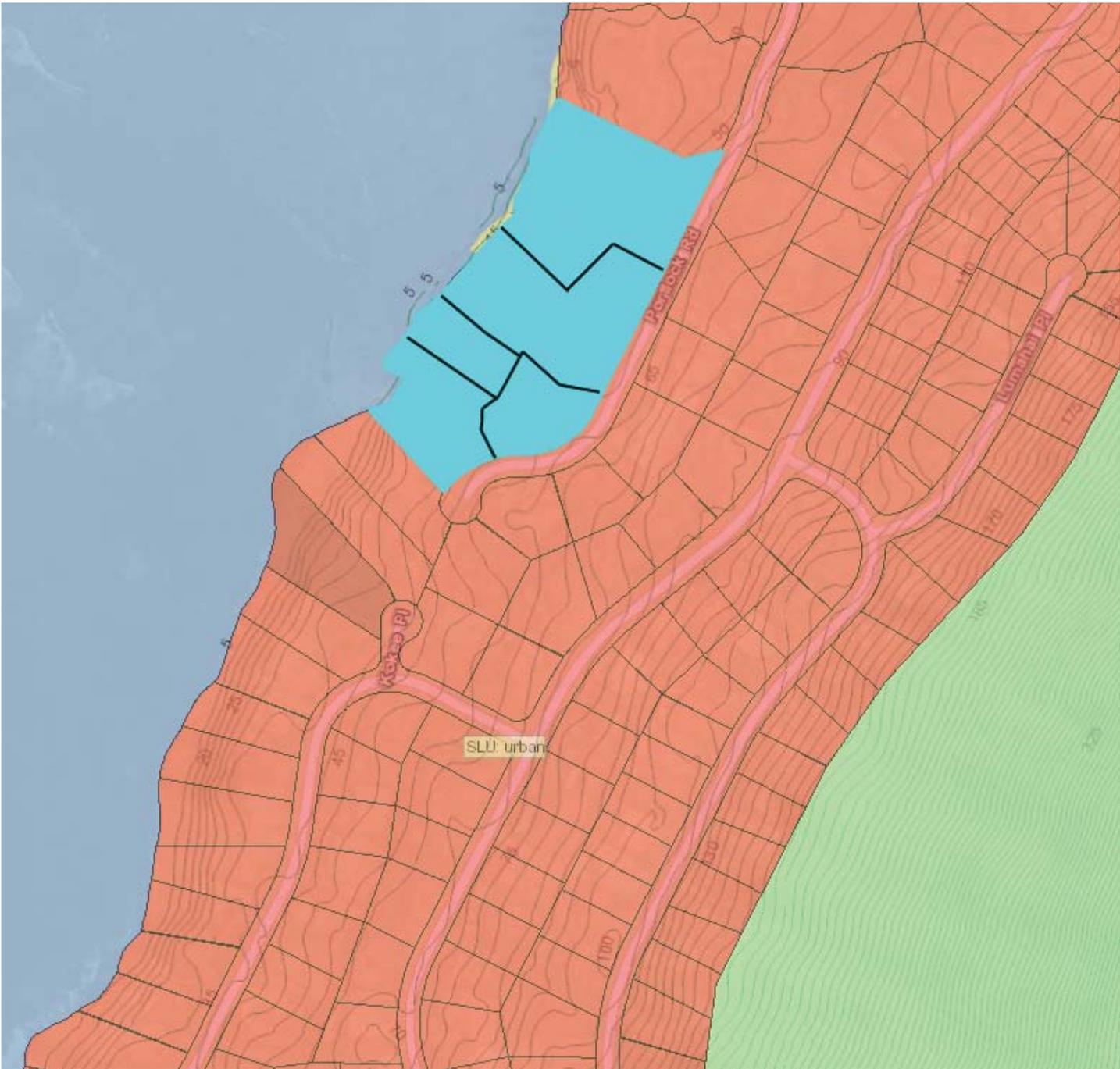
Existing and historical permits for the properties are listed in Appendix F. Anticipated permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

Anticipated Permits:

<i>AUTHORITY</i>	<i>PERMIT/APPROVAL</i>
Department of Planning and Permitting	Chapter 343, HRS Compliance
Honolulu City Council	Special Management Area Use Permit (Major)
Department of Planning and Permitting	Grubbing, Grading and Stockpiling Permit
Department of Planning and Permitting	Building Permit for Building, Electrical, Plumbing Sidewalk/Driveway and Demolition Work
Department of Planning and Permitting	Trenching Permit
Department of Planning and Permitting	Drain Connection License
Dept. of Facilities Maintenance	Drainage Easement Variance
Department of Planning and Permitting	CUP-Minor for Joint Development Area

5.8 JOINT DEVELOPMENT AGREEMENT

This property incorporates two joint development areas (JDAs). The first JDA was formed under 98/CUP1-44 and is comprised of lots 9-3-026-044, 045, and 046. The second JDA was formed under 98/CUP1-38 and is comprised of lots 9-3-026-047 and 048. These JDAs will be dissolved and a new CUP applied for to combine all five lots under a single JDA – this will resolve issues of structures straddling both existing JDAs. For the existing and proposed built density and areas of the existing JDAs and proposed JDA see table 5.5-1. The owners intends to later consolidate and re-subdivide the TMK’s to support the current designs providing for independent properties for each residency with appropriate setbacks, access, ect. This re-subdivision is not to occur at this time; however, the site has been laid out with the future lots in mind; the proposed future site subdivision can be found on Fig. B.16.



LEGEND

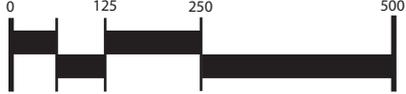
- Urban
- Conservation District
- Site (Urban)



K H M A

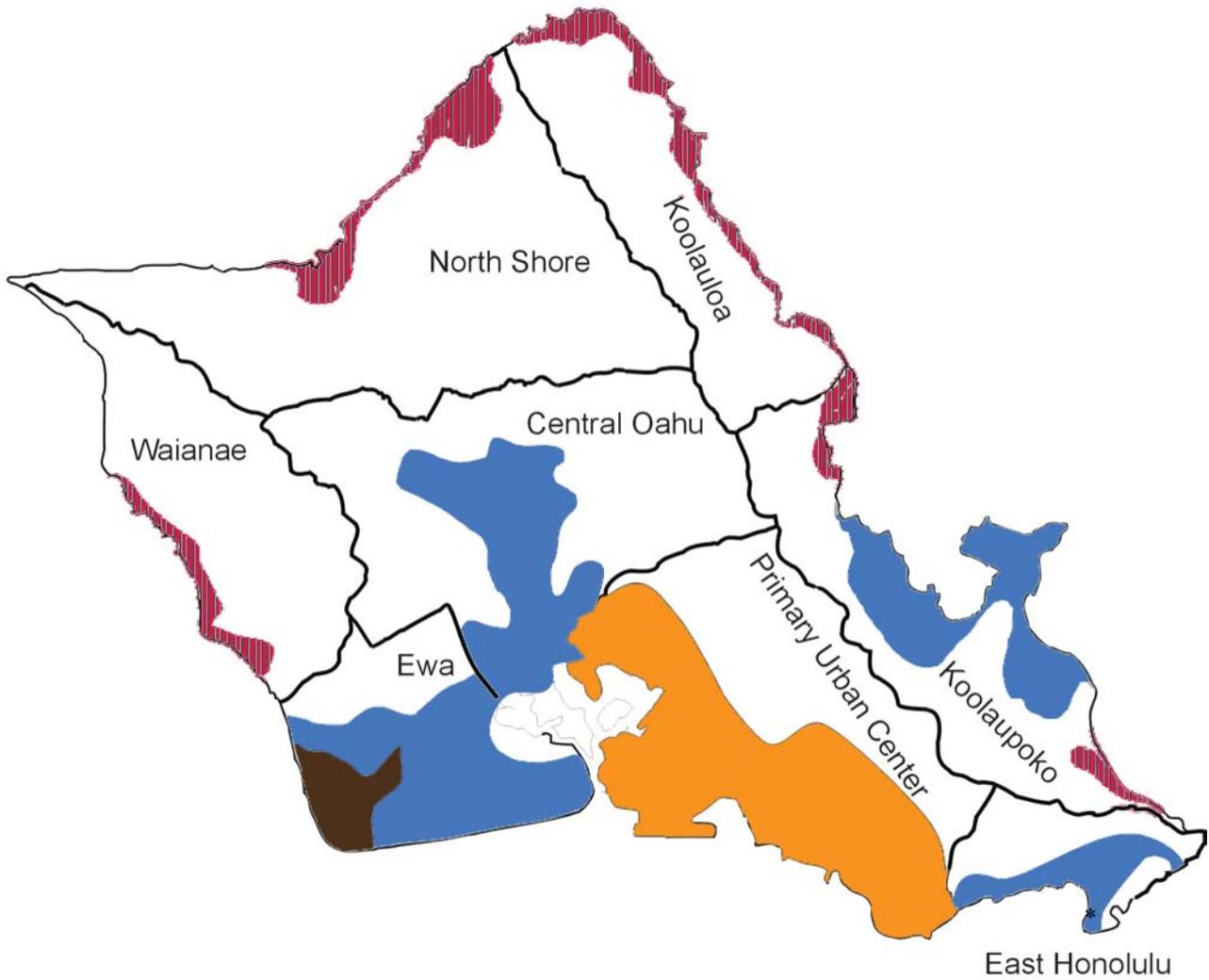
FIGURE 5.1
STATE LAND USE DISTRICT
PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



SCALE IN FEET

SOURCE: Honolulu GIS



LEGEND

-  Primary Urban Center
-  Secondary Urban Center
-  Urban - Fringe
-  Rural

* Site located in East Honolulu Region



FIGURE 5.2

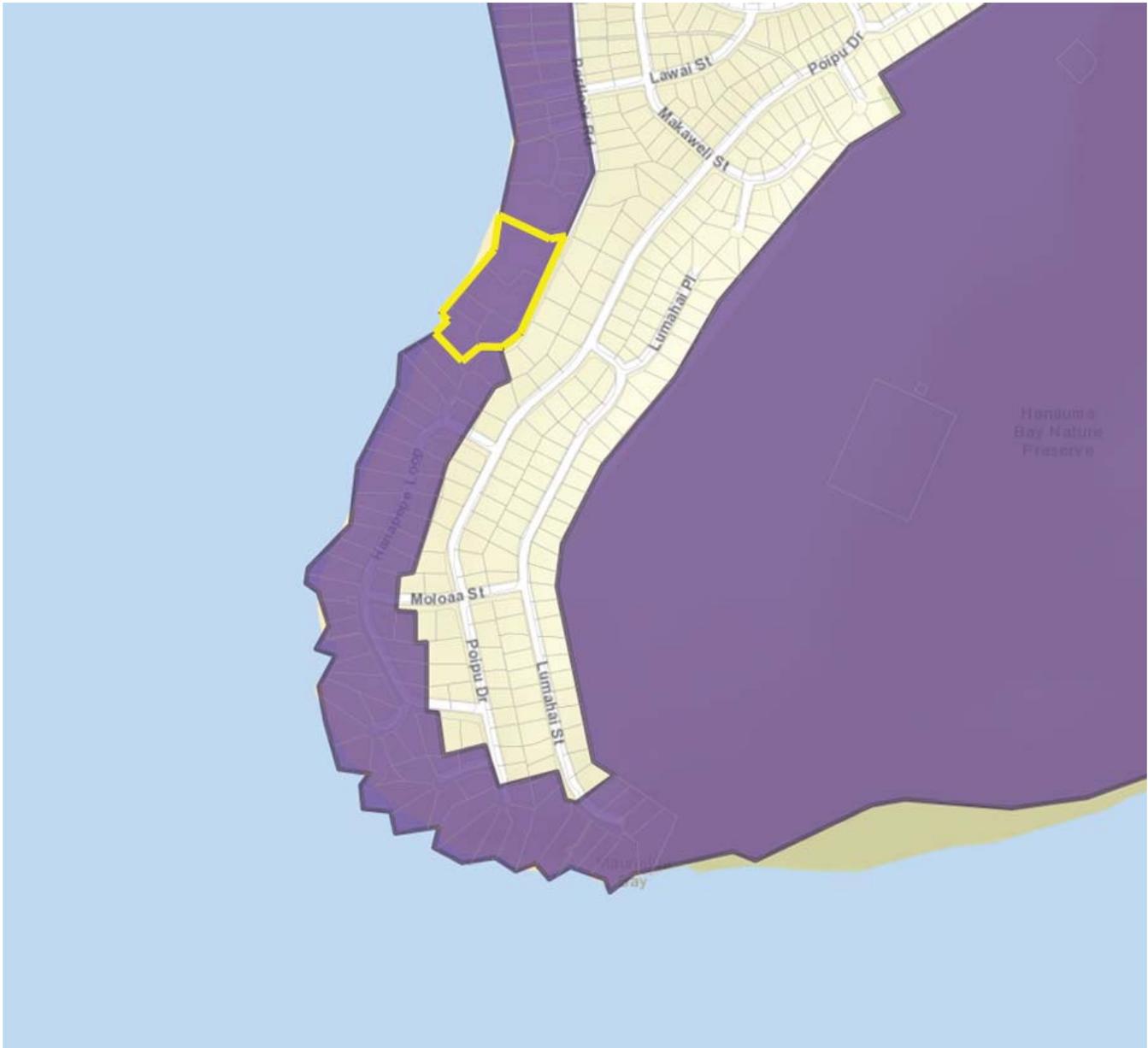
OAHU GENERAL PLAN &
REGIONAL LOCATION MAP
PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



NOT TO SCALE

SOURCE: OAHU GENERAL PLANNING REPORT 2002



LEGEND

-  Shoreline Management Area (SMA)
-  Non-SMA
-  Site

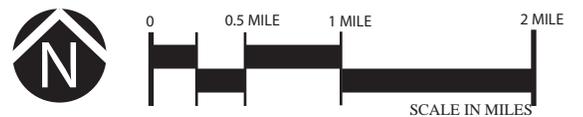


K H M A

FIGURE 5.3
SPECIAL MANAGEMENT AREA MAP

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



SOURCE: State of Hawaii CZM Program

6 LAND USE CONFORMANCE

6.1 NO ACTION ALTERNATIVE

A No Action alternative would maintain the status quo of the existing residences, the physical environment, and the current level of unfinished existing residences. Maintaining the status quo is not a desired option to the homeowner. A No Action alternative would preclude the occurrence of all short and long term beneficial and adverse impacts disclosed in this assessment. In short the no action alternative would put a stop to the proposed project and the existing structures remaining in their current; in the case of the Boat House unsafe, condition.

6.2 ALTERNATIVE LOCATION

Two of the three residences already exist and the third residence is located to minimize the short and long term impacts on the physical conditions of the project site. Therefore, there is no alternative on site location.

7 SUMMARY OF ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

7.1 SUMMARY OF IMPACTS

The scope of the project was discussed with the consulting architect and members of the design team. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting current construction conditions.

Of the two existing residences the Main House is currently under renovation. Because two of the residences are already standing structures, short-term construction related actions and subsequent environmental impacts associated directly with its construction are considered moot.

Construction will temporarily affect ambient air quality. Site work activities will raise fugitive dust that can settle in adjoining areas. Site work will be limited to the area of the new construction. This should aid in mitigating dust generation and controlling dust. The general contractor will employ on and off site dust control measures to prevent the work site, construction equipment, and activities from becoming significant dust generators. Control measures shall comply with Chapter 60.1, Air Pollution Control, Title 11, State Department of Health (and revisions thereto).

Most construction equipment and vehicles are diesel powered and emit exhaust emissions that are typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State nitrogen dioxide standard ---100mg/m³ per annum --- which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that generated by automobile traffic on adjoining streets. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

Like fugitive dust, construction noise cannot be avoided. Exposure to noise will vary by construction phase, the duration of each phase, and the type of equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source would be generated by heavy machinery during the site work. After site work is completed, reductions in sound levels, frequency, and duration can be expected.

Community Noise Control regulations (Chapter 46 Noise Control for Oahu) establish maximum permissible sound levels for construction activities occurring within “acoustical” zoning districts. Based on the agricultural zoning for the site, the project is classified as a Class C zoning district for noise control purposes. The maximum permissible daytime (7a.m. to 10 p.m.) sound level in the district is 70 db(A) during day and night hours for stationary noise sources and equipment related to construction (Chapter 46, Community Noise Control, 1996). Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se, it regulates the hours during which excessive noise is allowed.

The contractor will be responsible for obtaining and complying with conditions attached to the permit.

Best Management Practices (BMPs) for erosion and drainage control during construction will be incorporated into grading plans. BMPs will include erecting silt fences around the work site to coincide with the limits of grading, grassing all exposed graded areas after grading work is completed, erecting gravel bag berms with absorbent socks at paved areas to minimize petroleum products from flowing offsite, and constructing stabilized construction access pads at the entrances to the building site to protect roads and driveways from mud, dirt and rocks. The contractor may implement other BMPs based on field conditions and their experience in working with similar work sites.

Best Management Practices also will be implemented pursuant to City and County of Honolulu Rules Relating to Storm Drainage Standards, Section II, Storm Water Quality. The renovation of the residences shall comply with the C&C of Honolulu Storm Drainage Standards in its BMPs; the project is classified as Priority A1 based on site area. The criteria set in place by the Storm Drainage Standards requires the incorporation of appropriate LID (Low Impact Development) Site Design Strategies to the maximum extent practicable (MEP). This will be accomplished on this project through landscaping and use of site runoff retention and bio-swales the site grading anticipated for the project is minimal to maintain existing natural site drainage.

The project will also retain runoff on-site by infiltration or evapotranspiration, any portion of the Water quality volume which is not retained on site shall be filtered with an LID biofiltration post construction treatment control system such as grass swales, vegetated bio-filters, infiltration basins, infiltration trenches,

Areas disturbed by construction will be restored to pre-construction conditions or better.

Energy costs may increase because the building will be air conditioned. In addition to providing for the comfort of the residents, air conditioning will dehumidify the building to reduce mold and mildew from forming, thus prolonging the life of the electrical and electronic equipment.

Increases in energy costs can be mitigated by incorporating natural lighting, energy efficient light fixtures, photo-voltaic panels, and high-efficiency air conditioning units into the design of the structure and its utility systems.

Water use will be reduced by installing low flow plumbing systems. An increase in average daily wastewater is not anticipated only the source of the flow.

8 DETERMINATION OF SIGNIFICANCE

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

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

Natural and cultural resources will not be lost as the site under evaluation was developed to its full capacity by previous owners. The complete development of the site was accomplished through the erection of three residencies (the Kaiser/main house, Boat House, and caretaker's house) and site regrading for landscaping along with the additions of site amenities such as a tennis court, salt water fountain, pool, gazebo, and lanais. The site disturbance generated by previous work resulted in no findings or destruction of cultural resources; therefore no future work will result in the disturbance or loss of these resources.

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

This project does not curtail nor impact the beneficial uses of the environment.

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

This project does not conflict with long term environmental policies, goals, and guidelines of the State of Hawai'i.

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

This project will not substantially affect the economic or social welfare of the State. In the near future this project will return the project site to the value of the surrounding neighborhood.

5) Substantially affects public health;

This project will not impact public health. During construction there may be short term environmental impacts in the form of fugitive dust and noise from construction equipment.

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

Population changes and effects on public facilities are not anticipated as a result of this project.

7) Involves a substantial degradation of environmental quality;

Because two of the three residences exist with renovation allowed on one of them, substantial degradation of environmental quality is not anticipated.

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

Construction and long term use of the residences will not result in significant adverse short and long term environmental impacts or involve a commitment for a larger action.

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

Rare, threatened or endangered flora and fauna are not found on the building site or on the school grounds.

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

Ambient air quality will be affected for the short term due to fugitive dust and combustion emissions during construction but can be controlled by measures stipulated in this Assessment. There may be some construction noise during site preparation work but should diminish once the shell work is completed. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

Any erosion control measures will be prescribed in grading plans for the new residence that is constructed and best management practices prepared for this project.

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

The estate although located along the coastline, the area is not considered environmentally sensitive.

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

The estate site is neither identified as a visual resource nor located within scenic vistas or view planes identified in county or state plans.

13) Requires substantial energy consumption;

Although the houses are designed to take advantage of the natural trade winds there will be a mechanical system as well as interior lighting.

AGENCIES AND ORGANIZATIONS CONSULTED

IN THE PREPARATION OF THE EA PROCESS

FEDERAL

US ARMY CORP OF ENGINEERS
US FISH AND WILDLIFE SERVICES

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
(DBEDT) – OFFICE OF PLANNING
DEPARTMENT OF EDUCATION (DOE) – FACILITIES DEVELOPMENT
BRANCH
DEPARTMENT OF HEALTH (DOH) – ENVIRONMENTAL PLANNING
OFFICE
DEPARTMENT OF LAND AND NATURAL RESOURCES (DLNR)
DEPARTMENT OF LAND AND NATURAL RESOURCES (DLNR) –
HISTORIC PRESERVATION DIVISION
DEPARTMENT OF TRANSPORTATION (DOT) – HARBOR’S DIVISION
OFFICE OF HAWAIIAN AFFAIRS (OHA)
OFFICE OF ENVIRONMENTAL QUALITY CONTROL (OEQC)
HAWAII KAI PUBLIC LIBRARY
CITY AND COUNTY OF HONOLULU
BOARD OF WATER SUPPLY (BWS)
HONOLULU POLICE DEPARTMENT (HPD)
HONOLULU FIRE DEPARTMENT (HFD)
DEPARTMENT OF ENVIRONMENTAL SERVICES (DES)
DEPARTMENT OF PARKS AND RECREATION (DPR)
DEPARTMENT OF PLANNING AND PERMITTING (DPP)
DEPARTMENT OF TRANSPORTATION SERVICES (DTS)
COUNTY COUNCILMEMBER

PRIVATE ORGANIZATIONS AND COMMUNITY

HAWAIIAN ELECTRIC COMPANY (HECO)
HAWAIIAN TELCOM
OCEANIC TIME WARNER
HAWAII KAI NEIGHBORHOOD BOARD
MAUNALUA COMMUNITY ASSOCIATION

APPENDIX

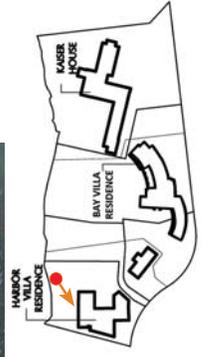
A

PHOTOGRAPHS



PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



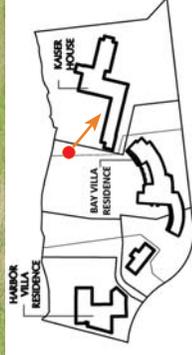
ISLAND OF OAHU

FIGURE A.1
PHOTOGRAPH: HARBOR VILLA (BOAT HOUSE) - MAUKA
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

SOURCE: PHOTOS TAKEN JANUARY 21, 2014



MAIN HOUSE: LOOKING EAST



MAIN HOUSE: LOOKING SOUTH EAST / MAUKA

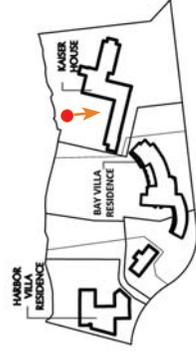


FIGURE A.2

PHOTOGRAPH: MAIN HOUSE

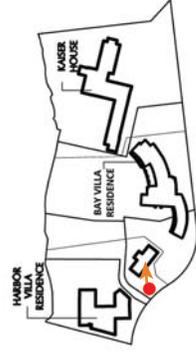
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

SOURCE: PHOTOS TAKEN JANUARY 21, 2014



FIGURE A.3
PHOTOGRAPH: CARETAKER'S HOUSE - LOOKING MAKAI FROM ENTRANCE GATE
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

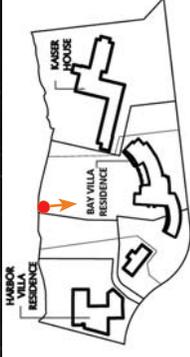
SOURCE: PHOTOS TAKEN JANUARY 21, 2014



ISLAND OF OAHU



SITE LOOKING MAUKA



MAIN HOUSE: LOOKING SOUTH EAST / MAUKA

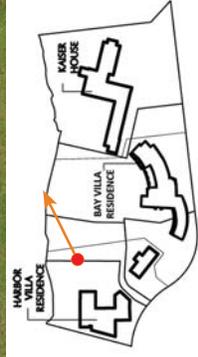


FIGURE A.4

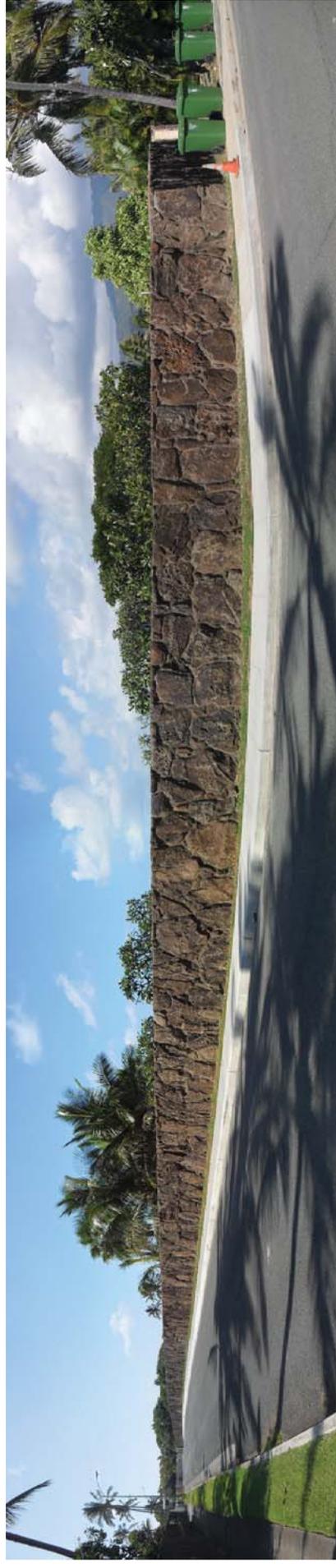
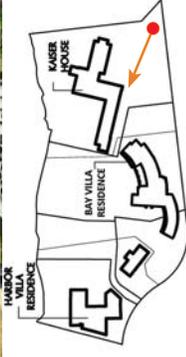
PHOTOGRAPH: SITE

PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

SOURCE: PHOTOS TAKEN JANUARY 21, 2014



VIEW OF SITE & MAIN HOUSE - LOOKING MAKAI FROM MAIN ENTRANCE GATE



VIEW OF SITE FROM PORTLOCK ROAD - ACROSS FROM MAIN GATE AND MAIN HOUSE

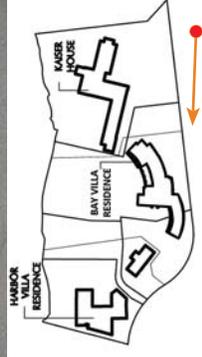


FIGURE A.5

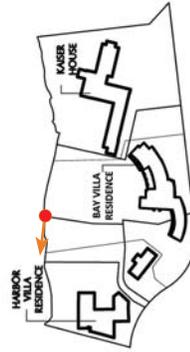
PHOTOGRAPH: SITE AND STREET VIEWS

PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

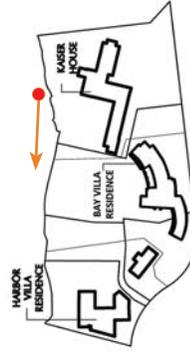
SOURCE: PHOTOS TAKEN JANUARY 21, 2014



SITE BOUNDARY AT OCEAN



SITE BOUNDARY AT OCEAN



SITE BOUNDARY DRIVE LOOKING FROM CARETAKER'S HOUSE

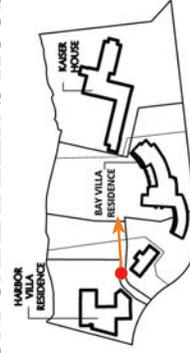


FIGURE A.6

PHOTOGRAPH: SITE BOUNDARY VIEWS
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

SOURCE: PHOTOS TAKEN JANUARY 21, 2014

APPENDIX B

ARCHITECTURAL DRAWINGS

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



K H M A

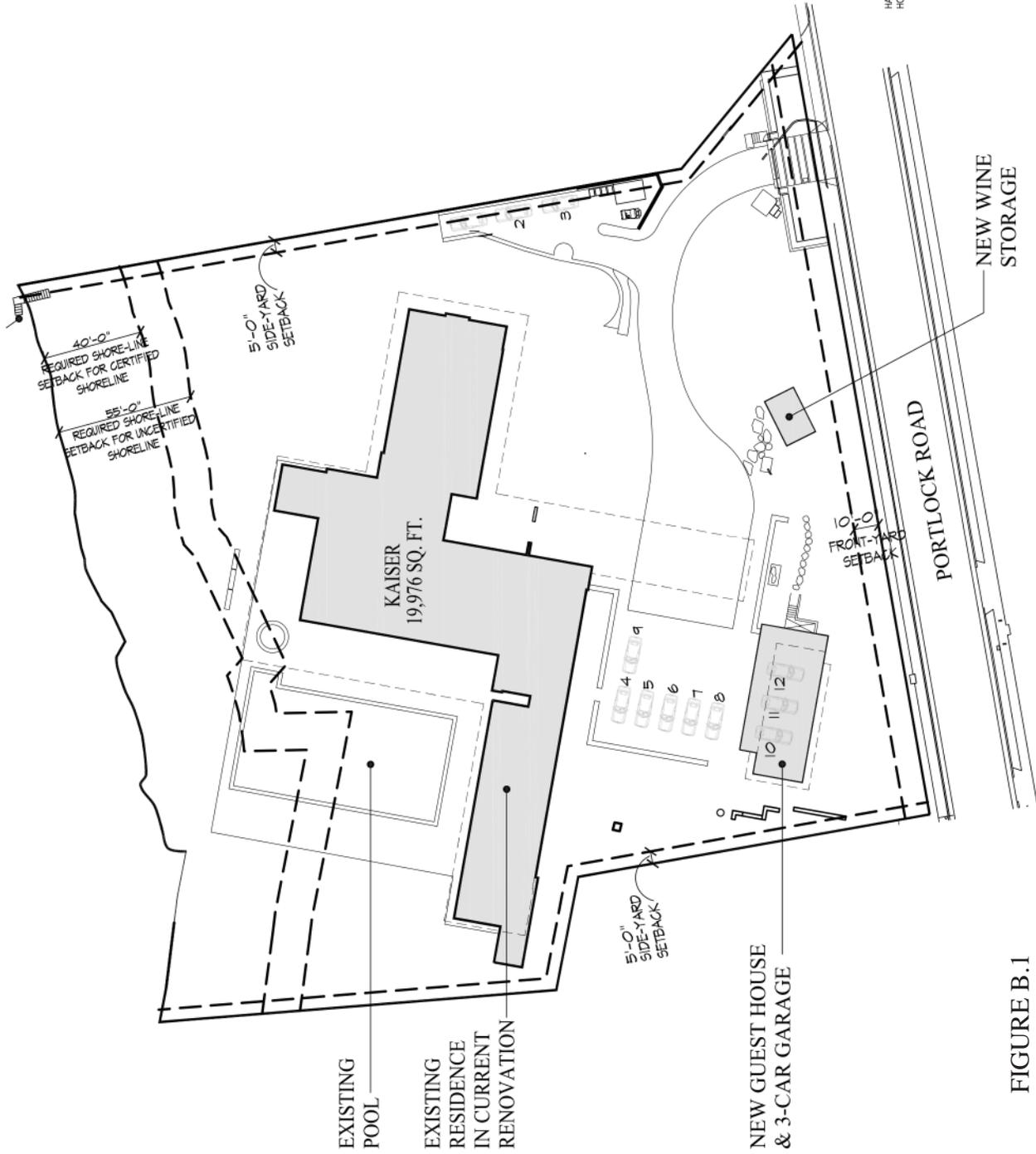
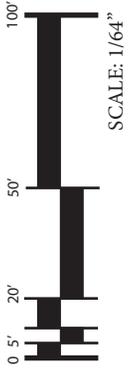


FIGURE B.1

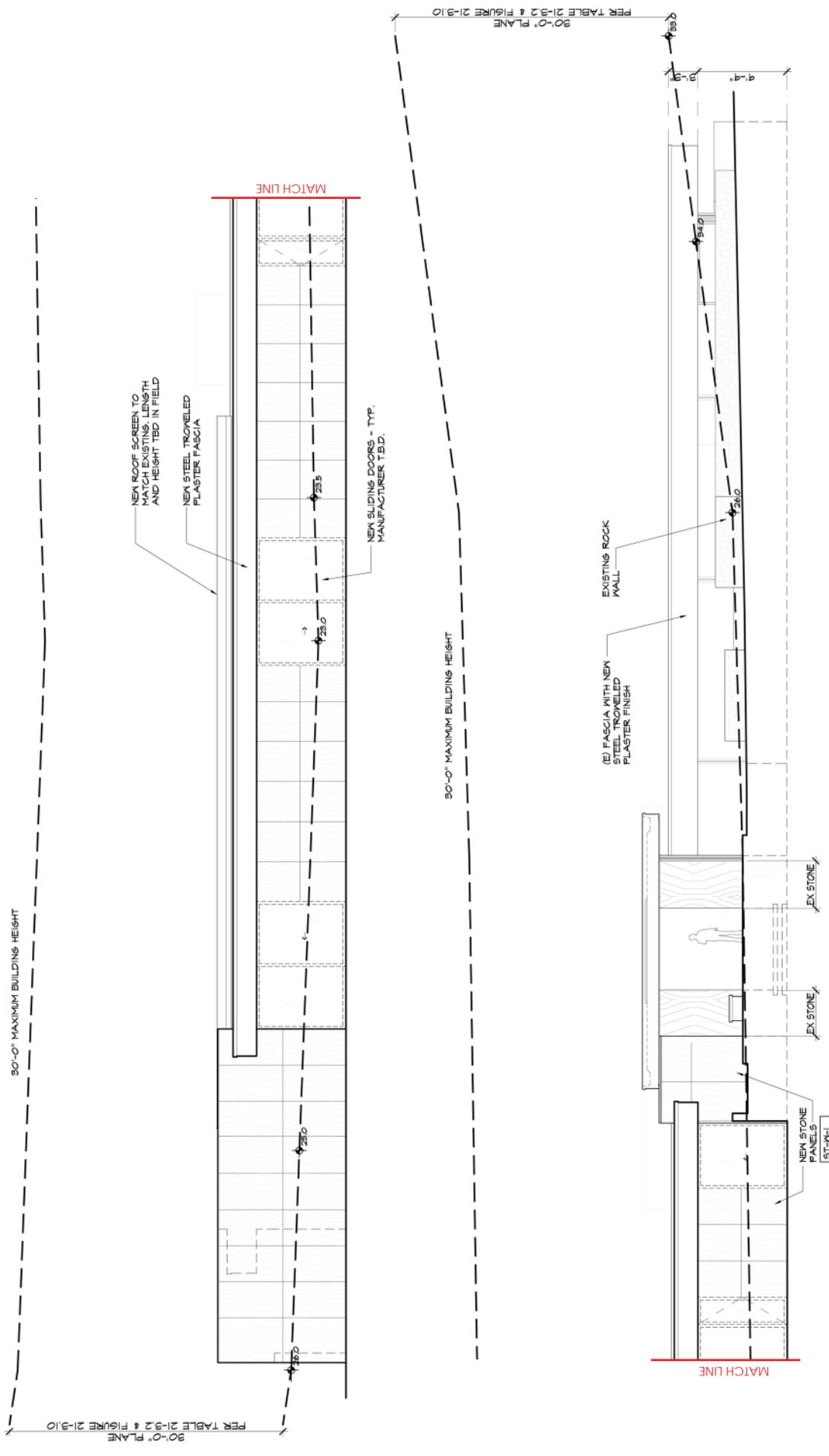
PROPOSED DEVELOPMENT PLAN
 MAIN HOUSE (KAISER RESIDENCE) - SITE PLAN
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



SOURCE: RICHARD MANION ARCHITECTURE, INC

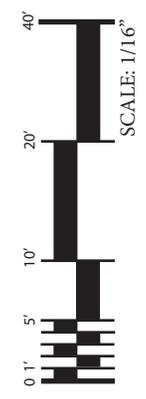
ISLAND OF OAHU





PROPOSED ELEVATION AT DRIVE

FIGURE B.2
 PROPOSED DEVELOPMENT PLAN
 MAIN HOUSE (KAISER RESIDENCE) - EAST ELEVATIONS
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



ISLAND OF OAHU SOURCE: RICHARD MANION ARCHITECTURE, INC



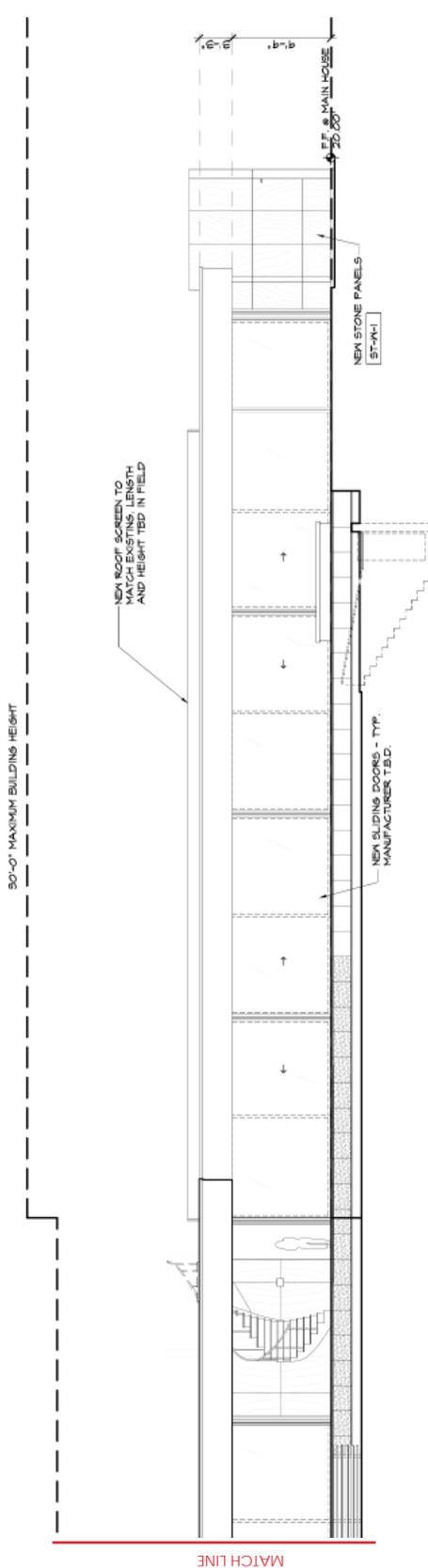
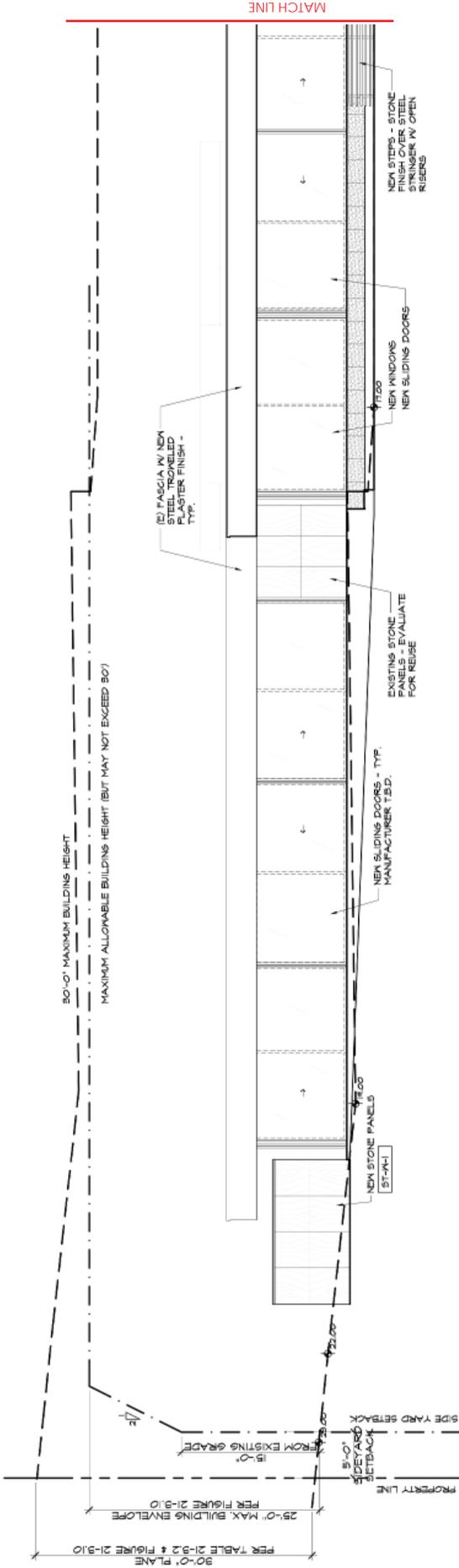
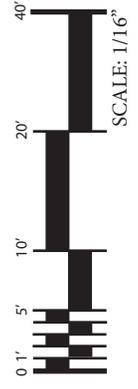


FIGURE B.3
PROPOSED DEVELOPMENT PLAN
MAIN HOUSE (KAISER RESIDENCE) - WEST ELEVATIONS
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



ISLAND OF OAHU SOURCE: RICHARD MANION ARCHITECTURE, INC

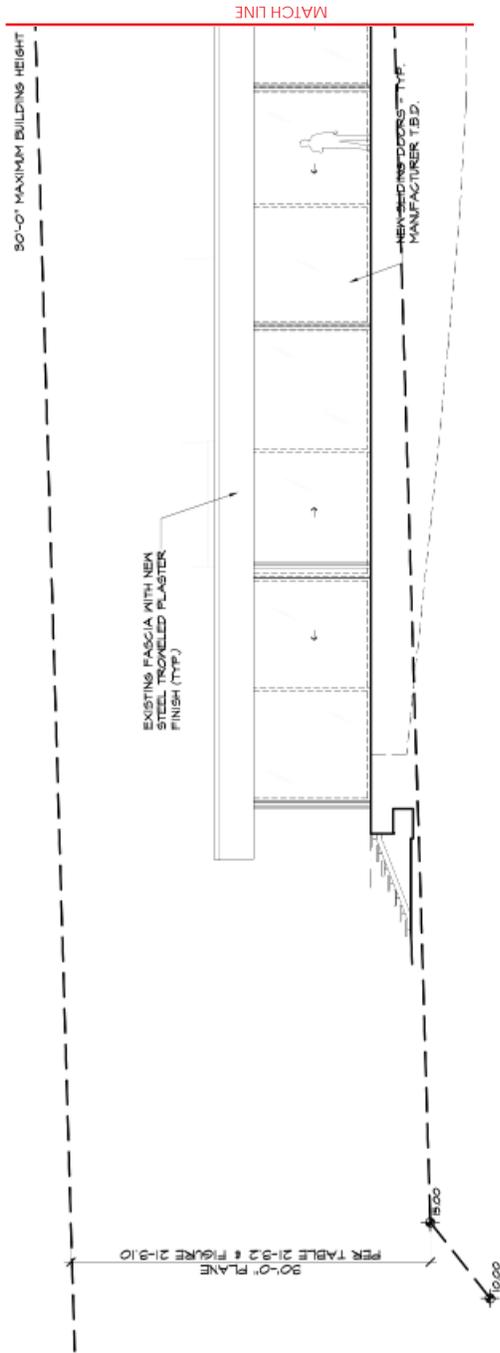
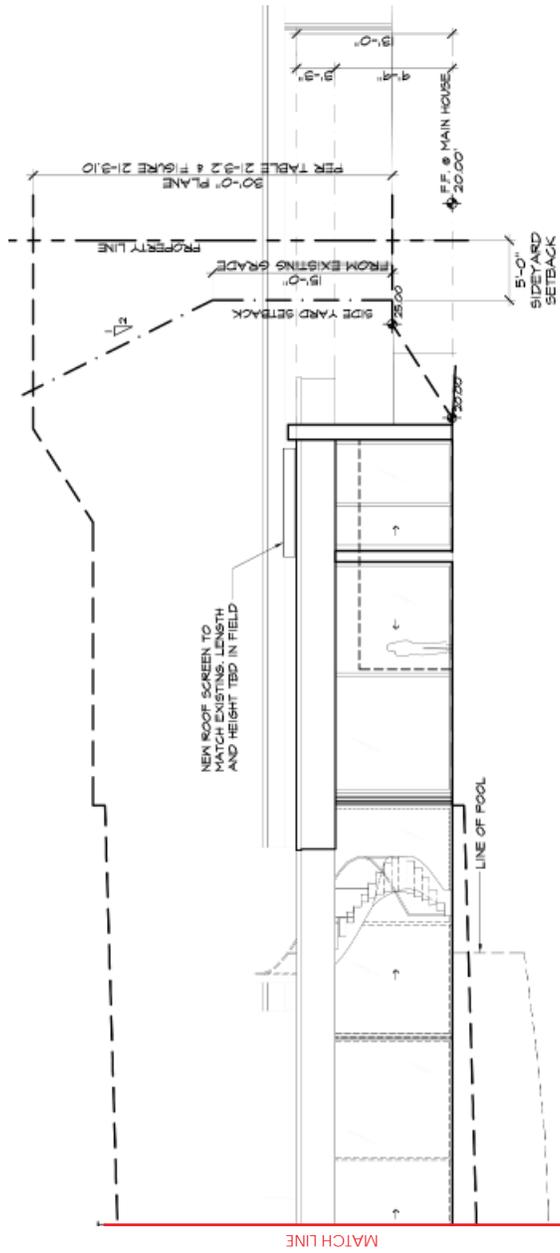


FIGURE B.4
PROPOSED DEVELOPMENT PLAN
MAIN HOUSE (KAISER RESIDENCE) - SOUTH ELEVATIONS
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



ISLAND OF OAHU

SOURCE: RICHARD MANION ARCHITECTURE, INC



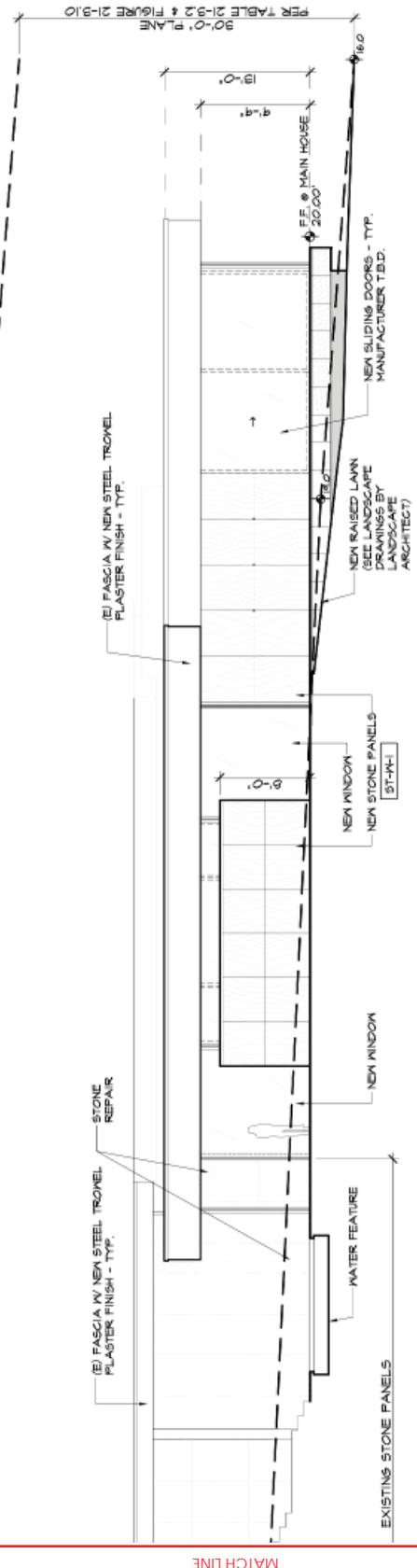
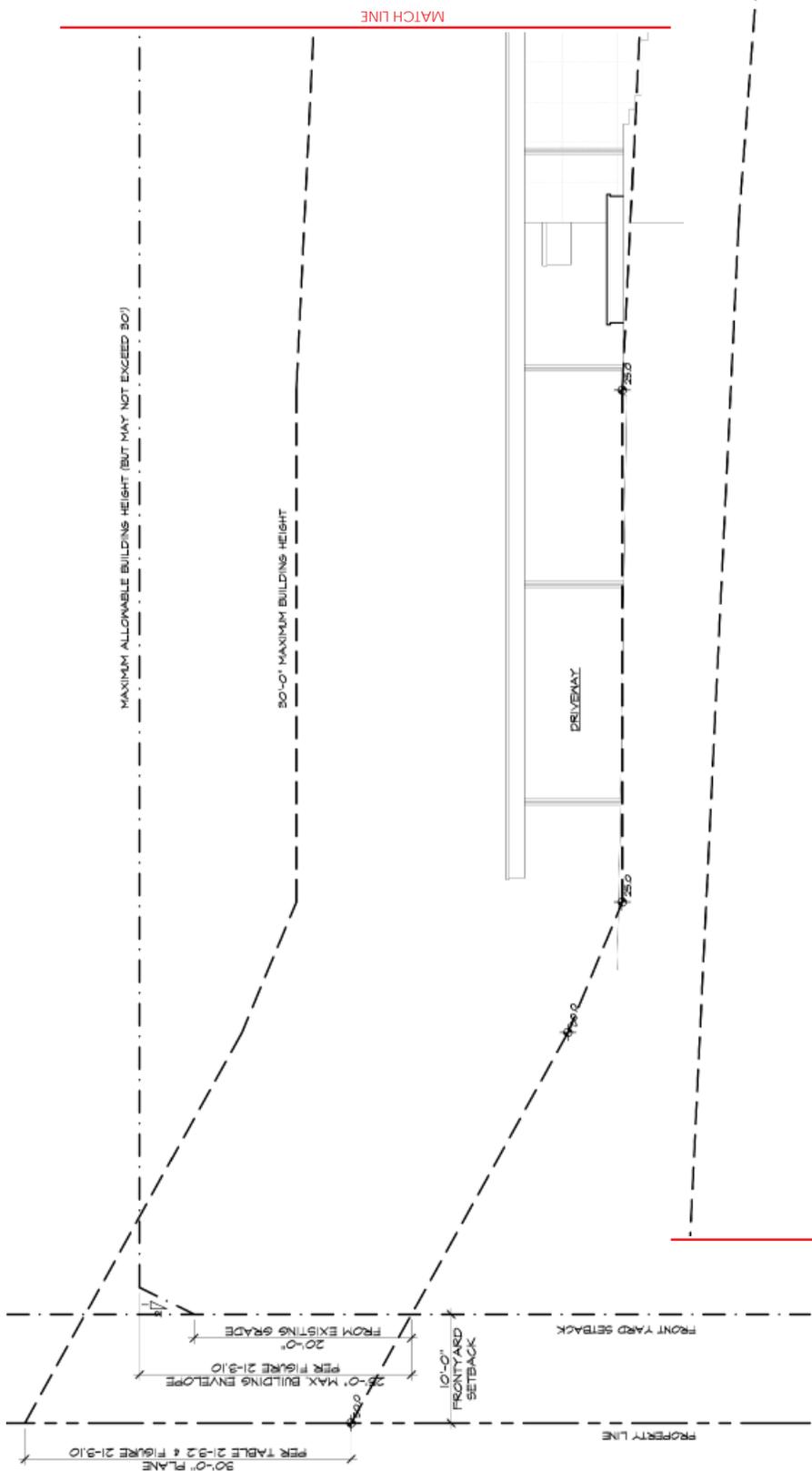


FIGURE B.5
PROPOSED DEVELOPMENT PLAN
MAIN HOUSE (KAISER RESIDENCE) - NORTH ELEVATIONS
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



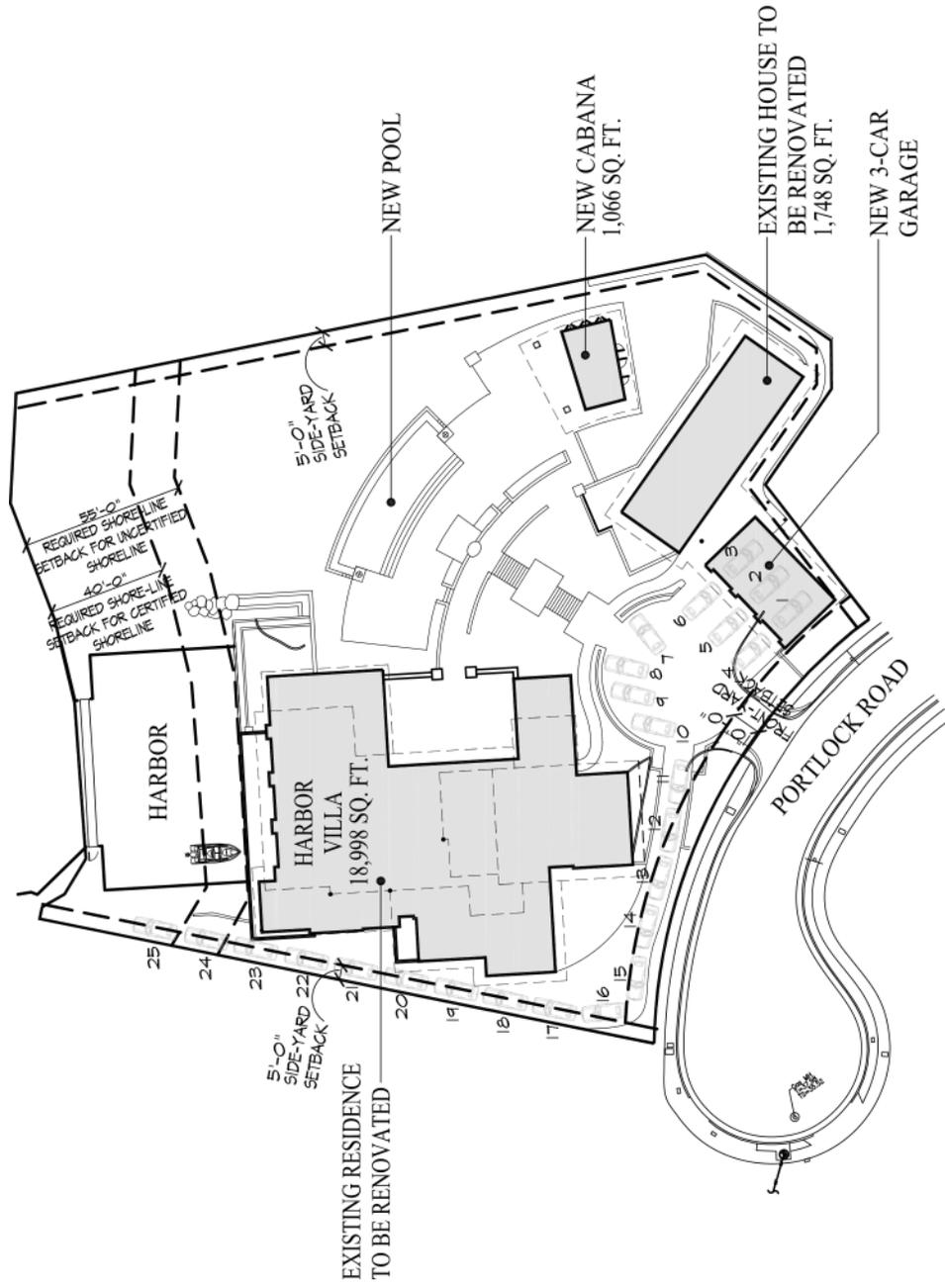
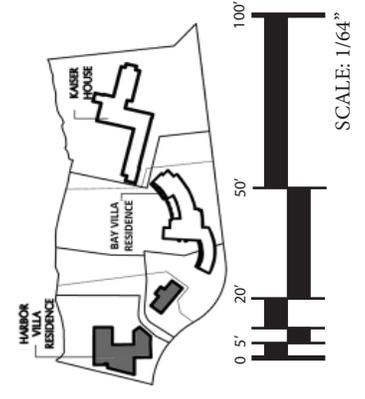


FIGURE B.6
 PROPOSED DEVELOPMENT PLAN
 HARBOR VILLA (BOAT HOUSE)- SITE PLAN
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



SOURCE: RICHARD MANION ARCHITECTURE, INC

ISLAND OF OAHU

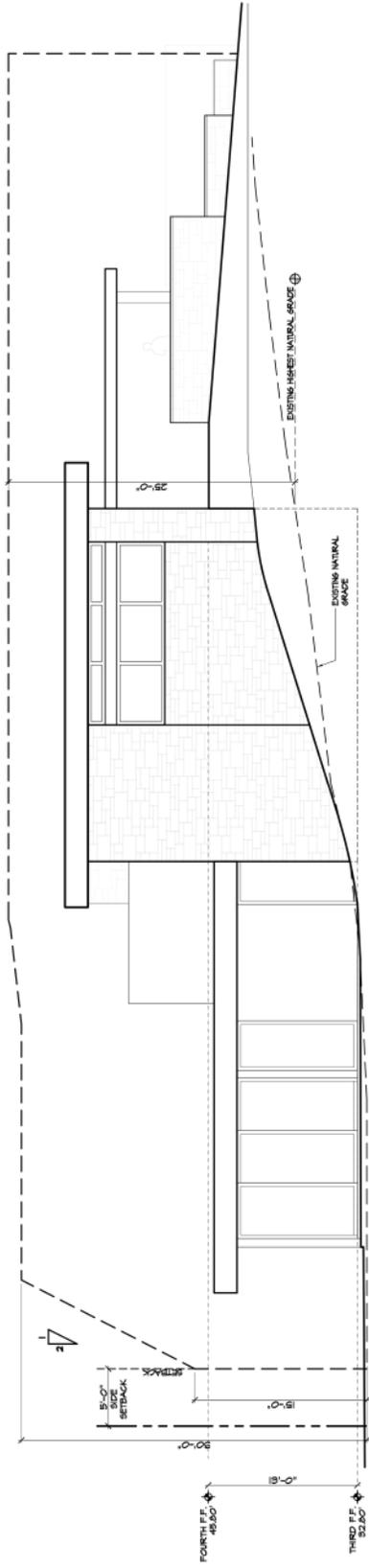


FIGURE B.7
PROPOSED DEVELOPMENT PLAN:
HARBOR VILLA (BOAT HOUSE) - EAST ELEVATION
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



ISLAND OF OAHU

SOURCE: RICHARD MANION ARCHITECTURE, INC



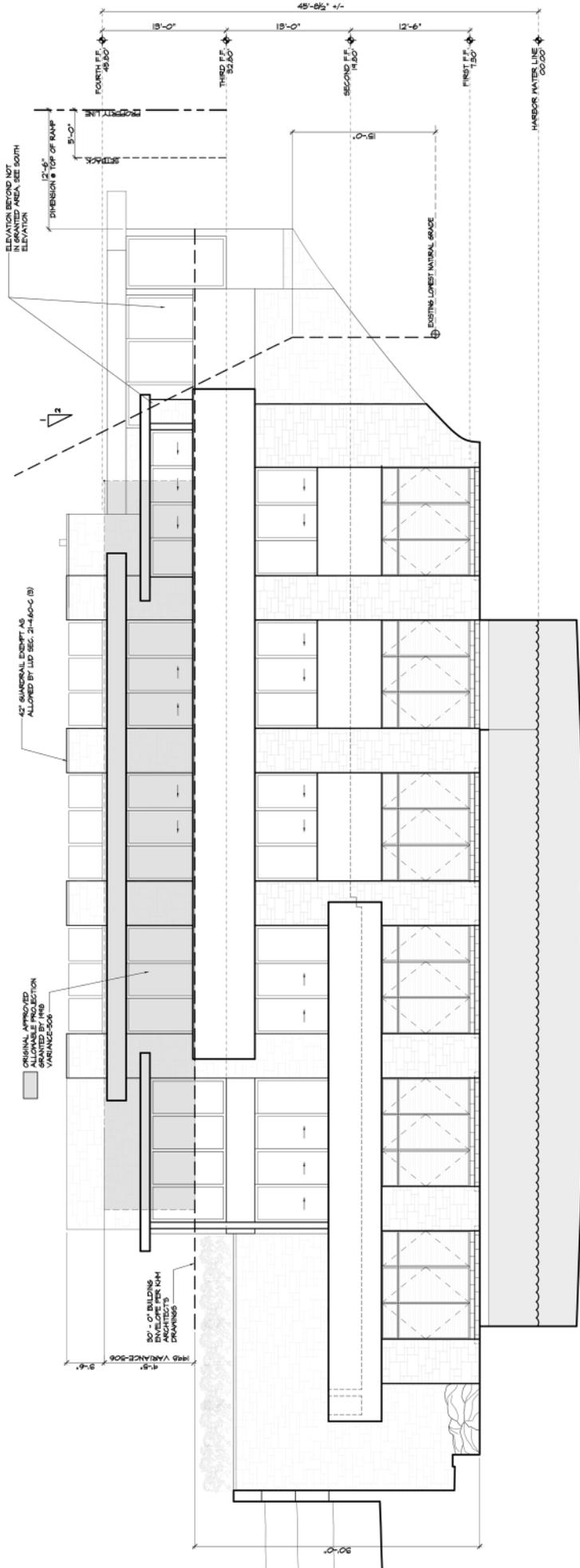
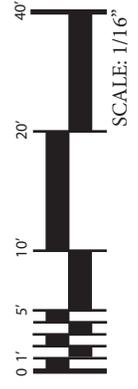
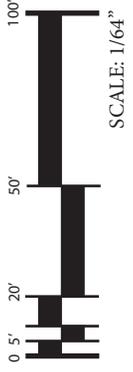
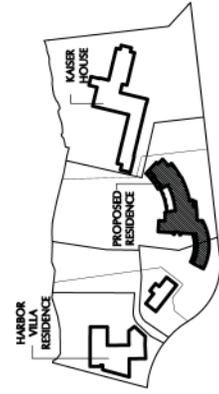
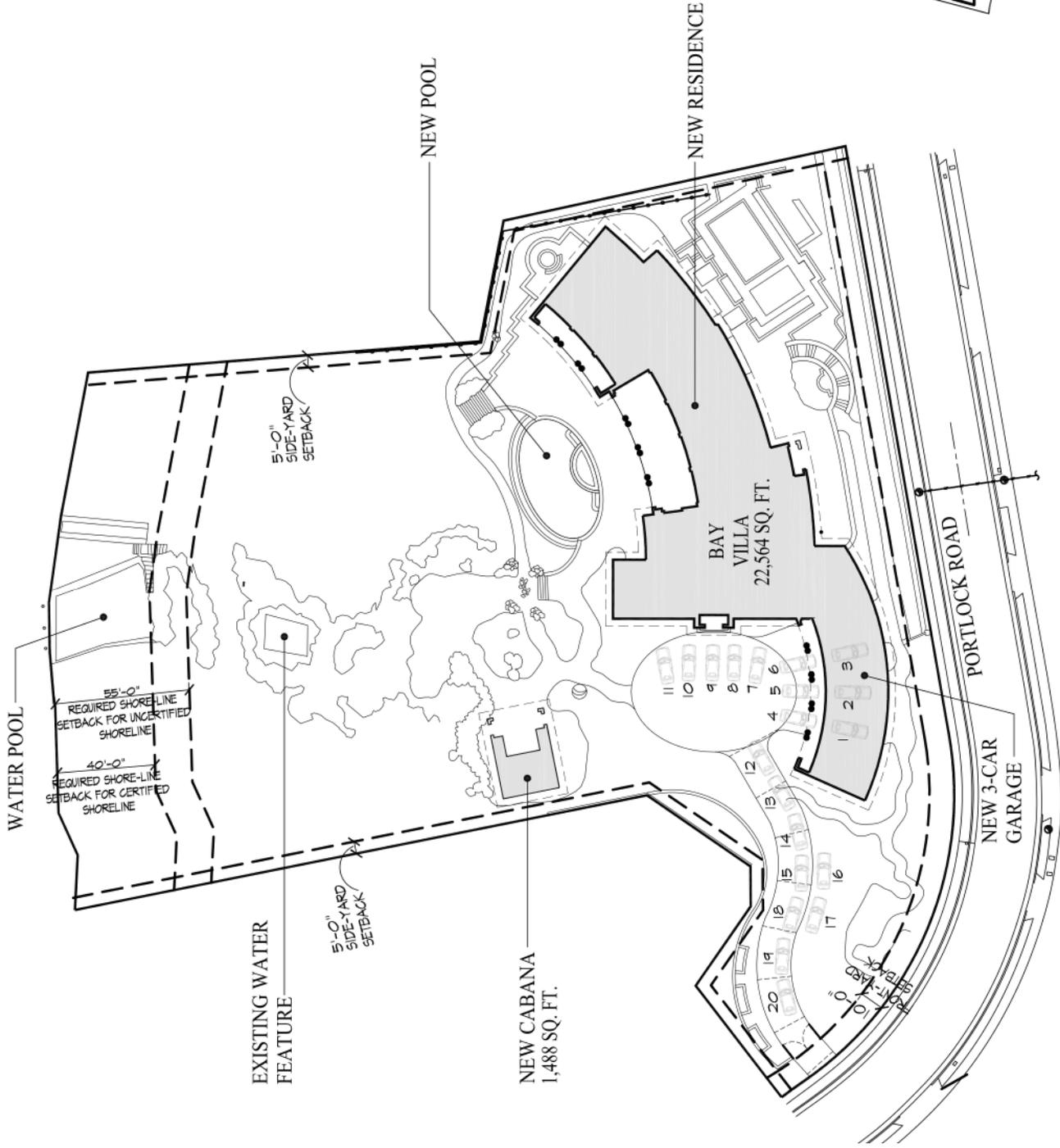


FIGURE B.8
PROPOSED DEVELOPMENT PLAN
HARBOR VILLA (BOAT HOUSE) - WEST ELEVATION
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



ISLAND OF OAHU

SOURCE: RICHARD MANION ARCHITECTURE, INC

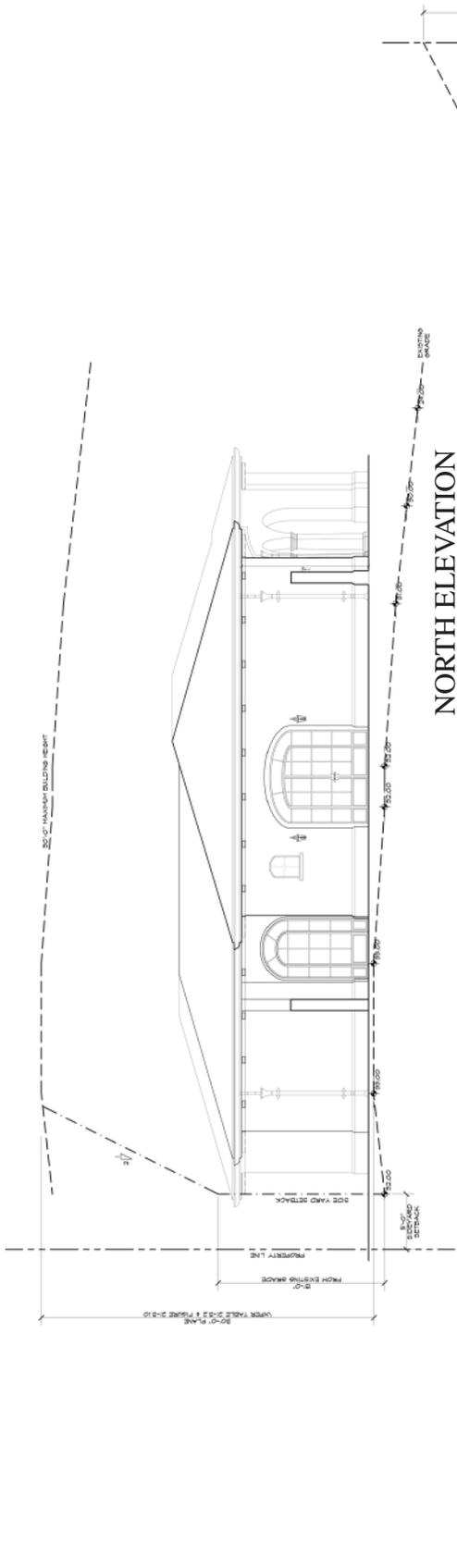


SOURCE: RICHARD MANION ARCHITECTURE, INC

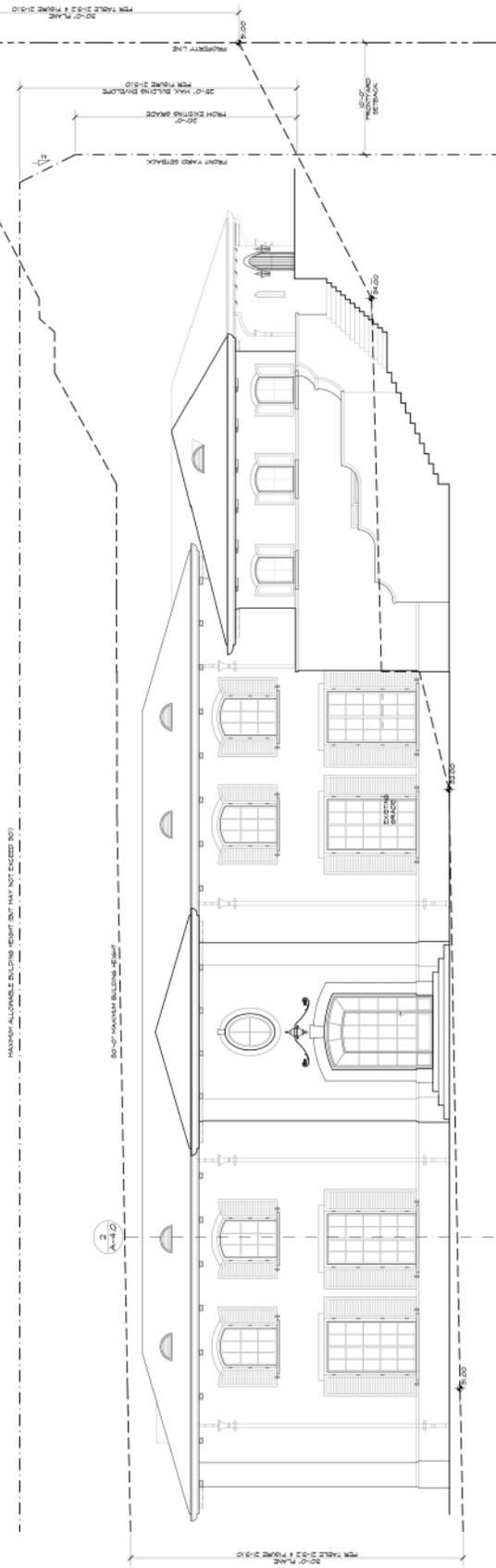
FIGURE B.11
PROPOSED DEVELOPMENT PLAN: BAY VILLA - SITE PLAN
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

ISLAND OF OAHU





NORTH ELEVATION



SOUTH ELEVATION

FIGURE B.12
 PROPOSED DEVELOPMENT PLAN:
 BAY VILLA - NORTH & SOUTH ELEVATIONS
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



SOURCE: RICHARD MANION ARCHITECTURE, INC

ISLAND OF OAHU



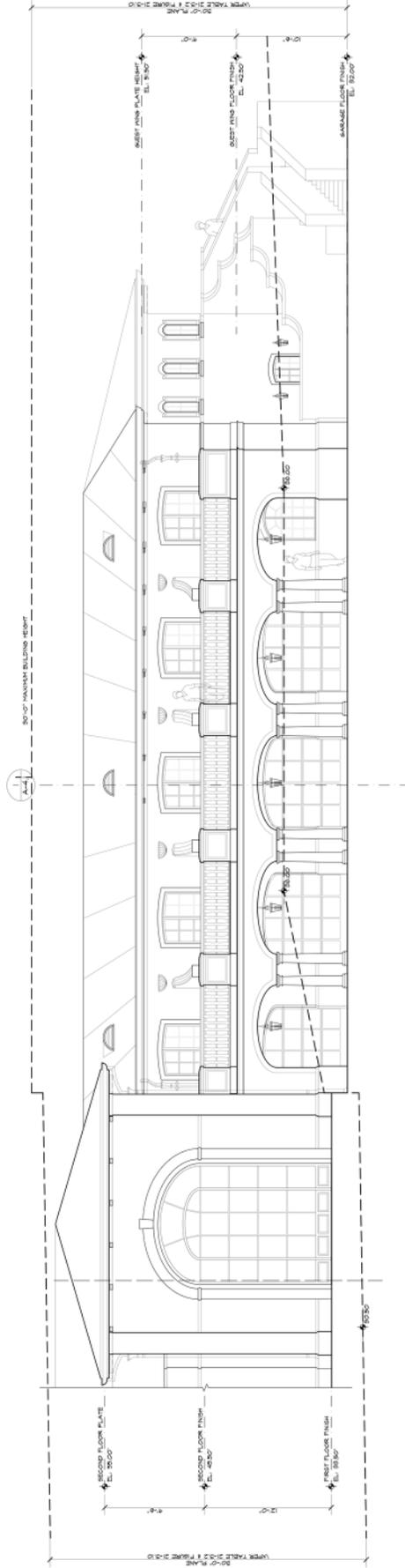
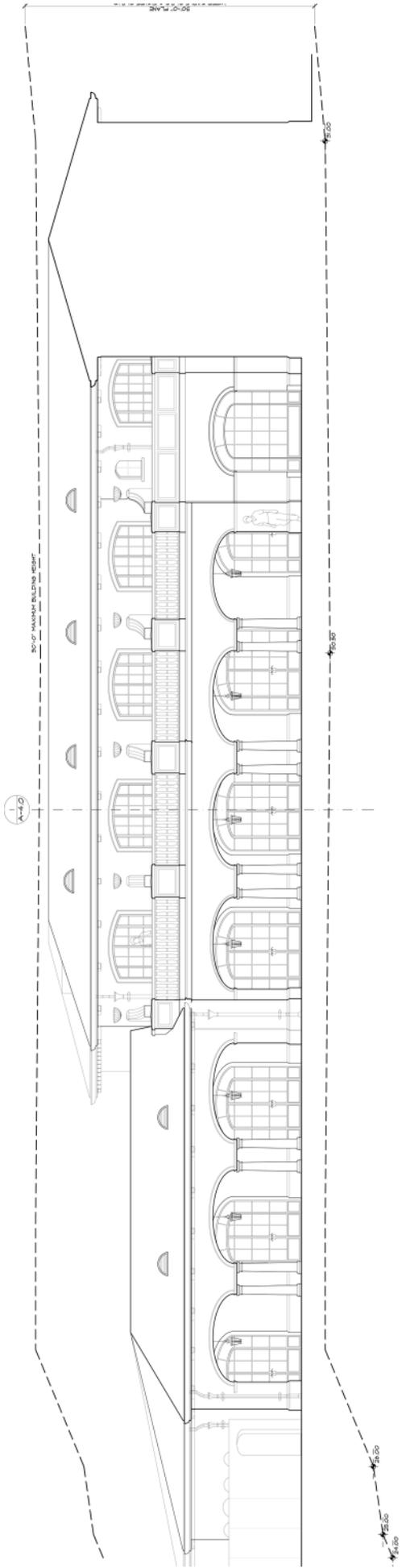


FIGURE B.13
PROPOSED DEVELOPMENT PLAN:
BAY VILLA - WEST ELEVATION
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



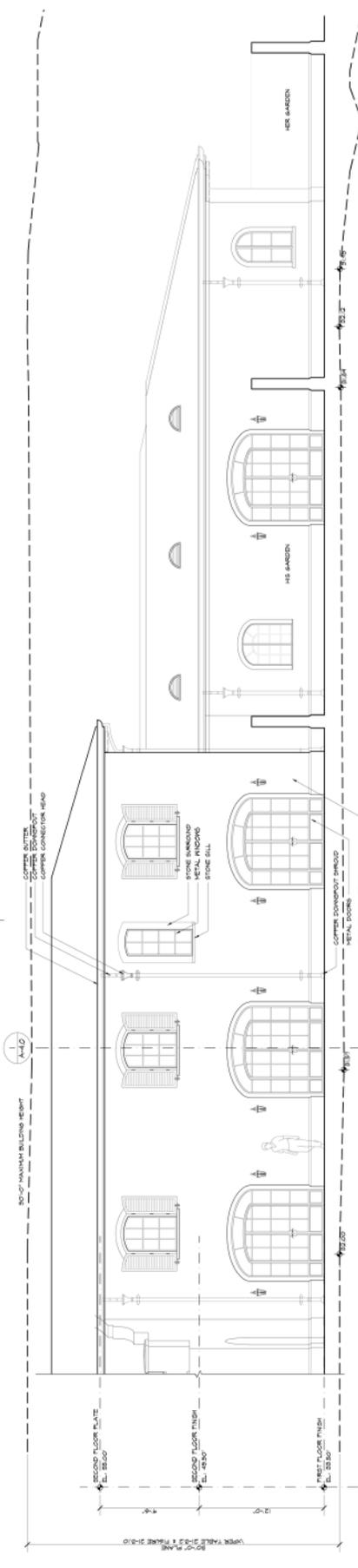
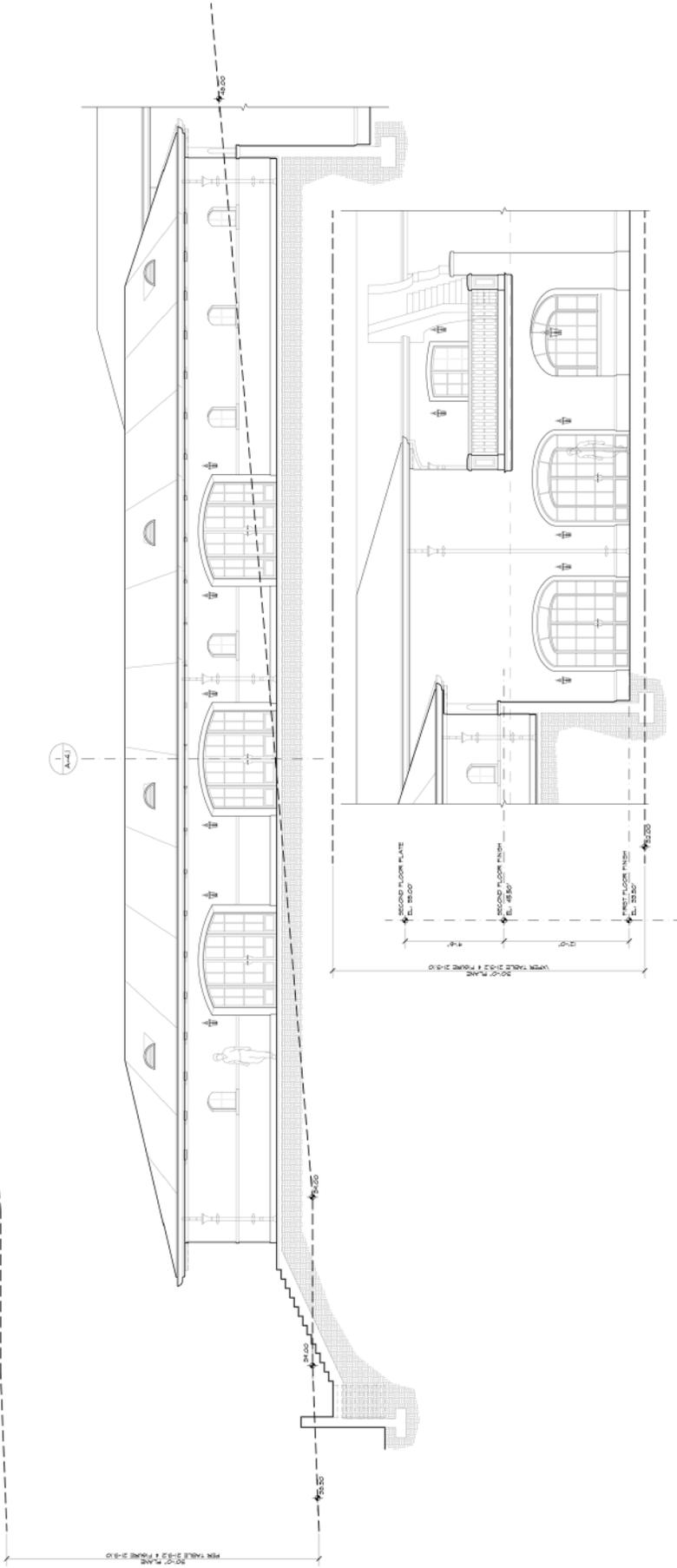


FIGURE B.14
PROPOSED DEVELOPMENT PLAN:
BAY VILLA - EAST ELEVATION
PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



SOURCE: RICHARD MANION ARCHITECTURE, INC

ISLAND OF OAHU



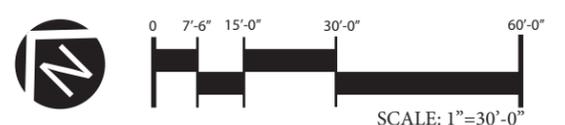
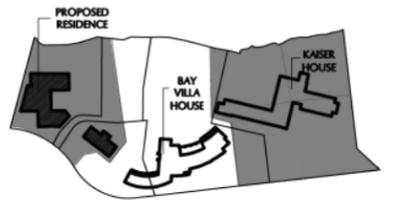
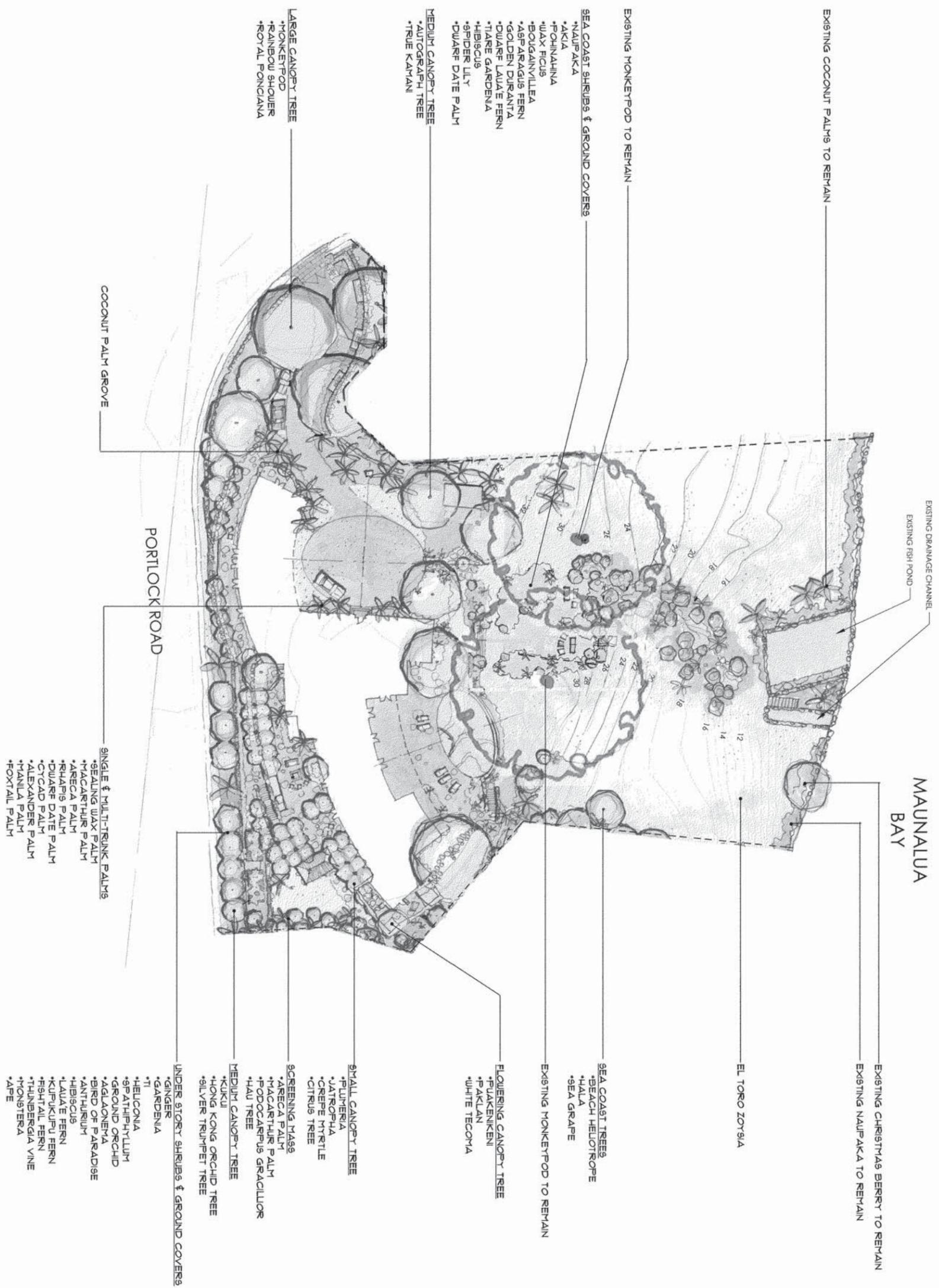
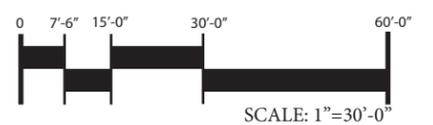
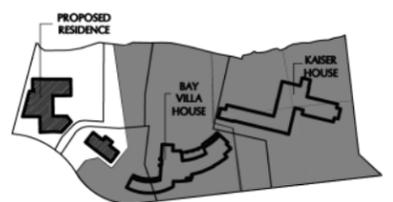
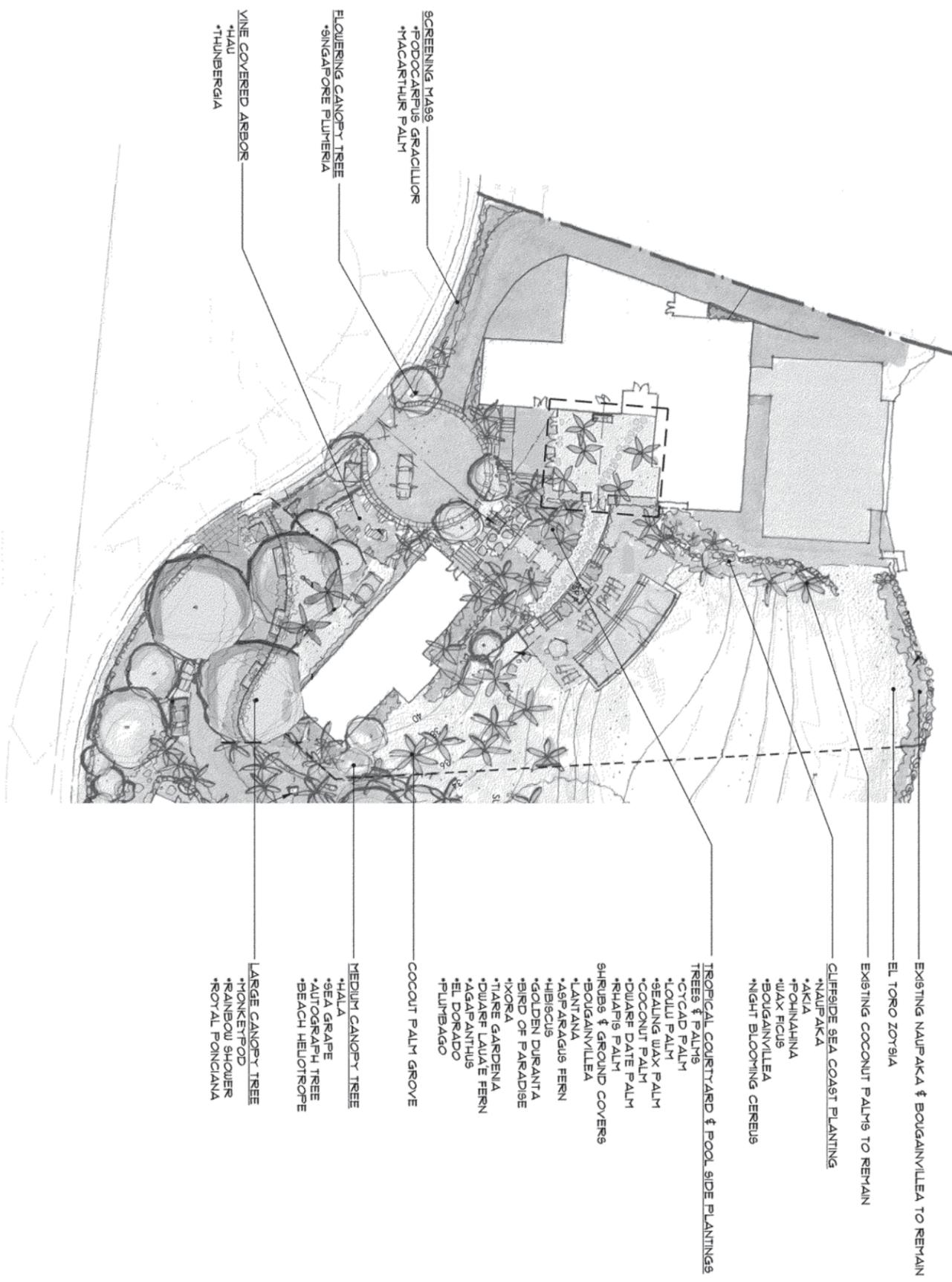


FIGURE B.15.1
 PROPOSED DEVELOPMENT PLAN: SITE LANDSCAPE - BAY VILLA
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



ISLAND OF OAHU

SOURCE: RICHARD MANION ARCHITECTURE, INC

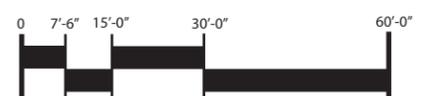
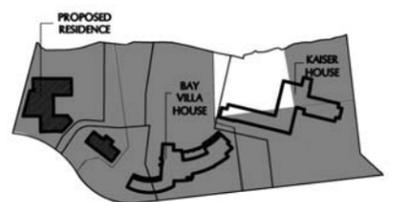
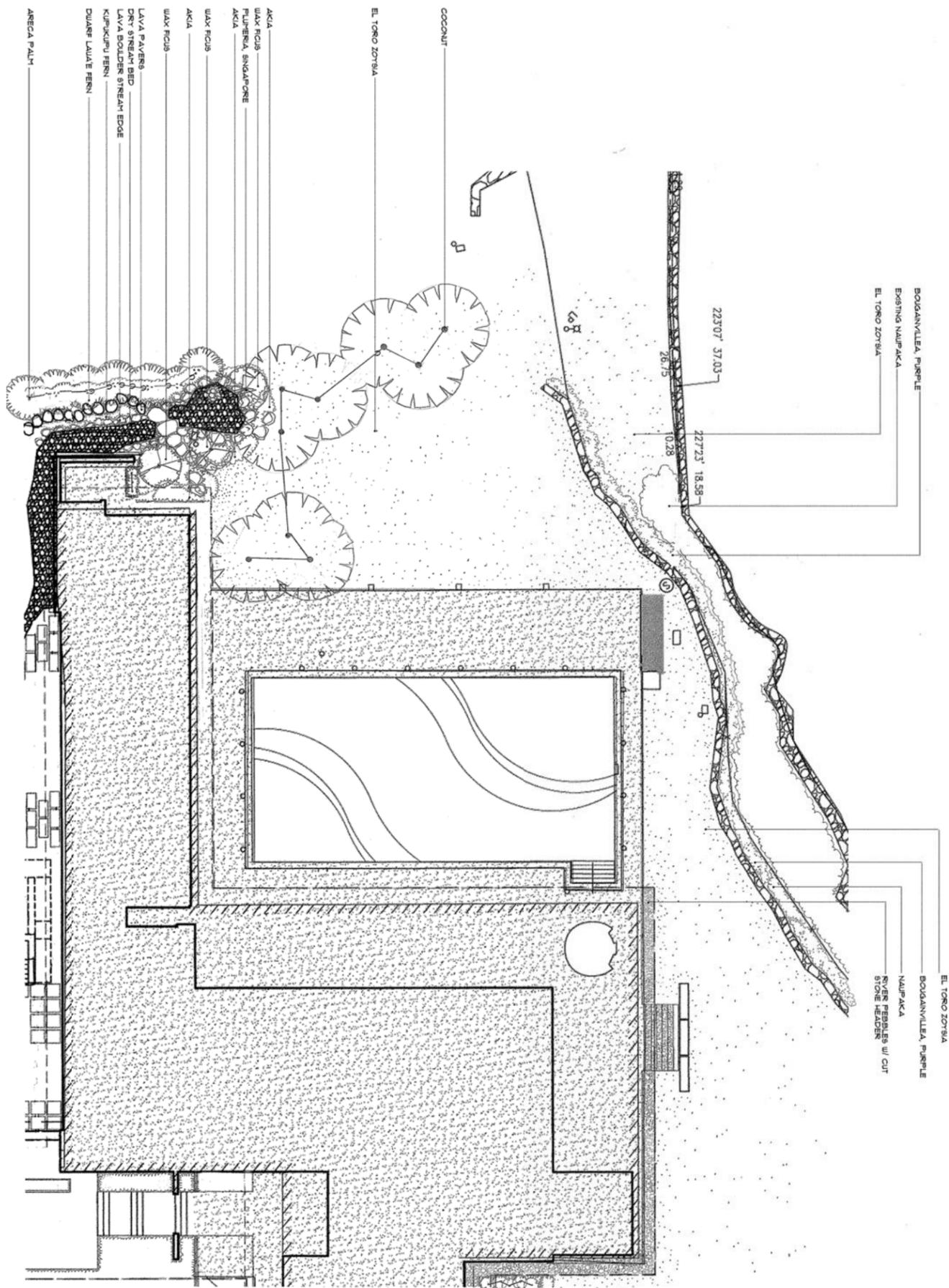


SCALE: 1"=30'-0"

SOURCE: RICHARD MANION ARCHITECTURE, INC

FIGURE B.15.2
 PROPOSED DEVELOPMENT PLAN: SITE LANDSCAPE - HARBOR VILLA
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD





SCALE: 1"=30'-0"

SOURCE: RICHARD MANION ARCHITECTURE, INC

FIGURE B.15.5
 PROPOSED DEVELOPMENT PLAN: SITE LANDSCAPE - MAIN HOUSE
 (KAISER RESIDENCE)
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD

ISLAND OF OAHU



K H M A

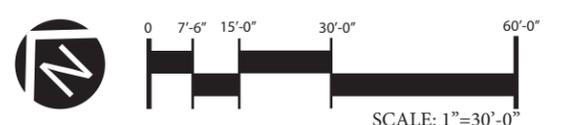
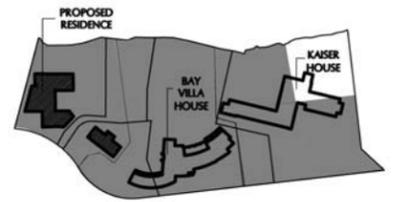
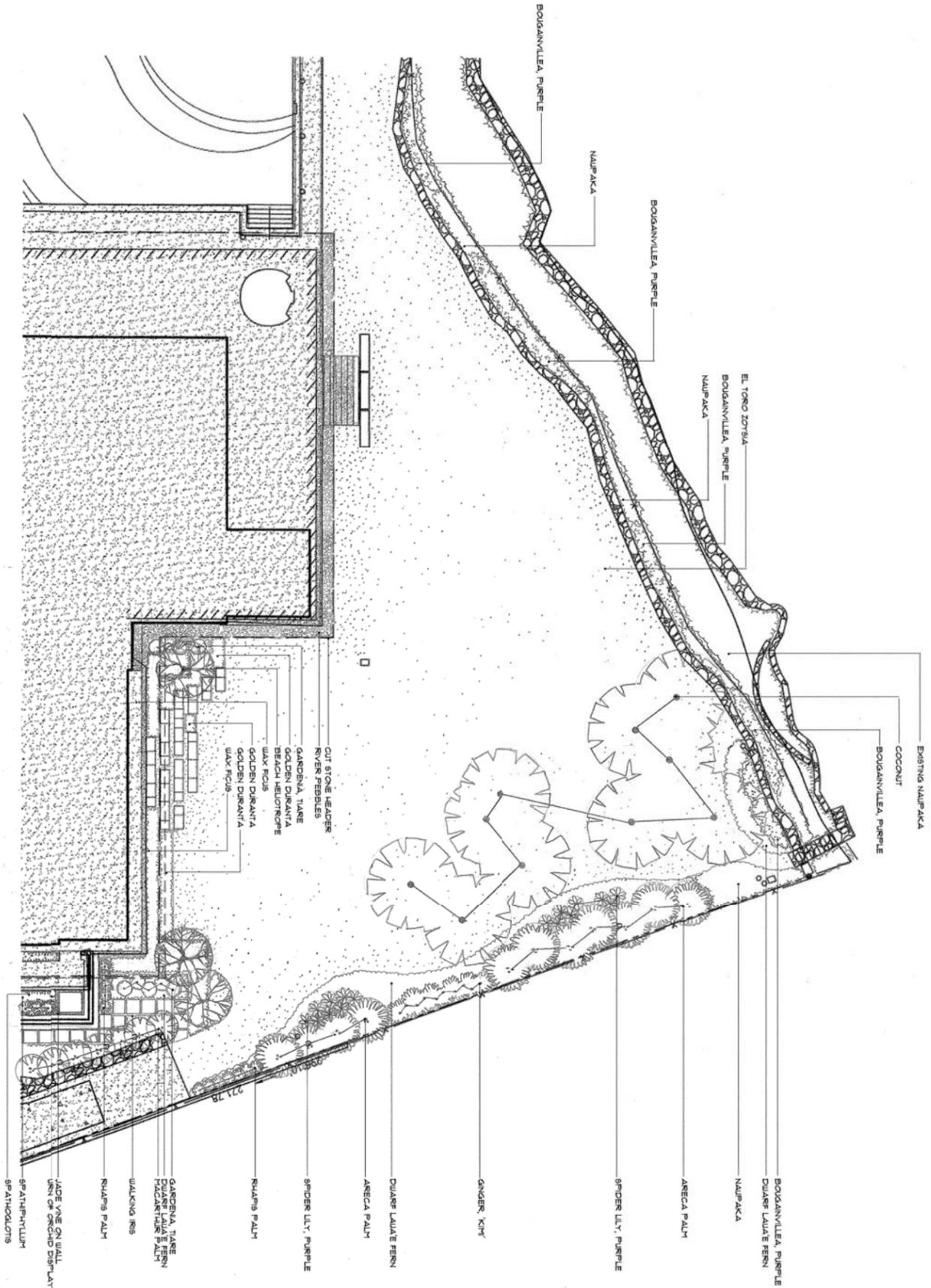


FIGURE B.15.6
 PROPOSED DEVELOPMENT PLAN: SITE LANDSCAPE - MAIN HOUSE
 (KAISER RESIDENCE)
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



K H M A

ISLAND OF OAHU

SOURCE: RICHARD MANION ARCHITECTURE, INC



FIGURE B.16
 PROPOSED DEVELOPMENT PLAN: OVERALL SITE PLAN
 PRIVATE RESIDENCE: 525/567 PORTLOCK ROAD



APPENDIX C

HISTORICAL REVIEW

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



K H M A

Draft

**Archaeological Literature Review and Field Inspection for
the 567 Portlock Road Renovations Project, Maunalua
Ahupua'a, Honolulu District, Island of O'ahu
TMKs: (1) 3-9-026: 044, 045, 046, 047, and 048**

Prepared for
Kober Hanssen Mitchell Architects

Prepared by

**Constance R. O'Hare, B.A.,
David W. Shideler, M.A.,
and
Hallett H. Hammatt, Ph.D.**

**Cultural Surveys Hawai'i, Inc.
Kailua, Hawai'i
(Job Code: MAUNALUA 13)**

September 2013

**O'ahu Office
P.O. Box 1114
Kailua, Hawai'i 96734
Ph.: (808) 262-9972
Fax: (808) 262-4950**

www.culturalsurveys.com

**Maui Office
16 S. Market Street, Suite
2N
Wailuku, Hawai'i 96793
Ph: (808) 242-9882
Fax: (808) 244-1994**

Section 1 Management Summary

Reference	Archaeological Literature Review and Field Inspection for the 567 Portlock Road Renovations Project, Maunalua Ahupua'a, Honolulu District, Island of O'ahu, TMKs: (1) 3-9-026:044, 045, 046, 047, and 048 (O'Hare et al. 2013)
Date	September 2013
Project Number (s)	Cultural Surveys Hawai'i (CSH) Job Code MAUNALUA 13
Investigation Permit Number	CSH presently conducts archaeological studies under Hawai'i State Historic Preservation Division/Department of Land and Natural Resources (SHPD) permit No. 13-06 (for 2013), issued per Hawai'i Administrative Rules (HAR) §13-13-282.
Project Location	The Project area extends through five tax map parcels between the southern block of Portlock Road and the ocean. This area is depicted on the 1998 U.S. Geological Survey 7.5-minute topographic map, Honolulu quadrangle.
Land Jurisdiction	Private owner
Agencies	City and County of Honolulu (CCH); State Historic Preservation Division/Department of Land and Natural Resources (SHPD)
Project Description	The Project involves wastewater improvements from the Maunalua Beach Park comfort station to a connection manhole on the south side of Keāhole Street fronting the Hawai'i Kai Corporate Plaza.
Project Acreage	Approximately 5.4 acres
Fieldwork	A field inspection was conducted on September 5, 2013 by CSH archaeologists David W. Shideler and Constance R. O'Hare, under the general supervision of Dr. Hallett H. Hammatt.
Historic Preservation Regulatory Context	This investigation does not fulfill the requirements of an archaeological inventory survey per HAR §13-276. Rather, it serves as a document to facilitate the proposed project's planning, and it supports historic preservation review compliance by identifying any archaeological concerns within the study area. This document develops data on the likely general nature, density and distribution of archaeological resources as gleaned from available sources.
Recommendations	Based on this study's results, an archaeological inventory survey of the project area (per the requirements of HAR §13-276) does not appear warranted for development within the project area. Depending on the extent and location of ground disturbance during future proposed renovations in the project area, an on-call archaeological monitoring program might be appropriate for portions of the project area as an historic preservation mitigation measure.

Table of Contents

Section 1 Management Summary i

Section 2 Introduction 1

 2.1 Project Background 1

 2.1.1 Scope of Work 1

 2.2 Environmental Setting 5

 2.2.1 Natural Environment..... 5

 2.2.2 Built Environment 5

 2.3 Methods 5

 2.4 Field Methods 5

 2.5 Document Review 5

Section 3 Background Research 7

 3.1 Mythological and Traditional Accounts 7

 3.2 Early Historic Period 9

 3.2.1 Western Discovery by Portlock and Dixon in the time of Kahekili 9

 3.2.2 Kamehameha I at Maunaloa 13

 3.2.3 Later Western Visitors 14

 3.2.4 The Māhele and the Mid- to Late 1800s 16

 3.3 Early 1900s to Present 18

 3.3.1 Ranching, Agriculture, and Residential Development 18

 3.3.2 Modern Land Use and the Kaiser Estate..... 21

Section 4 Previous Archaeological Research 30

 4.1 Early Archaeological Surveys 30

 4.2 Recent Archaeological Surveys 38

 4.2.1 Bayard 1969 38

 4.2.2 Price-Beggerly and McNeill 1985 38

 4.2.3 Carlson and Rosendahl 1990 39

 4.2.4 Folk, Borthwick and Hammatt 1993..... 40

 4.2.5 Schilz 1994 40

 4.2.6 Ogden Environmental 1994..... 40

 4.2.7 Thomas 1995 41

 4.2.8 Jones 1996 41

 4.2.9 Putzi, Denham, Eblé, and Pantaleo 1998 41

 4.2.10 O’Hare, Shideler and Hammatt 2003..... 42

 4.2.11 Chiogioji and Hammatt 2005..... 42

 4.2.12 Moore, Liebhardt, Takahashi, and Kennedy 2009 42

Section 5 Field Inspection of Project Area..... 44

Section 6 Summary and Recommendations 51

Section 7 References Cited 52

List of Figures

Figure 1. 1998 U.S. Geological Survey 7.5 Minute topographic map of O‘ahu, Honolulu quadrangle, showing the project area	2
Figure 3. 2013 Google Earth aerial photograph, showing the project area	4
Figure 4. Portion of the 2006 U.S. Geological Survey Orthoimagery, showing the project area with soil overlay (Foote et al. 1972).....	6
Figure 5. 1851 map of Maunaloa (Webster 1851; Registered Map No. 980), awarded to Victoria Kamāmalu as LCA 7713: ‘Āpana (lot) 30	19
Figure 7. Portion of the 1919 U.S. Army Fire Control Map, Koko Head Quadrangle, showing the location of the current project area	23
Figure 8. Portion of 1933 U. S. Army Fire Control Map, Koko Head Quadrangle, showing the project area	24
Figure 9. Portion of the 1943 U.S. Army War Department Map, Makapu‘u and Diamond Head Quadrangles, showing the project area.....	25
Figure 10. Portion of the 1954 U.S. Army Map Service (AMS) topographic map of O‘ahu, Koko Head quadrangle, showing the project area.....	26
Figure 11. Portion of a 1963 high-altitude aerial photograph (U.S. Air Force 1963, Mission EKM-2CC-255), showing the project area (Kaiser Estate).....	27
Figure 12. Portion of the 1977–78 U.S. Geological Survey Orthoimagery, Koko Head Quadrangle, showing project area	28
Figure 13. 1961 Aerial photograph of the development of the Maunaloa Triangle of Hawai‘i Kai, showing initial construction of the marina lots and the Koko Marine Shopping Center; the Kaiser Estate can be seen at the extreme upper (south) end of the residential development area along the coast (below the white arrow) (Hancock 1983:28).....	29
Figure 15. Archaeological sites in the vicinity of the project area	32
Figure 16. Property from boat harbor, view to the northeast; from right to left: boathouse, service quarters, pavilion above swimming pool, main house (CSH photo)	44
Figure 17. Harbor Villa and boathouse at south end of property, view to the northwest (<i>makai</i>) (CSH photo)	45
Figure 18. Service quarters, central section of property, view to the north (CSH photo)	45
Figure 19. Pavilion above drained water feature with large boulders, view to southeast (CSH photo).....	46
Figure 20. Main house at north end of property; roof supported with beams; no side walls, view to the northeast (CSH photo).....	46
Figure 21. Harbor wall, view to the north (CSH photo)	47
Figure 22. Central portion of shoreline rock wall, view to the northeast (CSH photo).....	47
Figure 23. Rock wall along coast, northwest corner of property; wall has a small wooden gate to provide access to the water (CSH photo)	48
Figure 24. Central section of property area (between houses and the shore) showing graded open areas, view to the west (CSH photo)	48
Figure 25. Graded area behind main house, view to the northeast.....	49
Figure 26. Excavated pit at north end of main house, view to the west, showing layer of fill material above gravel layer	49

Figure 27. Low rock walls along *mauka* boundary of property adjacent to Portlock Road, southern section, view to the east (CSH photo)50

Figure 28. High rock walls along boundary of property adjacent to Portlock Road, northern section, view to the east; note large graded area with stockpiled construction material (CSH photo)50

List of Tables

Table 1. Previous Archaeological Studies Located in the Vicinity of the Project Area.....33

Table 2. Archaeological Sites in the Vicinity of the Project Area.....35

Section 2 Introduction

2.1 Project Background

At the request of Kober Hanssen Mitchell Architects (77 Merchant Street, Honolulu, Hawai'i 96813), Cultural Surveys Hawai'i, Inc. (CSH) has prepared this archaeological literature review and field inspection report to address proposed renovations at the property, formerly called the Kaiser Estate, at 567 Portlock Road in Maunaloa Ahupua'a, Honolulu District, Island of O'ahu, Hawai'i Tax Map Key (TMK) (1) 3-9-026, 044, 045, 056, 047, and 048. The approximately 5.4-acre property is located at the southern terminus of Portlock Road, between the road and the shore. The estate currently has the main house, a guest house, servants' quarters, a fishpond, a swimming pool, a tennis court, a boathouse, a private harbor, and several outbuildings. The project area is shown on a U.S. Geological Survey (USGS) 7.5-minute topographic map (Figure 1), on Hawai'i Tax Map Key (TMK) plat map (1) 3-9-026 (Figure 2), and on an aerial photograph (Figure 3).

The client plans to renovate the 14,000 square-foot boathouse adjacent to a private harbor in parcel TMK: (1) 3-9-026:044. The renovations consist of upgrades to the exterior and rebuilt interiors. This report includes background research into the entire Kaiser Estate, which includes five TMK parcels, TMKs: (1) 3-9-026, 044, 045, 056, 047, and 048. ~~There are no plans at this time for renovations in the other four parcels.~~

This project is subject to new requirements of the City and County of Honolulu and the Special Management Area (SMA) permitting process. SMA permits require an archaeological and cultural impact review. This Archaeological Literature Review and Field Inspection includes a limited cultural impact assessment section to inform the project's SMA permit/environmental assessment process.

This investigation does not fulfill the requirements of an archaeological inventory survey (AIS) (per Hawai'i Administrative Rules [HAR] §13-276). Rather, it serves as a document to facilitate the proposed project's planning and it supports historic preservation review compliance by identifying any archaeological concerns within the study area. This document develops data on the general nature, density, and distribution of archaeological resources as gleaned from available sources.

2.1.1 Scope of Work

CSH's scope of work for this study includes:

- (1) Historical research including the study of archival sources, historic maps, Land Commission Awards, cultural activities/impacts, and previous archaeological reports to construct a history of land use and to determine if archaeological sites have been recorded on or near this property
- (2) Limited field inspection of the project area to identify any surface archaeological features and to investigate and assess the potential for impact to such sites. This assessment will identify any sensitive areas that may require further investigation or mitigation before the project proceeds.

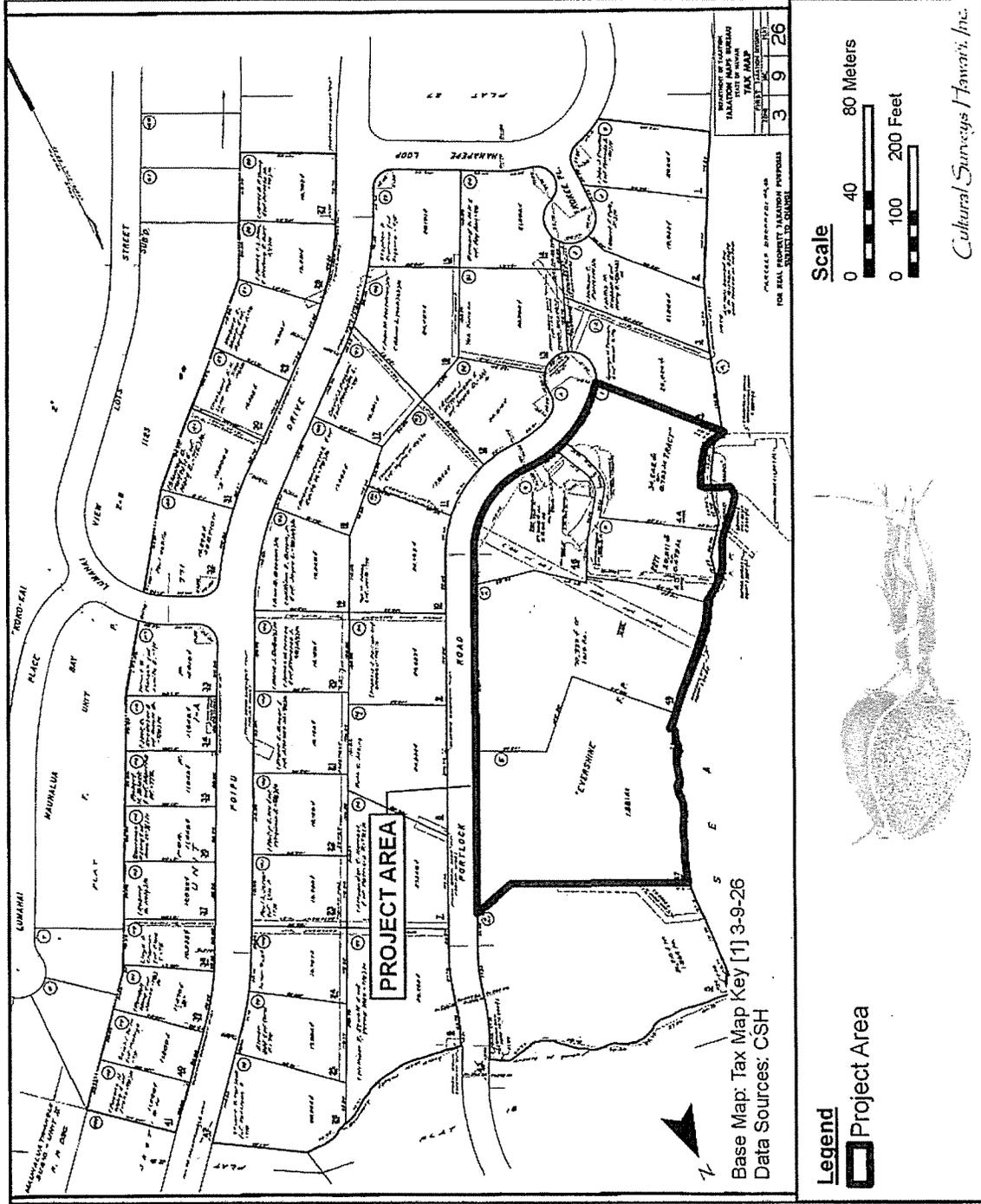


Figure 2. Tax Map Key (TMK) plat map (1) 3-9-026, showing the project area (Hawai'i TMK Service 2012)

Archaeological Literature Review and Field Inspection for 567 Portlock Rd. Renovation, Maunaloa, O'ahu

TMK: (1) 3-9-026: 044, 045, 046, 047, and 048

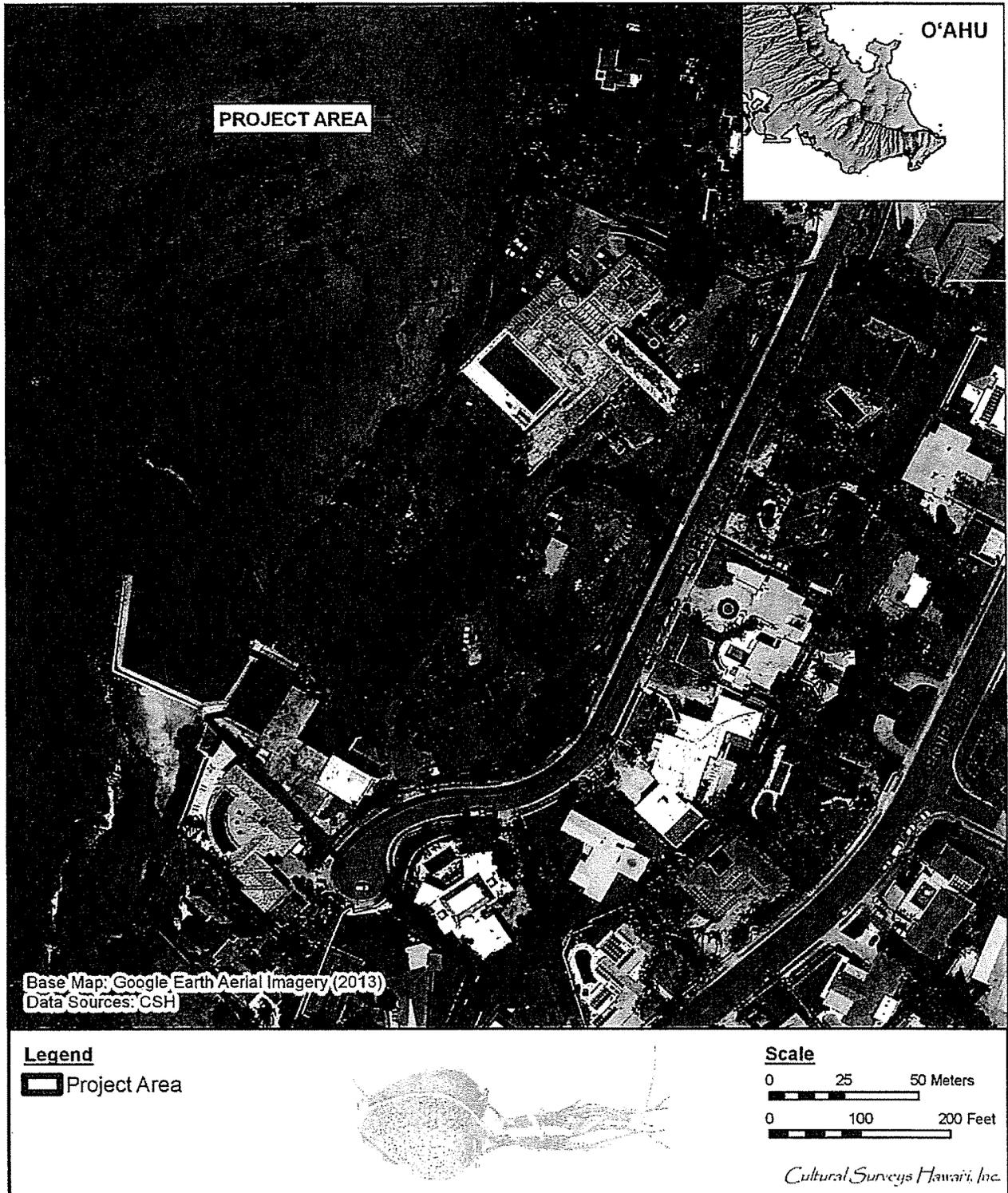


Figure 3. 2013 Google Earth aerial photograph, showing the project area

- (3) A report to include the results of the historical research and the limited fieldwork with an assessment of archaeological potential based on that research, with recommendations for further archaeological work, if appropriate. It also provides mitigation recommendations if there are archaeologically sensitive areas that need to be taken into consideration.

2.2 Environmental Setting

2.2.1 Natural Environment

According to the O'ahu soil survey (Foote et al. 1972), the present project area sits upon Koko silt loam (KsB) (Figure 4). The Koko soil series consists of well-drained soils formed in material weathered from cinders and tuff. These soils are found on alluvial fans and volcanic cones, such as Koko Head, located east of the project area. Natural Jaucus beach sand deposits occur only to the northwest near the border with Kuli'ou'ou Ahupua'a. Modern natural vegetation for areas with this soil series consists of *kiawe* (*Prosopis chilensis*), *klu* (*Acacia farnesiana*), *koa haole* (*Leucaena glauca*), fingergrass (*Chloris* spp.), and bristly foxtail (*Setaria verticillata*). The project area is within a residential neighborhood, with large estates and houses, many with landscaped yards with exotic bushes and trees. Annual rainfall in this area of O'ahu is less than 1,000 millimeters (40 inches) per year (Giambelluca et al. 1986), falling predominantly in the winter months.

2.2.2 Built Environment

The project area is in a densely inhabited residential neighborhood along Portlock Road, located approximately 200 feet (70 meters) south of Kōke'e Beach Park at the base of the western slope of Koko Head, part of Koko Head Regional Park. The property is approximately 175 meters southwest of Kōke'e Beach Park and inland from the Ku'i Channel. The reef fronting the project area to the south has been significantly modified by dredging activity.

2.3 Methods

2.4 Field Methods

The field inspection fieldwork was carried out September 5, 2013 by CSH archaeologists David W. Shideler and Constance R. O'Hare. One hour was required. All fieldwork was done under the general supervision of Hallett H. Hammatt, Ph.D. (principle investigator). CSH conducted the fieldwork component of this study under state archaeological fieldwork permit No. 13-06 issued by the State Historic Preservation Division (SHPD), per HAR §13-282. Representative photographs were taken of the project area.

2.5 Document Review

Background research included a review of previous archaeological studies on file at the State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources (DNLN). Archaeological reports, historic maps and photographs contained within the CSH library were also consulted.



Figure 4. Portion of the 2006 U.S. Geological Survey Orthoimagery, showing the project area with soil overlay (Foote et al. 1972)

Section 3 Background Research

The present project area is located within Maunalua Ahupua'a in the traditional *moku* (District) of Kona (now Honolulu District). In traditional times Maunalua Valley was an *'ili* of Waimanalo Ahupua'a in Ko'olaupoko Moku. Others records put the dividing line between Kona and Ko'olaupoko at Koko Head, thus, dividing the *ahupua'a* between the two districts. A Hawaiian poetic saying, *'olelo no 'eau* (Pukui 1983:199), presents this claim:

Kona, mai ka pu'u o Kapūkakī, a ka pu'u o Kawaihoa a ka pu'u o Kawaihoa.

Kona, from Kapūkakī to Kawaihoa.

The extent of the Kona district on O'ahu is from Kapūkakī (now Red Hill) to Kawaihoa (now Koko Head.)

In 1859, Maunalua became part of the Kona District as an *'ili* of Waikīkī Ahupua'a (Takemoto et al. 1975:3). Subsequently, Maunalua was designated as an *ahupua'a* (Coulter 1935:223).

The project area is situated within the vicinity of several large topographic features, including Maunalua Bay, Koko Crater, Koko Head, and Kuapā Fishpond. Handy and Handy (1972) described the land:

Maunalua, the land area at the southeastern most tip of Oahu, marked by the two great barren mountain masses, Koko Head jutting seaward and Koko Crater. Maunalua (Two-Mountains) was notable for its great fishpond (*loko kuapa*) covering 523 acres. Actually this great pond, named Ke-ahu-pua-o Maunalua (the shrine of the baby mullet of Maunalua) was a broad shallow bay, walled off at the seaward side, with an inlet and a gate which was opened to let fish in as the tide came in and was closed when the tide began to run out. [Handy and Handy 1972:483–484]

The historical background of Maunalua has been well documented in the work of Marion Kelly (Kelly et al. 1984); E. S. Craighill and Elizabeth Handy (Handy and Handy 1972); William Kikuchi (1973), and Anne Takemoto (Takemoto et al. 1975). The following is a synopsis of the mythological accounts, oral traditions, and history of Maunalua.

3.1 Mythological and Traditional Accounts

“Mauna-lua”—literally “two mountains” (Pukui et. al. 1974:149)—probably refers to Koko Head and Koko Crater, the prominent volcano remnants that dominate the landscape. Mary Pukui (Pukui et al. 1974:115) states that “Koko was formerly the name of a small canoe landing at the Wai-'alae side of Koko Head, named for red earth, or for the blood (*koko*) of a man bitten by a shark.” One story says the place was named for a young girl who took some sugar cane from her parents' garden to eat. She then went for a swim in the Portlock Road area. Unknown to her, her parents had asked a shark god to protect their sugar cane from thieves. The shark attacked the girl and as she tried to reach shore the blood dripped. Thus Koko Head area was called “koko,” meaning blood (Stump 1981:44).

The project area is at the base of the western slope of Koko Head, north of the southernmost point, called Kawaihoa (“the companions’ water” [Pukui et al. 1974:98]). Koko Head was formerly called Kuamo’okāne (“Kāne backbone” [Pukui et al. 1974:119]) or Mo’okua o Kāne’āpua (“Backbone of Kāne’āpua” [Handy and Handy 1972:484]). All of these place names are explained in a legend concerning the Hawaiian god Kāne and his brother Kanaloa.

Kane and Kanaloa were travelling around the island of O’ahu near the shore at Kawaihoa Point. They told their brother, Kāne’āpua, to climb to the top of a hill (Koko Crater) and fetch them some water at a spring called Waiakaaiea. The gods told the brother that he must not urinate during the trip. He did, however, and when this happened his container filled but the spring dried up. When he returned, the brothers realized that he had disobeyed their orders and they could not drink the water in the container. Kanaloa thrust his spear into the ground and a spring of water gushed forward. The ashamed younger brother turned into the hill called after him, Mo’okua o Kāne’āpua, sometimes called Kuamo’okāne. The coastal point location of the spring was called Kawaihoa, “the companions’ water.” This spring later dried up, and the area is arid today (Mokumaia 1921, translation in Sterling and Summers 1978:268). Today the point is often called Portlock Point. Surfers refer to this area as China Walls, for the long length of the wave, which reminds one of the Great Wall of China (Clark 2002:46). The area between Kawaihoa Point and Kuapā Pond is called Portlock Beach, although there are only a few pockets of natural sand between long stretches of vertical seawalls. In the central section of the beach is a break in the reef called Ku’i (“to strike” [Clark 2002:201]) Channel. This may be near the canoe landing area called “Koko” (Soehren 2013).

It seems only fitting that the mythology of a region named after its two prominent volcanoes would contain references to the volcano goddess Pele. The mythical activities of Pele and her youngest sister Hi’iaka are the basis for many of the landmarks and place names in Maunaloa. According to tradition, Pele and her supernatural brothers and sisters came to Hawai’i and began searching for a home. After investigating all of the islands, Pele eventually settled at Kilauea on the island of Hawai’i. Being the goddess of fire and volcanoes, Pele was in constant strife with the god of forests and cultivation, Kamapua’a. Maunaloa, as a more arid region, would be the domain of Pele and the adjacent windward region of Ko’olau would be the domain of Kamapua’a (Kelly et. al 1984:23).

One mythical account of the inter-deity strife between Pele and Kamapua’a is tied to Koko Crater. Pele was once attacked by Kamapua’a near Kalapana, Hawai’i. The Hawaiian name of Koko Crater in Maunaloa was once Kohelepelepe, which literally translates as, “vagina labia minor” (Pukui et al. 1974:115). When the pig god, Kamapua’a, tried to rape Pele, the goddess Kohelepelepe sent her detachable vagina to lure him away. He followed it to “Koko Head on Oahu, where it rested upon the hill, leaving an impression to this day on the Makapu’u side” (Mary Pukui, in Beckwith 1970:187).

The other dominate feature of the landscape is Kuapā Fishpond, located northwest of the project area. It was originally known as Ke-ahu-pua-o Maunaloa. A study of Hawaiian fishponds carried out by Kikuchi (1973:21) classified Kuapā Fishpond as a *loko kuapā* (walled fishpond): “Loko kuapā is a fishpond whose main characteristic is a seawall (*kuapā*) as its artificial enclosing feature and in most cases contains one or more sluice gates (*mākāhā*)” (Kikuchi 1973:9). Kamakau (1976) describes the types of fish grown in the *loko kuapā*:

The usual fishes (*kama'aina*) in the ponds were the *awa*, *'anae*, *awa'aua*, *kaku*, *aholehole*, *'o'opu*, *'opae*, *puhi* and other fishes accustomed to living in ponds. But as a result of the prayers of the *kahuna*, some fishes that were not accustomed to living in ponds came in; such fishes as *'ulu*, *kahala*, *'o'io*, *palani*, *kumu*, *uhu*, *manini*, *puwalu*, and some other kinds. The *loko kuapa* would be filled with all kinds of fish. They would cause ripples against walls, like waves, and this made glad the 'hearts' (*na'au*) of the keepers of the ponds and the chiefs whose pond it was (*na li'i nona ka loko*). 'The land has life,' *Ola ka'aina*, the keepers would say to them, and they would be pleased as though they were victorious warriors. [Kamakau 1976:48]

Kuapā Fishpond and other *loko kuapā* were often home to *akua mo'o* (lizard water gods or goddesses). The gods in these ponds were believed to ensure the "health and welfare of the people, and to bring them fish" (Kamakau 1968:82). *Lakupuku* was the goddess for Maunalua ponds, and when people honored her "the ponds would fill with fish, and the fish would be fat" (Kamakau 1968:84).

According to Thrum (1906:45), Hāwea Heiau was also located in Maunalua. He describes it as being about 75 feet square, but "now all gone." *Mo'olelo* (oral traditions) relate that the *heiau* (ceremonial platform) was used as a house for a sacred drum called Hāwea. In the sixteenth century, a chief called Kūali'i unified all of O'ahu under his rule (Formander 1996:270–281). He was born at the *heiau* of Alala in 'Ewa, and for the occasion, the sacred drums of Opuku and Hāwea were brought to Alala. The *mo'olelo* of La'a-mai-kahiki, the adopted son of Moikeha, and the sacred drum, Hāwea, is important in understanding the significance of Hāwea Heiau. The *mo'olelo* states:

La'a sails with a company consisting of his *kahuna* Ku-kaikupolo, his astronomer Kukeao-ho'omihamiha, his diviner (Luhau-kapawa), his seer Maula, his drummer Kupa, and forty men to handle the canoes. They pass to the left of Hawaii and sail north past Maui and Molokai sounding the drum over the sea. A certain man named Haikamalama hears the strange sound from the Oahu coast at Hanauma bay and follows the canoe along the shore, beating out the notes on his breast to get the rhythm, and repeating the drummer's chant. When the canoe beaches at Ka-waha-o-ka-mano in Waihaukalua, he pretends, in order to get a good look at it, that the drum is well known on Oahu, and then makes an exact copy of his own. [Beckwith 1970:359]

Previous research suggests that the drum was probably kept at the *heiau* bearing the same name, Hawea (Takemoto et al. 1975; Carlson and Rosendahl 1990).

3.2 Early Historic Period

3.2.1 Western Discovery by Portlock and Dixon in the time of Kahekili

During the inter-island warfare that preceded Kamehameha's unification of the Hawaiian archipelago, Maunalua's natural harbors of Hanauma and Koko (Maunalua Bay) were considered vulnerable points in the defense of O'ahu. Alapai, the eighteenth century *ali'i nui* (paramount chief) of the island of Hawai'i attempted an attack of O'ahu. After his warriors were

driven back first at Waikīkī, then at Wai'ala'e, and then at Koko, Alapai's troops were beaten a final time at Hanauma Bay. Following this successful defense of O'ahu, O'ahu's *ali'i* maintained the rulership of their island for a number of years. However, in 1783 Kahekili, the *ali'i nui* of Maui, defeated the forces of O'ahu's ruler in a battle at Honolulu and took control of the island (Kamakau 1961:71).

It was during the rule of Kahekili that the first Europeans landed and traded at Maunaloa. On June 1st, 1786 the English ships *King George* and *Queen Charlotte* under the commands of captains Nathaniel Portlock and George Dixon, respectively, anchored in Maunaloa Bay. They named Maunaloa Bay King George's Bay for the English monarch. They named the east point of the bay Point Dick after their first patron. This is the south point of Koko Head that the Hawaiians called Kawaihoa. They named the west point of the bay, at Diamond Head, Point Rose, after another patron (Portlock 1789:69). The next day, in quest of water, Portlock and Dixon went ashore near Koko Head. They found a small, insufficient spring in the dry landscape 50 yards back from the coast, and were told that any substantial fresh water sources were a considerable distance westward. Traveling by boat northward from the first landing, Portlock and Dixon landed on a sand beach, where they were told that water sources were further to the west. Setting off on foot to the west along the beach with a guide, the landing party came up against a "salt water river" that stopped their progress along the coast. This salt water river is likely the waterway between Kuapā Fish Pond and Maunaloa Bay. Returning to the boats, the landing party experienced difficulty passing through the reef and had trouble with the waves. The captains realized too great an effort would be required to water at this location. Water was eventually purchased around Diamond Head in Honolulu. Informants told Portlock that Honolulu was a more populous, more productive place where plenty of hogs and vegetables could be obtained. However, because Portlock already had his needed supply of water the ships remained in Maunaloa until June 5 (Portlock 1789:70-72). Portlock described the Maunaloa landing site as follows: "The low land and valleys being in a high state of cultivation, and crowded with plantations of taro, sweet potatoes, sugar cane, &c. interspersed with a great number of cocoa-nut trees, which renders the prospect truly delightful" (Portlock 1789:74).

Portlock and Dixon returned to Maunaloa on November 30 of the same year and rounded Point Dick to anchor in King George's Bay (Maunaloa Bay) (Portlock 1789:154-167). According to Portlock, he anchored his ship in 12 fathoms of water and noted, "Port Dick bore East half South, one mile and a half; Point Rose West by South, six miles" (Portlock 1789:156). Although it is impossible to calculate the exact anchor spot, we do know the landing spot was 1.5 miles (2.4 km) northwest of Kawaihoa (south point of Koko Head) and six miles east of Diamond Head, which would place it somewhere near the eastern edge of the entrance to Kuapā Pond, possibly near the settlement later called Maunaloa. As the project area is approximately 1.5 km northwest of Kawaihoa, the landing place was still one km or more to the north along the coast towards Kuapā Pond.

Portlock and Dixon's second visit was much less hospitable than the first. Portlock notes:

Few canoes came along-side soon after our arrival in the bay, but they brought scarcely any thing to sell; indeed there seem to be but few inhabitants in this bay, and those few are of no great consequence. I gave them to understand that we wanted water, and directed them to bring it to us, as they formerly had done; they

would willingly have complied with my request, on account of the nails and beads which they were to have in exchange, but assured me that not only water, but every thing the island produced, was tabooed by the king's order. [Portlock 1789:156]

Until Kahekili's (the king mentioned above) official visit, the ships were placed under a *kapu* (restriction) and no commerce or visitors to the ships were allowed. The king visited the ship the next day. He was pleased with the gifts given to him, and told Portlock that he could return to trading with the natives. However, Portlock noticed a curious flurry of activity on December 12. A priest that Portlock had met on his first visit was a frequent visitor to the ships. On his visit that day, he warned Portlock that Kahekili and his warriors were "meditating some mischief" against the explorers.

. . . he pointed to a large house on the top of a hill [Koko Head] over the Eastern point of the bay which ascends from Point Dick: this house the old man assured me was building for a Eatooa [*akua*; god], or God's house, wherein they were going to make great offerings to their different Eatooas (for almost every chief has his separate one), and to consult them on the event of an attack, which he assured me they intended to make on us if their oracles gave them encouragement. . . . I had observed the natives building this house a day or two before the priest pointed it out to me, and had seen people constantly going up towards it loaded, probably with offerings to their different deities. Towards noon I could see, with the help of a glass [telescope], that the house was nearly finished, and the natives were covering it with red cloth. [Portlock 1789:163]

Portlock was not sure that the king actually meant him harm, but at his next visit on December 14, he took care to have several armed men on deck, which the king noted. Kahekili was curious about the firearms, so Portlock shot a hog on shore with his pistol, wounding it. The sound and effect of the firearm startled the king and his attendants and Portlock felt that they had been warned of the risks in attacking his ship. The next day, Portlock noted, "Not a single native came near the ships for two days and their canoes were hauled out of sight, but we could perceive vast numbers of the inhabitants about the house on the hill" (Portlock 1789:165).

Captain Dixon, in the *Queen Charlotte*, also noted the construction on Koko Head:

On the 14th, we perceived the natives were very busily employed on the hill, at the South East extreme of the island; and by noon on the 15th, their work was so far advanced, that we could plainly discern they were erecting a house, though the distance from us was very considerable. The same afternoon, all the canoes left both ships, and not one returned in the evening, which, till now, had never been the case; for, as an intercourse with women was allowed, (indeed it could not be prevented) our people never failed to have a number on board every night. This made us suspect, that the people were tabooed; and our conjectures proved to be right, for during the 16th, not a single canoe appeared in the bay; but the summit of the mountain round the new erected edifice, was perfectly crowded with people the whole day, and in the evening, a number of fires were lighted as near the place as the wind would permit. [Dixon 1789:104]

The next day, Dixon noted that natives returned to trading and told him that there had been “a solemn festival at the top of the mountain, and, if we understood right, a human sacrifice offered, but whether a man or a woman, we could not learn” (Dixon 1789:105).

On December 17, Portlock again looked up to the summit of Koko Head, and recorded:

Towards evening I observed the natives uncovering and pulling to pieces their new built house on the hill; and about eight o'clock several large houses were on fire along shore near the bay, but as we had no Indians on board, I could not learn whether they were set on fire by accident or design, till the next morning, when the old priest and our two passengers coming on board, I enquired the reason of the fires we had seen on shore the preceding evening; and was given to understand, that they were Eatooa's, or houses belonging to gods [*heiau*] with whom the chiefs were displeased; therefore out of revenge they had burnt gods and houses both together. [Portlock 1789:167]

The king made a last visit to the ship before it sailed for Kaua'i, and when asked about the “red house,” he seemed confused and changed the conversation to something else. This incident has been interpreted by historians as a thwarted attempt to attack the British ships, which was prevented either from the priest's warning, the display of firepower by Portlock, or by the guidance of the gods (Daws 2006:7). However, Dixon was told that the construction of the “house” on top of Koko Head was for a different reason, or had a secondary purpose:

Teereteere [Kahekili] had caused the house I have mentioned at the top of the hill, to be built as a kind of repository, or store-house, for such articles as the natives might obtain in the course of their traffic with our vessels: when this was completed, he caused the bay to be tabooed, and convened a general assembly of the inhabitants at the top of this mountain, directing them, at the same time, to bring whatever trade they had got, that it might be deposited in his new-erected edifice. This being effected, he found means, on some pretext or other, to approximate one-half of these stores to his own use. We now no longer wondered at the old priest venting his reproaches so very liberally, as it was pretty evident Teereteere had exerted his authority contrary to the rules of justice and equity. [Dixon 1789:107]

Valerio Valeri (1985), in a comprehensive study of Hawaiian ritual behavior and structures, confirms this latter purpose as the Hawaiian *ali'i* had a temporary structure that could be built on their command, called a *heiau ma'o* (Valeri 1985:181-182). The early Hawaiian ethnographer, David Malo, described this type as a “temporary structure of small size for the use of the *alii* only; and when its purpose was over, it was taken down. It was a slight structure covered with *tapa* cloth stained with *mao*, of a reddish color” (Malo 1951:158).

Valeri concludes that the *heiau ma'o* was a temporary *heiau* “built for the king each time he wishes to receive a *ho'okupu*, that is, gifts offered by his subordinates as a sign of homage and allegiance” (Valeri 1985:182). Valeri notes that there are other mentions of this type of *heiau* in the early literature. John Papa 'Ī'i recorded an early visit of Argentine mutineers to Nāpō'opo'o Hawai'i in 1817, when the king built two houses, and received as gifts from his people much of the money the mutineers were spreading around to the common people. “He received a heap of

money in that gift-giving, which was a customary thing. He was clever in getting money by such planning and through his hospitality to strangers” (Īī 1983:129). Valeri also notes two other accounts that assert this was an ancient custom that persisted into the early historic period (Valeri 1985:183).

The English missionary, William Ellis, who visited the islands in 1822 and 1823, remarked on a story in the time of Kamehameha II, before his voyage to England in 1824.

Another singular method of taxing the people, is by building a new house for the king, or some principal chief. . . . A short time before his embarkation for England, a large native house was built for Rihoriho [Liholiho, Kamehameha II], at Honoruru [Honolulu], in the island of Oahu. During three days after the king went into it, the people came with their gifts. [Ellis 1831:418-419]

An early missionary, Charles Stewart, notes that in the time that Kamehameha III ruled:

The king and highest chiefs had a singular mode of raising money, and one I presume entirely peculiar to themselves. It is by building a fine new house; and on taking possession of it, to refuse an entrance to any one without a present in cash, proportionate to the rank and property both of the giver and receiver. The kabu [tabu] on the house of the king at the time of our arrival [1823], was of this nature. [Stewart 1839:103]

Thus the *heiau* on the summit of Koko Head was probably built for the same reason, as a temporary religious structure where the people would offer gifts, thus assuring that Kahekili, the king, would be able to accumulate most of the Western goods given to the natives by Westerners for food, supplies, and services. Once the structure had served its purpose, it was destroyed. As this was an ancient custom and a prerogative of the high chiefs, the confusion Kahekili evidenced when Portlock asked him about it can simply be seen as the chief's belief that it was none of the Westerner's concern.

3.2.2 Kamehameha I at Maunalua

Kahekili died in 1794, splitting his kingdom between his sons Kalanikupule and Kaeo. Kalanikupule briefly ruled O'ahu and Moloka'i before being defeated by Kamehameha in 1795 at the battle of Nu'uauu. Following this conquest, Kamehameha followed custom and made a tour of the island he had conquered. Concerned that the productivity of the land be restored rapidly after the disruption of war, Kamehameha is said to have worked on several fishponds during his tour, including Kuapā Fishpond at Maunalua. Kamehameha “. . . encouraged the chiefs and commoners to raise food and he went fishing and would work himself at carrying rock or timber. . . He worked at the fishponds at Kaiwai-nui, Ka-'ele-pulu, Uko'a, Mauna-lua, and all south O'ahu” (Kamakau 1961:192). Kamehameha demonstrated to his people the importance of hard work and productivity (Takemoto et al. 1975:16). One account describes the route that Kamehameha took during his work tour of O'ahu: “. . . Kamehameha and his followers left Kailua and proceeded on to Waimanalo. From Waimanalo they went to Makapu'u and from there to Honolulu” (Handy and Handy 1972:485).

Kamehameha I gave the land of Maunalua to Kuihelani, a steward of his, who he also made governor of O'ahu in 1796. Kuihelani was forced to forfeit the land later because of an offense of

his wife to Ka'ahumanu, wife of Kamehameha (Kamakau 1961:173, 389). Kamehameha next gave Maunalua to his father-in-law Ke'eaumoku (father of Ka'ahumanu). Ke'eaumoku died in an epidemic (thought to be cholera) that passed through Maunalua in 1804. The population of Maunalua, including the eastern coastal area of O'ahu, may have been reduced drastically during this epidemic (Schmitt 1968:24). Following Ke'eaumoku's death, the ownership of Maunalua passed on to Ka'ahumanu, his daughter. It was during this period that the land ownership of Maunalua became tied to the title of premier. Ka'ahumanu passed the land ownership and title of premier to Kīna'u, a daughter of Kamehameha. Kīna'u in turn passed on both the land of Maunalua and the title of premier to her daughter, Victoria Kamāmalu (Takemoto et al. 1975:20). It was Victoria Kamāmalu who secured the land title of the *'ili* of Maunalua during the Māhele.

John 'Ī'ī, a member of Kamehameha's court, visited Maunalua sometime around 1810. Traveling aboard the ship *Apuakehau* from Honolulu to the island of Hawai'i, 'Ī'ī stopped at Kawaihoa—the landing at Maunalua Bay that was a common stop-over point for inter-island and circle-island navigation at this time ('Ī'ī 1983:108). One informant says that Kamehameha I had a house, which, along with some nearby caves, he used for temporary residence (Kanaiku'ihonoināmoku 1865, translation at Hanauma Bay Place Names 2013).

'Ī'ī also discusses the old trail systems extant on O'ahu about the year 1810. Regarding the route to southeast O'ahu from Honolulu, 'Ī'ī notes several trails met at “the sand and go along Keahia and so on to Maunalua, to the sea of Koko, to Makapuu, and so on” ('Ī'ī 1983:94). Undoubtedly the route ran through Maunalua. There are several accounts of early missionaries taking this route in their tours of O'ahu.

3.2.3 Later Western Visitors

Gilbert Mathison (1825:386-387) most likely followed this same route during his excursion around the island of O'ahu in 1821. Within Maunalua he noted the large salt water lake (Kuapā Fishpond) around which he saw scattered approximately 100 huts. The people of the area were described as fisherman.

In July and August of 1826, Ka'ahumanu made a tour of the island of O'ahu to talk with her subjects and preach the new Christian religion. In her company was the missionary Hiram Bingham, along with 200–300 other people. Bingham described the journey as follows:

Availing myself of the facilities thus afforded for our work, I made the tour with them [Ka'ahumanu's entourage], employing a month to good advantage, giving my attention chiefly to preaching, and the care and establishment of schools, and reading the Scriptures . . . Several horses, two wagons, and two canoes, constituted the principal accommodations, as vehicles for parts of the company, much of the way. Most of the company traveled on foot, some making the whole circuit, of about one hundred and thirty miles, and some but smaller portions of it, as we passed round from Honolulu to the east, north, west, and south, then to the east again . . . [Bingham 1847:294–295]

From this account it is clear that Ka'ahumanu's party passed through Maunalua and continued on. Unfortunately, no mention was made of the settlement and population of Maunalua,

specifically the Portlock area. This testimony does indicate that this route around the southeast end of O'ahu was a commonly traveled one.

Levi Chamberlain visited the area in 1826 and 1828 to view the new language schools. He described Kuapā Fishpond:

Thence I walked on by the side of the pond in a southerly direction about a mile, having the eminences Moaulua (sic) on my left.--I then came to a narrow strip of land resembling a causeway partly natural and partly constructed extending in a North west direction across what appeared to be considerable of a bay forming a barrier between the sea and the pond. At the further end of this causeway sluices are constructed and the waters of the sea unite with the pond and at every flood tide replenish it with a fresh supply of water. [Chamberlain 1826:26]

Two years later, he wrote:

It was once a small estuary, narrow at its communication at the sea, and so shallow that a cossway (sic) could conveniently be built to a low, sandy point on one side of the little bay which is here made by the sea. On this point is built the settlement of Maunalua. Our path was wet and muddy till we reached the extremity of the pond. [Chamberlain 1828:29]

In 1826, Chamberlain counted 18 houses in this village, which was located on a causeway on the pond. This may mean there was a population of about 90 to 100 at this time. In 1828, he talked to a group of about 30 people in the village, perhaps suggesting that the population was about 60 or more at this time. In 1828, 65 students attended school in the area. Four years later, the number had dropped to only 19. This may be an indication of the rapid depopulation of the area.

Maunalua was not only known for its fish resources, but was also associated with agriculture. Economic activities of Hawaiian settlements focused on the cultivation of crops that could be exchanged with foreign sailing vessels, in particular those of the whaling industry, which had its boom period from 1820–1850 (Jones 1996:20; Takemoto et al. 1975:18). In 1940, Handy described sweet potato cultivation in Maunalua:

On the south side of the ridge at this end of the island, Maunalua and Hahaione districts were famous for their sweet potatoes. In this section there are various enclosures and walls which were thrown up around the old plantations before Hawaiians abandoned the land and it was utilized for ranching.

According to the last surviving *kamaaina* (commoner resident) of Maunalua, sweet potatoes were grown in the small valleys, such as Kamilonui, as well as on the coastal plain. The plain below Kamiloiki and Kealakupapa was known as Kekula-o-Kamua wa. This was the famous potato-planting place from which came the potatoes traded to ships that anchored off Hahaione in whaling days. The village at this place, traces of which may still be seen, was called Wawamalu. [Handy 1940:155]

In the early historic period, the trade of food provisions was the source of prosperity for many traditional Hawaiian settlements, including those at Maunalua. It maintained resident populations

in areas that would have otherwise become depopulated under the dual effects of epidemics and the relocation of inhabitants to growing towns such as Honolulu. When the victualing trade gave out, settlement in these regions declined. By the early 1850s, the peak of whaling was passing. In 1852, the Hawaiian government passed legislation requiring all foreign vessels to call at Honolulu where they could be taxed. This further reduced the number of ships anchoring at smaller landing sites such as those at Maunalua (Jones 1996:21; Takemoto 1975:20). "It is clear that Maunalua lost much of its population and economic independence as an agricultural ili with the end of the whaling ships" (Takemoto et al. 1975:25).

The depopulation of Maunalua by the mid-nineteenth century preceded and facilitated the replacement of traditional Hawaiian land use with ranching and commercial fishing. While the area of Maunalua was mentioned and described during the early historic period, there was no mention of the stretch of coast between Kui Channel and Kawaihoa Point from the mid-1800s to 1900.

3.2.4 The Māhele and the Mid- to Late 1800s

In 1845, the Board of Commissioners to Quiet Land Titles, also called the Land Commission, was established "for the investigation and final ascertainment or rejection of all claims of private individuals, whether natives or foreigners, to any landed property" (Chinen 1958:8). This led to the Māhele, the division of lands between the king of Hawai'i, the *ali'i*, and the common people, which introduced the concept of private property into Hawaiian society. Kamehameha III divided the land into four categories: certain lands to be reserved for the king and the royal house were known as Crown Lands; lands set aside to generate revenue for the government were known as Government Lands; lands claimed by *ali'i* and their *konohiki* (land managers) were called Konohiki Lands; and habitation and agricultural plots claimed by the common people were called *kuleana* (land rights) (Chinen 1958:8-15).

In 1848, the crown and the *ali'i* received their land titles, known as Land Commission Awards (LCA). Members of the royal family were awarded entire *ahupua'a*, while high-ranking *ali'i* were awarded entire *'ili* and lesser *konohiki* were awarded half of an *'ili* (Kame'elehiwa 1992:269, 279). The lands awarded as Crown Lands and Konohiki Lands, as well as lands designated as Government Lands, were "subject to the rights of native tenants." The Kuleana Act of 1850 "authorized the Land Commission to award fee simple titles to all native tenants who occupied and improved any portion of Crown, Government, or Konohiki Lands" (Chinen 1958:29).

Prior to the Māhele, the land of Maunalua was part of the lands held by the premier. Ka'ahumanu had passed the land and title to Kīna'u, who had in turn passed them on to Victoria Kamāmalu (Takemoto 1975:20). On April 7, 1854 Victoria Kamāmalu was granted Land Commission Award 7713, the land title to the *'ili* of Maunalua (Figure 5). No *kuleana* land grants were awarded within this overall land award—another indication that population may have declined drastically by the time of the Māhele.

In 1856, Victoria Kamāmalu leased all of Maunalua, except for Kuapā Fishpond, to William Webster, the government employee and land surveyor who had surveyed the region five years earlier. Webster used the land for ranching, adding it to the other lease hold land he used for ranching in Waimānalo. When Webster died in 1864, the remainder of his Maunalua lease was

taken over by Manuel Paikō, who was leasing the adjacent lands at Kuli'ou'ou. Victoria Kamāmalu mortgaged her lands in Maunaloa to Charles Bishop in order to pay off accumulated debts. When Kamāmalu died in 1866, it fell to her father, Kekuanāoa, to pay off the debts and the mortgage in order to be awarded the title to Maunaloa (Jones 1996:22–23; Takemoto et al. 1975:21). With the death of Kekuanāoa, the land of Maunaloa passed into the hands of Lot Kamehameha V. When Lot died without a will, the probate court decided that his half sister, Ruth Ke'elikolani, would inherit his entire land holdings. When Ruth died in 1883, Maunaloa was passed down to Bernice Pauahi Bishop. Bernice Pauahi Bishop was the last surviving Kamehameha and as a result inherited all of the Kamehameha lands, becoming the largest landholder in the Kingdom of Hawai'i. When Bernice Pauahi Bishop died in 1884, her husband Charles Bishop followed her will and set up the Bishop Estate Trust, of which Maunaloa became a part (Takemoto et al. 1975:21–23). Maunaloa continued to be used as ranch land throughout this period.

It was at this time that G. E. Gresley Jackson (1884) produced a map of Maunaloa (see Figure 6). This map shows roads circling Kuapā Fishpond. A road extends between Kamehame Ridge and Koko crater, crosses the coastal flat of Wawamalu, climbs Kealakipapa Valley to Waimanalo Gap and descends the gap into Waimanalo. No other indications of habitation are made on the map—suggesting that by 1884 habitation in eastern Maunaloa was slight to non-existent.

The fishing rights to Kuapā Fishpond and Maunaloa's offshore fishing grounds were important resources that were leased out to various parties from the time Victoria Kamāmalu obtained the land title to Maunaloa. Kuapā Fishpond was leased in 1856 at a high yearly sum. It is clear from the high lease rates for the time period that the fishing resources of Maunaloa were productive and highly valued (Takemoto et al. 1975:21–27). The offshore fishing rights were leased and sold to various individuals until 1900 when Territorial and United States legislation began deconstructing the legality of the traditional idea of ownership of offshore fishing rights.

The population of Maunaloa continued to decline during this period. Tax records show that in 1855 there were 38 households with 98 people living in Maunaloa. This fairly large population owned 68 houses as well as horses, mules, and dogs. In 1860, Maunaloa had lost over half its population and held only 16 households. By 1870 there were only six households and population bottomed out in 1880 with only four households. This depopulation is undoubtedly the result, at least in part, of resettlement of inhabitants in more economically viable areas. These decreases in the number of households were accompanied by reductions in the numbers of horses, mules, and dogs—indicating a relatively impoverished population compared to the 1855 inhabitants of Maunaloa. In 1900, population had risen once again; however, it is clear that traditional settlement and land use had been largely, if not entirely, replaced by ranching and commercial fishing activities (Takemoto et al. 1975:24–25). Takemoto et al. (1984) note:

By 1900, Maunaloa Ranch and Yit Lee Company, who owned a big fishing complex, employed most of the inhabitants. Maunaloa Ranch had over 1500 head of cattle, ten oxen, sixty-four horses, thirteen mules and six pigs roaming throughout Maunaloa. Five Chinese families were working for the Damons [who held the lease for Maunaloa at the time], probably as ranch hands. Five other Chinese families worked for Yit Lee. The eight Hawaiian families on the land,

including one blind man, were truck farmers of some sort since all but two owned carts used for bringing goods to Honolulu . . . Thus by the turn of the century most families in the ili were ranch hands, fishermen, or truck farmers living a relatively quiet life in an area which would be considered the country. [Takemoto et al. 1975:25]

Overall, from 1850 to 1900, Maunalua was characterized by a decline of traditional Hawaiian settlement, land use, and population, and a rise of commercial ranching and fishing.

3.3 Early 1900s to Present

3.3.1 Ranching, Agriculture, and Residential Development

Maunalua became more closely tied to the modern world after 1900. In 1906, the luxury steamer *Manchuria* ran aground off Waimānalo. The result of the outcry that followed was the construction in 1909 of the Makapu'u lighthouse, which contained (and still contains) the largest magnifying lens of all U.S. lighthouses (Dean 1991:Part 14). In 1914, the Marconi Wireless Telegraph Company of America built a receiving station on the slopes of Koko Head on land that was leased from the Bishop Estate for 50 years. The station was built to receive messages 24-hours a day from San Francisco and was billed as the most powerful wireless station in the world. The station linked the Hawaiian Islands with the mainland and Asia on a 24-hour basis. Early in the 1920s the Marconi station was taken over by the Radio Corporation of America and was used for transmission (Takemoto et al. 1975:28).

Agriculture, in the form of truck farming and an agricultural school, increased in Maunalua after the turn of the century. The Kamehameha School for Boys ran an agricultural farm in Hahaione Valley with 45 acres for vegetables and 200 acres for livestock (Jones 1996:27). Truck farmers increased in number in the area as well, providing hogs, flowers, lettuce, and other vegetables for the growing population of Honolulu. Much of the area around Kuapā Fishpond was occupied by truck farmers by the 1930s and this type of farming would expand (Kelly et. al 1984:47). By 1959 this truck farming community of over 170 families was producing 60 percent of Oahu's hogs and a similar percentage of flowers and lettuce (Takemoto et al. 1975:28).

Maunalua Ranch controlled most of the land of Maunalua outside of Kuapā Pond. From its inception in 1900 until it closed in 1926, over 1,500 cattle made up the ranch's stock (Jones 1996:23). In 1920, the Maunalua Ranch sublet parcels to the Honolulu Honey Company, Ltd., which had eight apiaries. The ranch land also had charcoal makers harvesting *kiawe* (algaroba tree) during this time (Kelly et. al 1984:47).

The Maunalua Ranch Company closed in 1926 and their sub-lesers were given direct leases from the land owner, Bishop Estate. Alan Davis and others were given a ranching lease in 1932. They started the Wawamalu Ranch. The Davis home and swimming pool were constructed near the shore at Ka'ili'ili, while various ranch infrastructure, such as corrals, walls, and water tanks was situated at Kaloko, on the east side of Koko Head (Kelly et. al 1984).

The Alan Davis ranch house at Kaloko was the easternmost private residence on O'ahu during the 1930s and 1940s, until its destruction in the 1946 tsunami. Ranching didn't prove profitable enough, so the subleasing of Maunalua land for

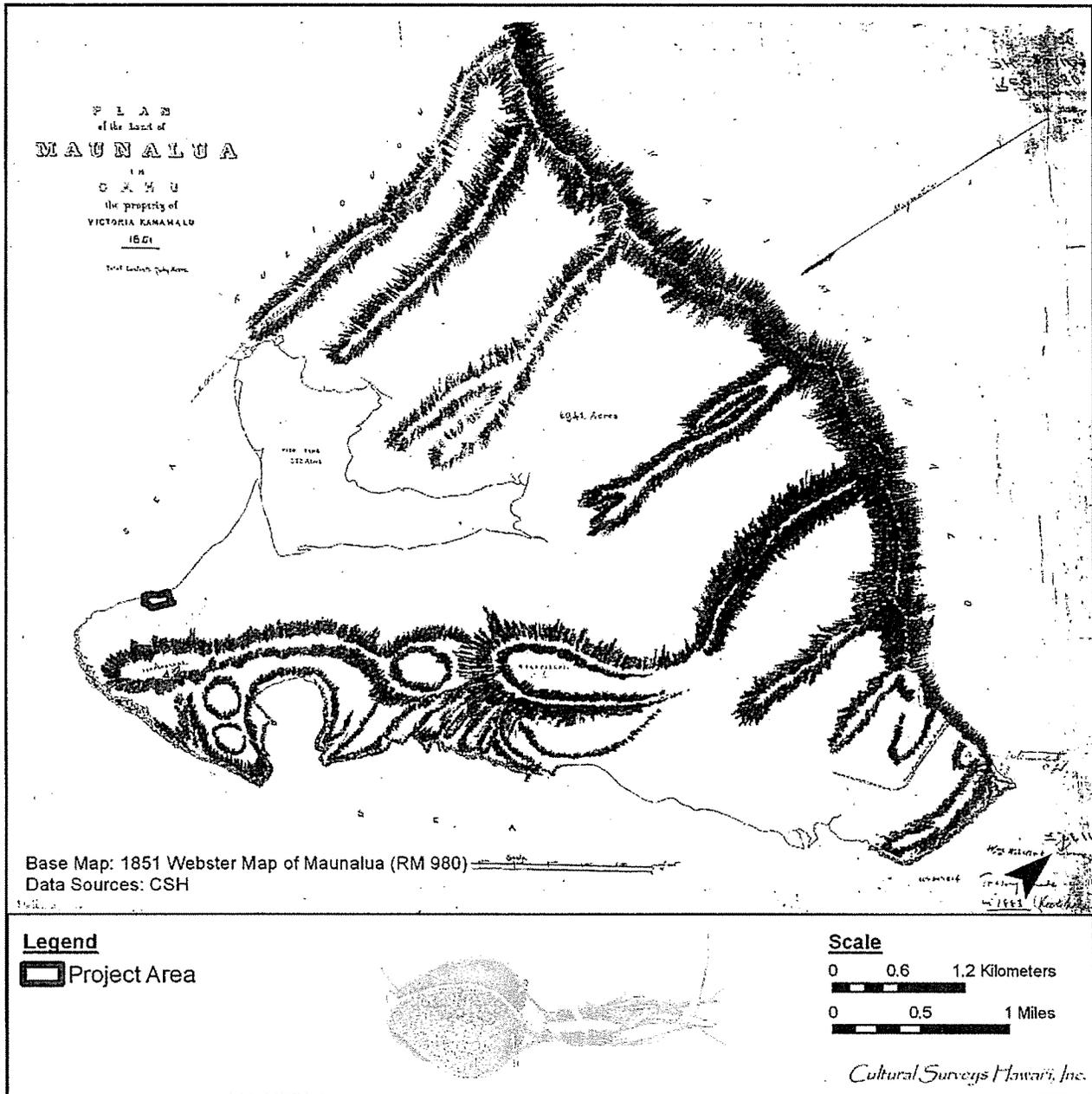


Figure 5. 1851 map of Maunaloa (Webster 1851; Registered Map No. 980), awarded to Victoria Kamāmalu as LCA 7713: ‘Āpana (lot) 30

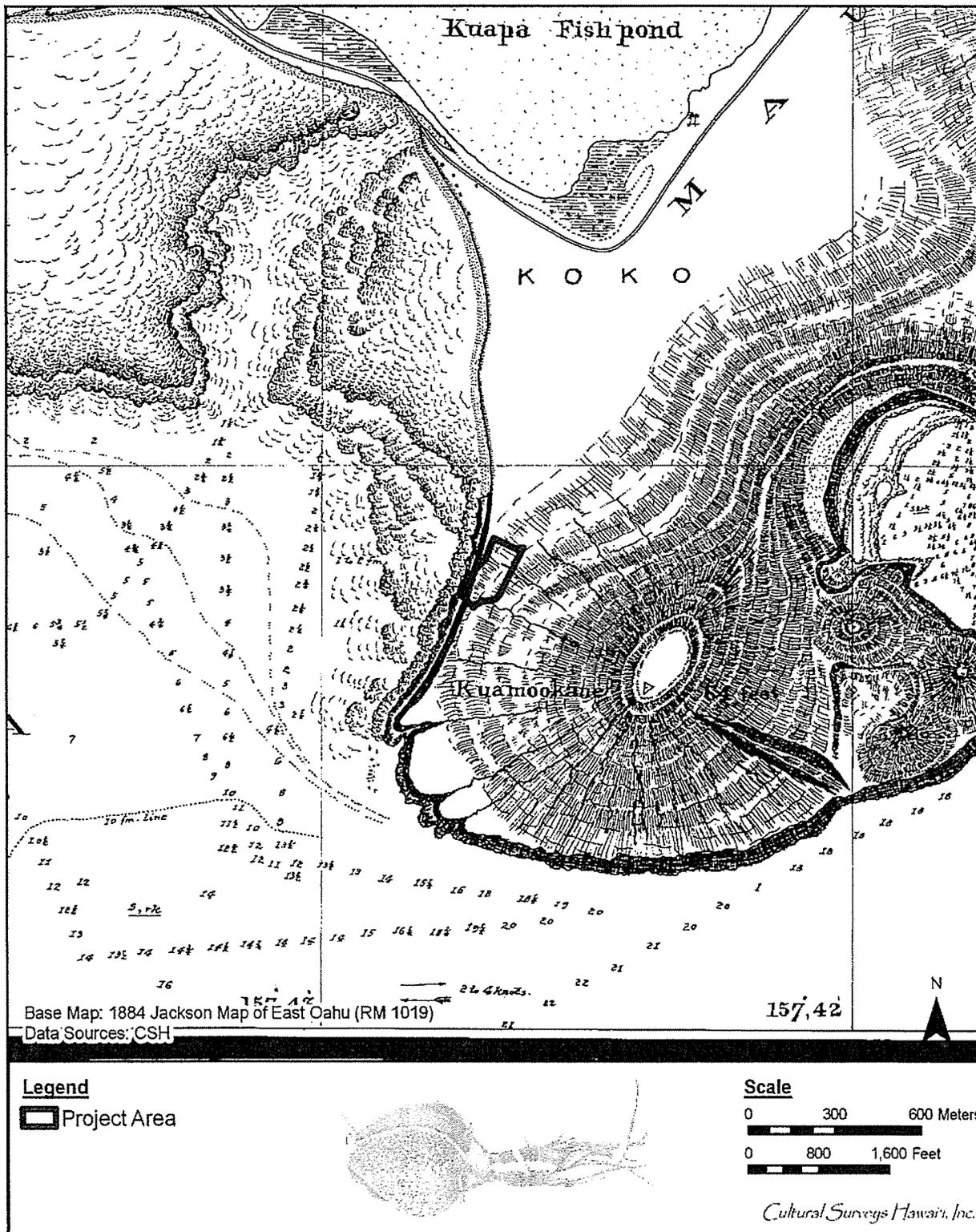


Figure 6. 1884 George E. Gresley Jackson map (Jackson 1884; Registered Map No. 1019) showing the project area as south of Kuapā Fishpond

truck and flower farms, chicken farms, and piggeries was expanded. Pig farmers and other were pushed out of the Hawai'i Kai area and moved over the hill back of Koko Crater and into Kalama and Wawamalu Valleys. As farmers were evicted from other communities, such as when Wai'alae-Kamala, Wailupe, and Niu were urbanized, more of them moved to Maunaloa with short-term leases. [Kelly et. al 1984:56]

The construction of Kalaniana'ole Highway between Kuli'ou'ou and Waimānalo was begun in the late 1920s and was finally completed in 1932, when the last stretch of road from Waimānalo to Wawamalu was completed. The bridge at Wawamalu was constructed in 1931. The coastal portions of this alignment of Kalaniana'ole Highway from Sandy Beach to Kaloko were washed out by the 1946 tsunami. The highway was reconstructed slightly further inland, with a new bridge at Wawamalu, between 1946 and 1948. The sequential development of the paved road across Kuapā Fishpond and the current project area, along with the development of residences, can be seen in a series of maps and aerial photographs between 1927 and 1954 (Figure 7 to Figure 12).

3.3.2 Modern Land Use and the Kaiser Estate

In 1959, there were 178 families in the area around Koko Head. The estimated population of Hawai'i Kai was 2,005 people in 1959, and increased dramatically to 27,000 by 1999 (Atkinson 2007:106). At this time, the Hawai'i Kai Development Corporation, a subsidiary of Kaiser Industries, received the development rights for Bishop Estate property in Maunaloa and the development of the planned community of Hawai'i Kai began (Kelly et. al 1984:vii). Kuapā Fishpond was dredged to a consistent depth of six feet and dredge material was used to fill the swampy lands on the north side to make a new residential area (Hancock 1983:4). Large portions of former fishpond and ranch land were graded and prepared for construction of housing developments, golf courses, and shopping centers.

However, even before the construction of the new residential development and marina began, Henry J. Kaiser had an interest in the Portlock area, at that time a rather remote, undeveloped area. One of his executives was building a large home in the area, and watching the progress of the construction, he decided that he too would build a home in the area. He purchased a seven-acre leasehold for a Bishop Estate property in 1958. It was in the discussions about the property that Bishop Estate officials brought up their problems with developing their 6,000 acres of land around Kuapā Pond. Kaiser had some ideas for how the area could be turned into a high-end residential neighborhood, which took place over the next twenty years. This not only included the construction of houses and roads, but bridges, highways, water and electrical utilities, and a sewage treatment plant, as well as major dredging and new land construction around Kuapā Pond and Maunaloa Bay (Hancock 1983:3-4).

Before development, there was only a small community called Portlock consisting of a small store, a tavern noted for its Saturday night fights, a Mormon Church, and an abandoned tavern. On the west slope of Koko Head there were truck farms and an old RCA communications antennae farm (Hancock 1983:6-7).

It is estimated that from 1959 to 1960 the Kaiser Estate was built at a cost of \$1 million. It included a large pink mansion, several guest houses, a greenhouse, a servants' quarters, pools

and other water features, and a large boathouse next to a private boat harbor (see Figure 3; Figure 13). After Henry Kaiser's death in 1967, the property was sold to the Goldman family, who extensively modified the interiors of some of the structures. In 1988, the entire parcel was purchased by the Japanese businessman Gensiro Kawamoto, who paid \$42.5 million for the property. He was unhappy with the \$1 million annual ground rent and surrendered the property back to the Bishop Estate in 1994. They put up the property for sale as three lots. In 1997 and 2000, the Chan family bought two of the parcels (middle and southern lots) for \$14.6 million. They made plans to make some badly needed renovations to the buildings and the boathouse, but ~~eventually sought to sell the property instead.~~ In 2008, one two-acre parcel of the property (the north lot) with the former large guest house was sold separately by the Bishop Estate as a private residence for \$15.9 million. ~~The remaining Chan property is now offered for sale at \$80 million dollars (Brass 2009; Quill 2010).~~

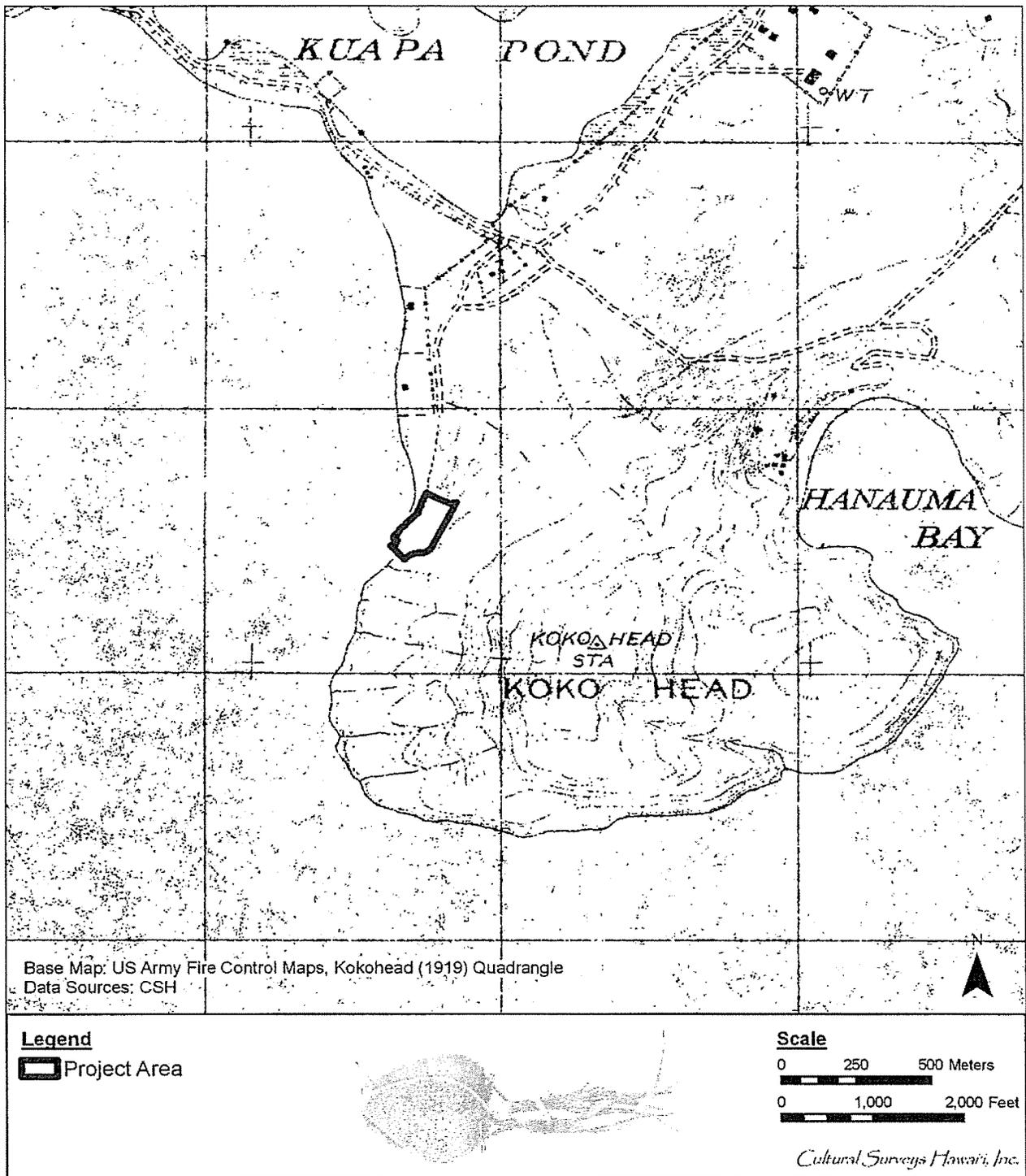


Figure 7. Portion of the 1919 U.S. Army Fire Control Map, Koko Head Quadrangle, showing the location of the current project area

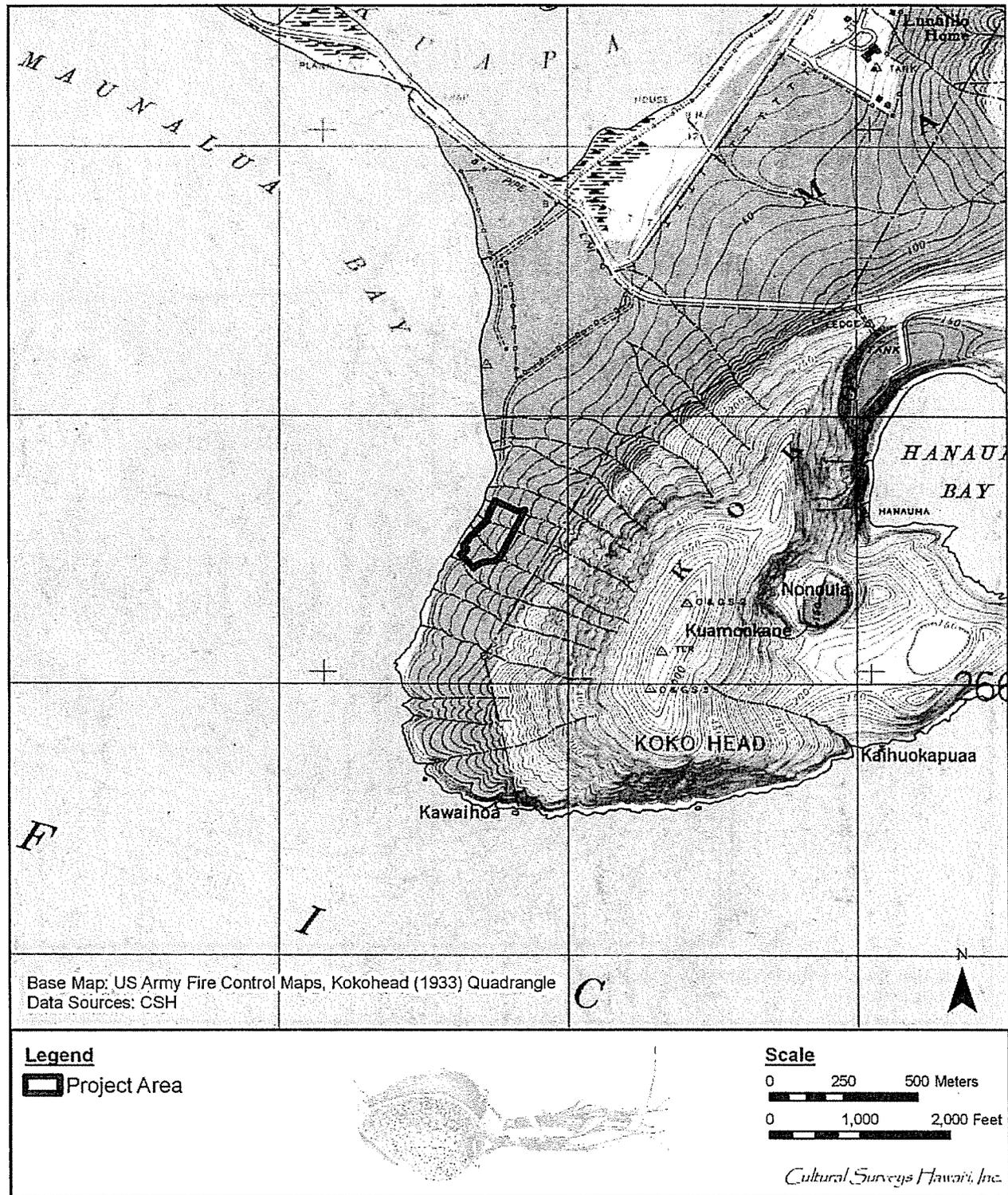


Figure 8. Portion of 1933 U. S. Army Fire Control Map, Koko Head Quadrangle, showing the project area

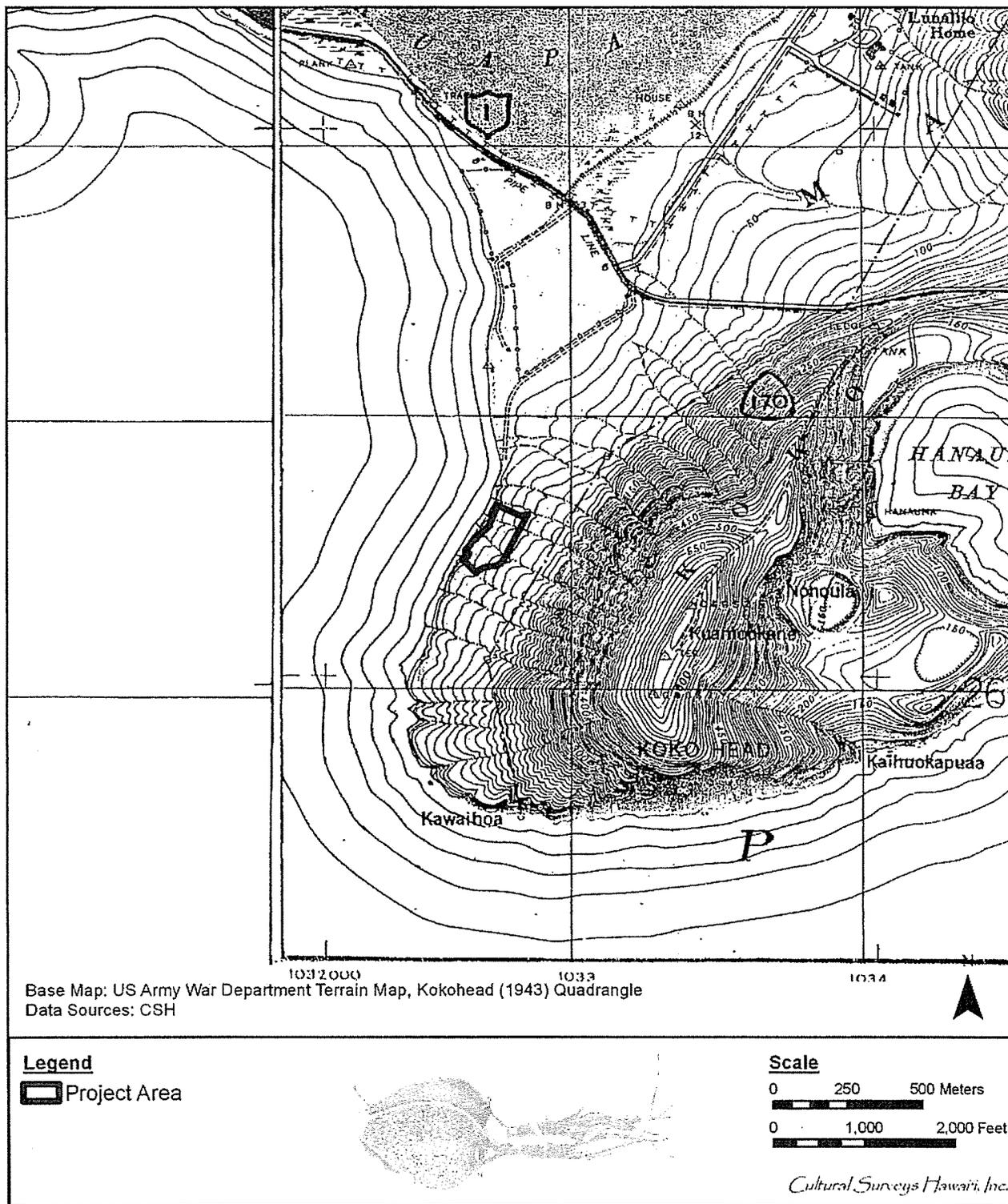


Figure 9. Portion of the 1943 U.S. Army War Department Map, Makapu‘u and Diamond Head Quadrangles, showing the project area

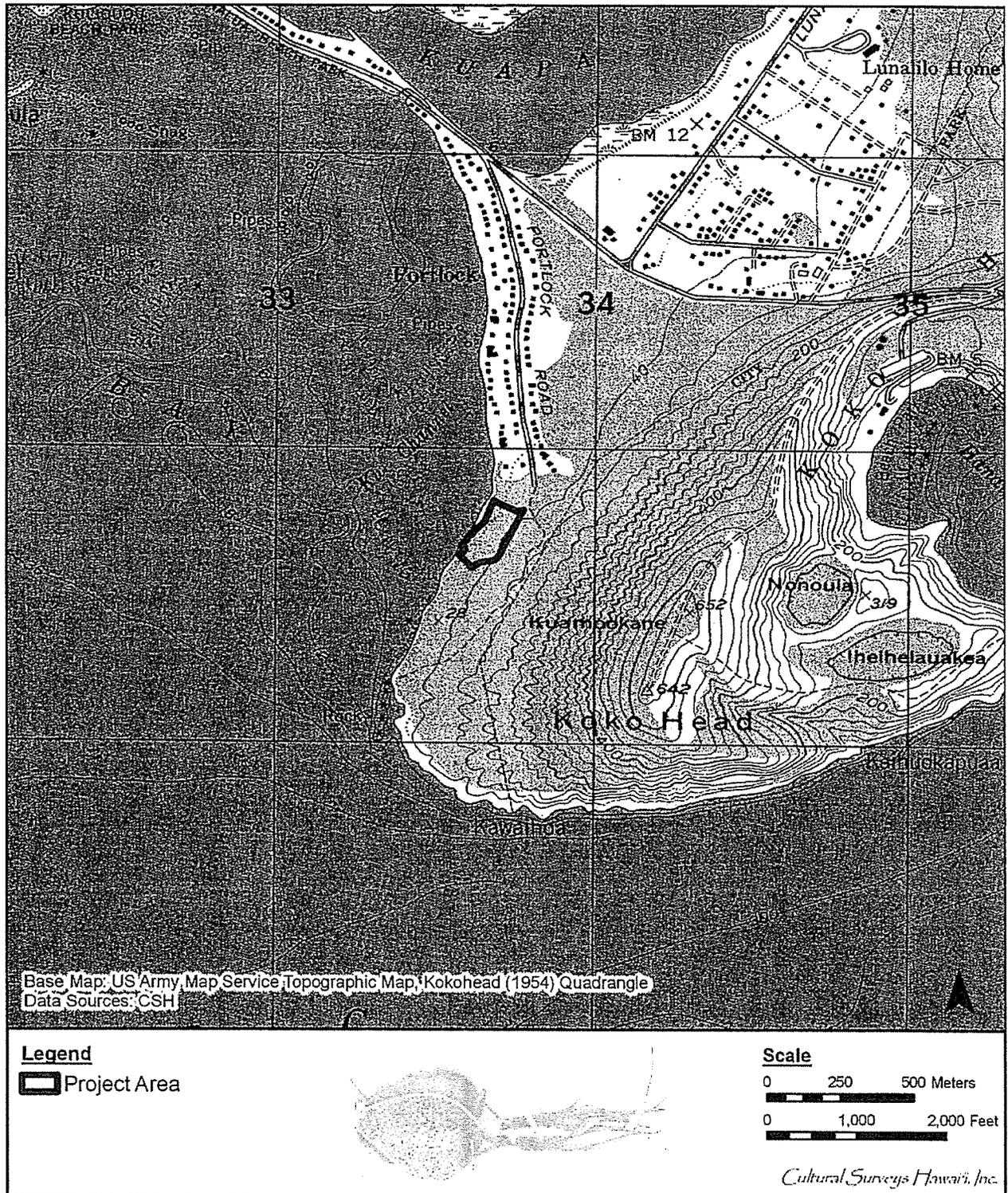


Figure 10. Portion of the 1954 U.S. Army Map Service (AMS) topographic map of O'ahu, Koko Head quadrangle, showing the project area

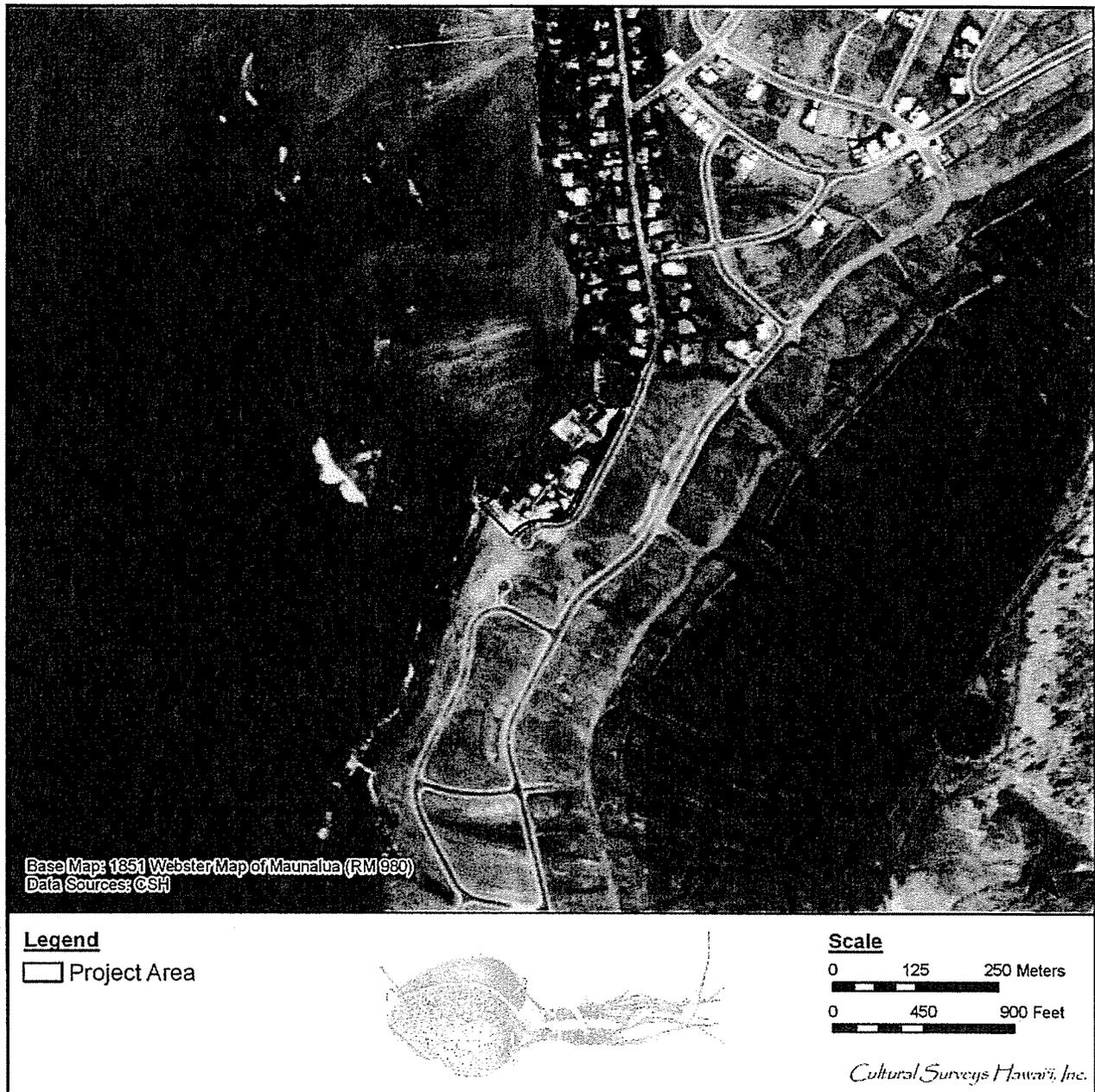


Figure 11. Portion of a 1963 high-altitude aerial photograph (U.S. Air Force 1963, Mission EKM-2CC-255), showing the project area (Kaiser Estate)

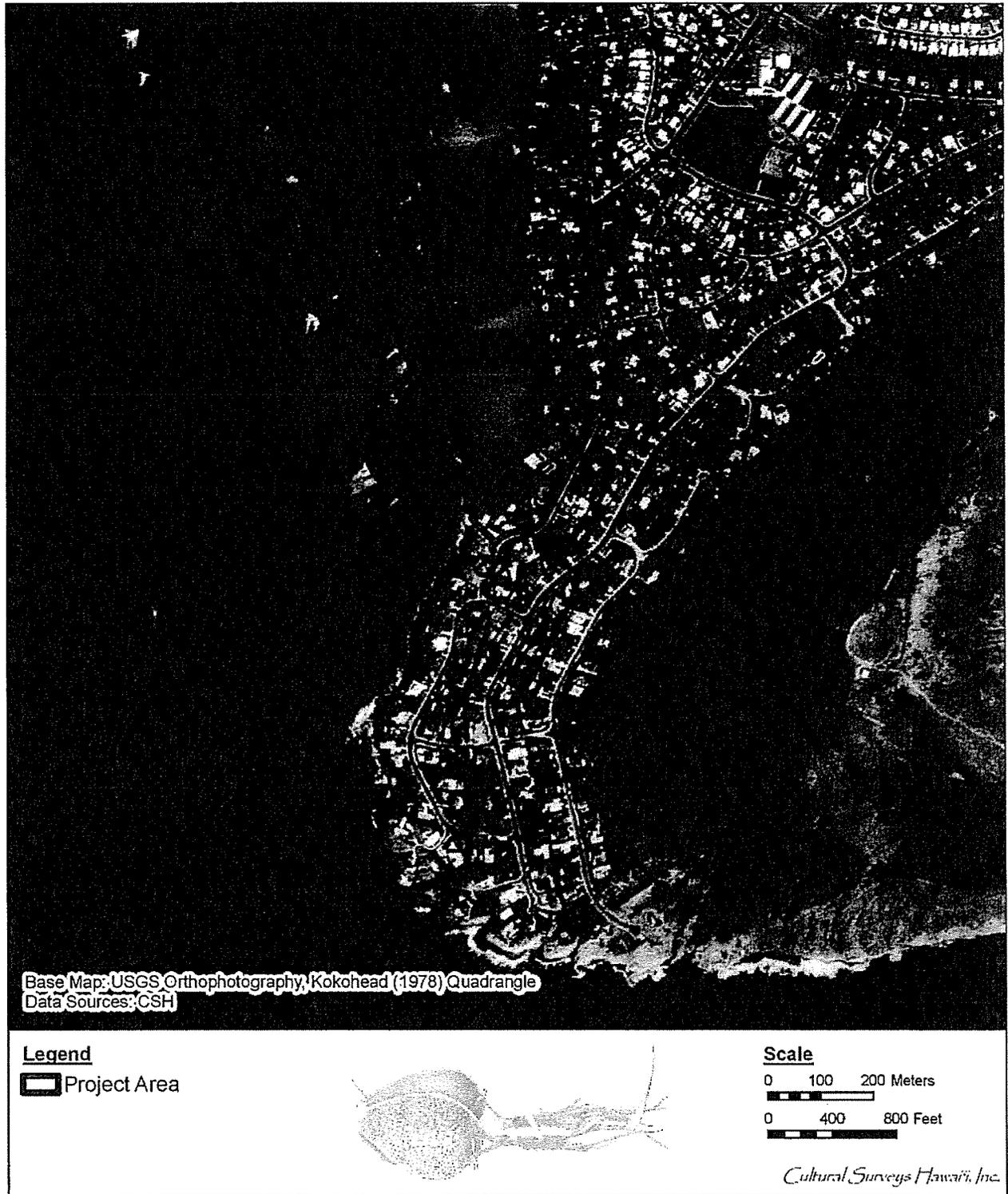


Figure 12. Portion of the 1977–78 U.S. Geological Survey Orthoimagery, Koko Head Quadrangle, showing project area



Figure 13. 1961 Aerial photograph of the development of the Maunaloa Triangle of Hawai'i Kai, showing initial construction of the marina lots and the Koko Marine Shopping Center; the Kaiser Estate can be seen at the extreme upper (south) end of the residential development area along the coast (below the white arrow) (Hancock 1983:28)

Section 4 Previous Archaeological Research

Several previous archaeological studies have been conducted in the coast areas of Maunaloa. These studies have documented habitation sites and other sites at the base of Kaluanui Ridge approximately 4,000 feet north of the project area, as well as numerous burial sites along Kalaniana'ole Highway about 1.8 kilometers northwest of the current project area. These studies have not documented any historic properties within or in the immediate vicinity of the project area. Previous archaeological studies conducted in the vicinity of the current study area are shown in Figure 14 and presented in Table 1. Previously identified historic properties located near the current project area are shown in Figure 15 and presented in Table 2. The following is a summary of these archaeological studies.

4.1 Early Archaeological Surveys

The first archaeological survey in Maunaloa was conducted by McAllister (1933) in 1930. As part of his nine-month, island-wide, archaeological survey of O'ahu, McAllister located, mapped, and described 49 archaeological sites in the Maunaloa region. Of these 49 sites, five sites are located in general proximity to the project area (Sites 42, 43, 47, 48 and 49).

Site 42. Hawea heiau, Hawea, Maunaloa

Only the western portion of the heiau remains, for stones were used in reconstructing the walls of the Maunaloa fishpond. Present remains indicate two or more terraces with low walls. A small stone-paved terrace on the southwest corner was 22 by 29 feet with a wall on the west side 3-5 feet high inside and 8 feet high outside and 4 feet wide. In the paving is a rectangular pit 31 by 24 inches by 33 inches deep. On the sea side of this terrace is a triangular step like area which has a paving of small stones superimposed upon larger stones. It is 2 feet above the ground and 2.5 feet lower than the terrace paving. Adjoining the land side of the terrace is a larger sloping dirt-paved terrace approximately 50 by 47 feet with a 2-foot stone facing to the lower terrace. On either side there are low stone walls 1 to 2 feet high. On the land side is a sharp ascent to the cliff. Throughout the walls and paving there is much old and weathered coral. Southeast of these two terraces are evidences of three narrow dirt terraces faced with stones to a height of 3 and 4 feet. Thrum says the heiau was 'about 75 feet square.' [McAllister 1933:66]

Site 43. Dwelling site at the mouth of Hahaione Valley, foot of Kaluanui

The portion of the house foundation which remains is 22 feet long, evenly edged with stones 1 to 2 feet long to a height of 1.5 feet. The width could not be determined, though two pits were dug into the garden which covers most of the platform. Ash, charcoal, broken glass, fish scales, decayed kukui shells, sea shells and a well-made top of a pounder were unearthed. According to Manuel Silva the grass hut was occupied by a Chinese 25 years ago, though the site is Hawaiian.

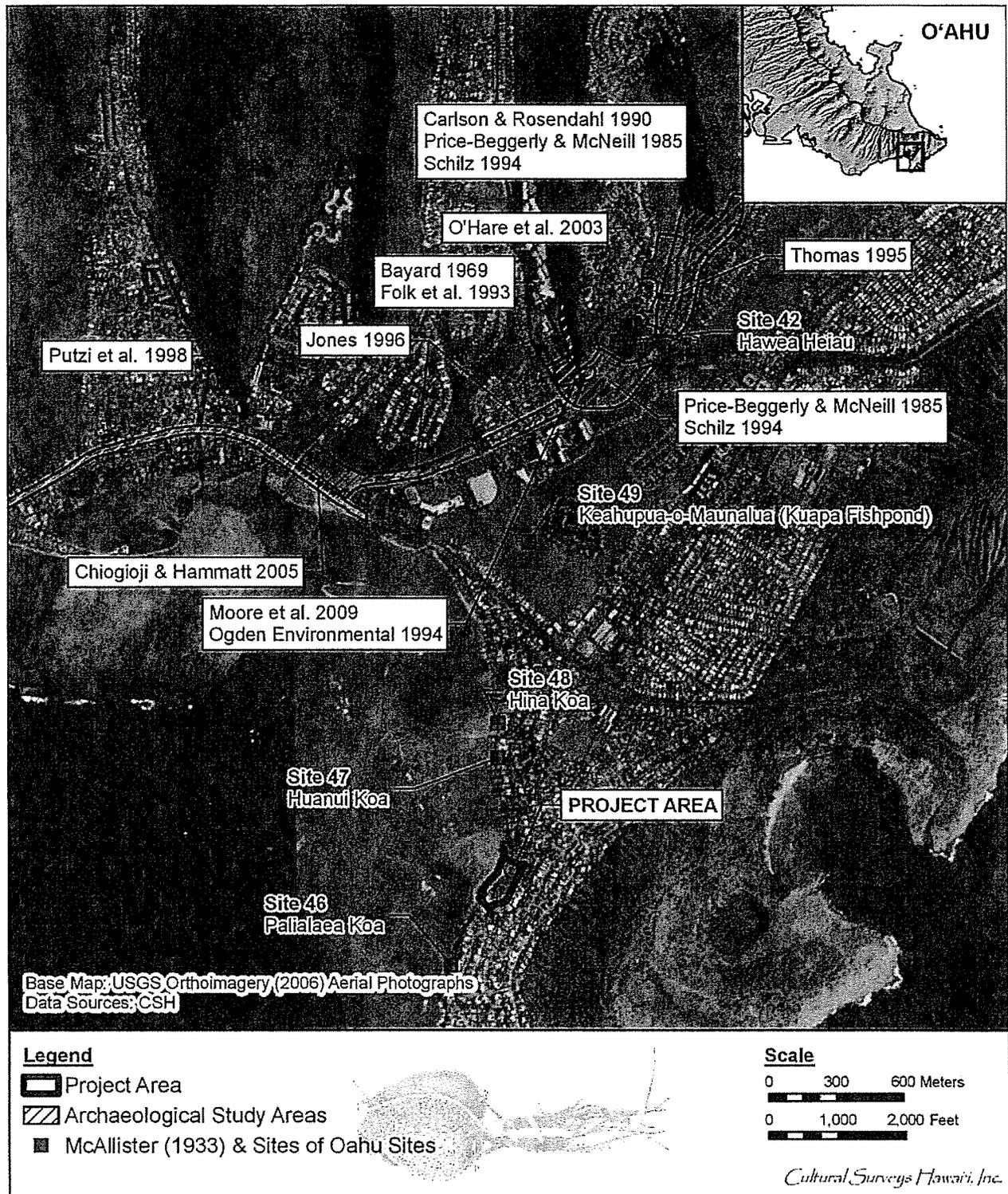


Figure 14. Previous archaeological studies in the vicinity of the project area

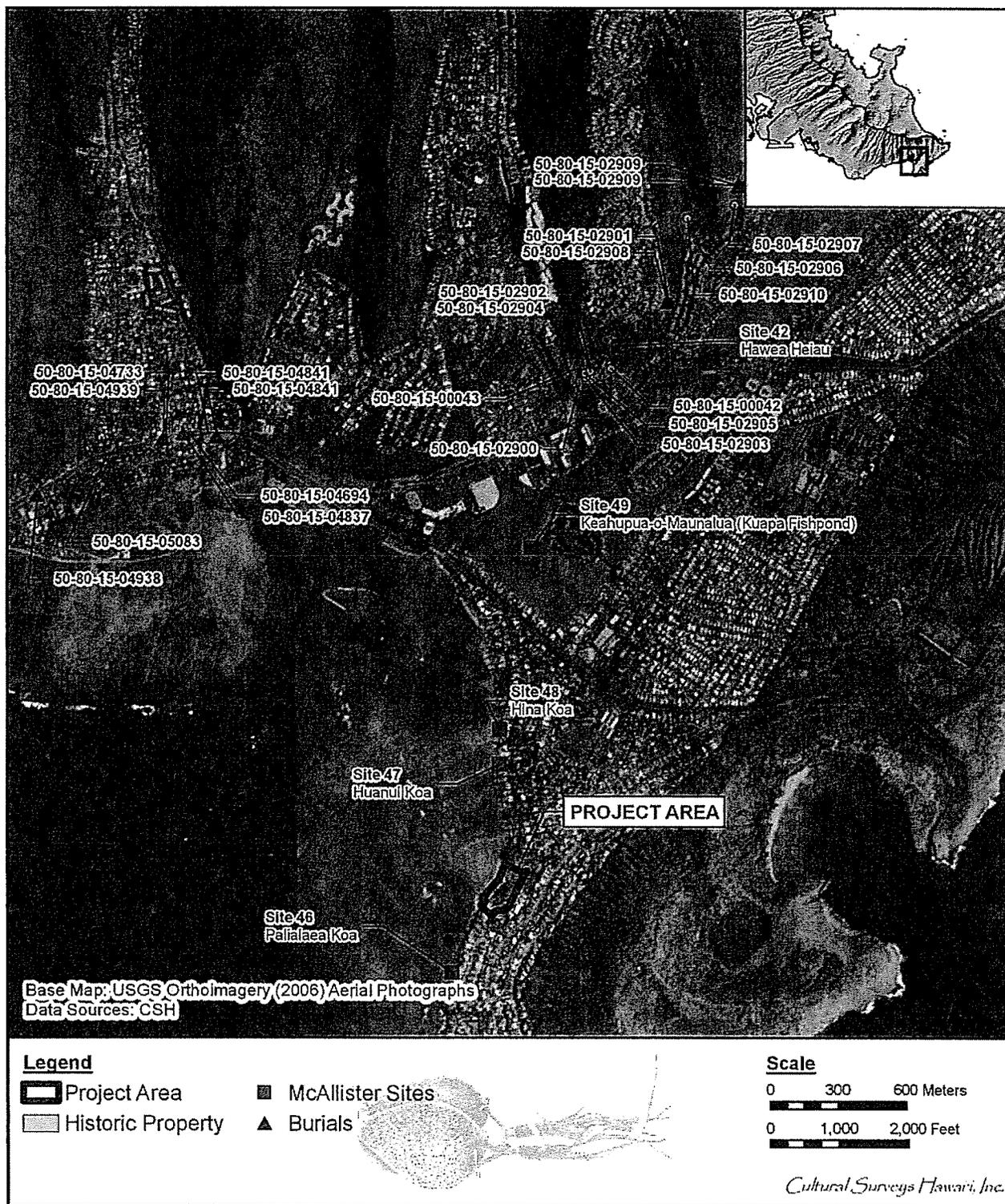


Figure 15. Archaeological sites in the vicinity of the project area

Table 1. Previous Archaeological Studies Located in the Vicinity of the Project Area

Reference	Type of Investigation	Location	Results
McAllister 1933	Island-wide Survey	O'ahu Island	Forty-nine sites were located within the Maunalua area; six sites were identified in proximity to the current study area: Site 42. Hawea Heiau Site 43. Dwelling site Site 46. Paliālaea Ko'a Site 47. Huanui Ko'a Site 48. Hina Ko'a Site 49. Keahupua-o-Maunalua Fishpond (Kuapā)
Bayard 1969	Limited Survey, Mapping, and Excavations	Kaluanui Ridge at the Mouth of Haha'ione Valley	Site O-16 (McAllister Site 43) identified as a complex consisting of five rock shelters, several platforms, one well, and one enclosure (interpreted as a historic pigpen).
Price-Beggerly and McNeill 1985	Archaeological Reconnaissance	Kaluanui Ridge at the Mouth of Haha'ione Valley	Twelve historic properties were identified: SIHP # -2900, terraced platform with 15 associated petroglyphs; SIHP # -2901, natural stone cavity complex; SIHP # -2902, large cave (may correlate with Bayard's (1969) Feature E; SIHP # -2903, wall and possibly associated platform; SIHP # -2904, platform; SIHP # -2905, natural stone cavity; SIHP # -2906, modern habitation area; SIHP # -2907, modified cave complex; SIHP # -2908 correlates with Thomas (1995) Site O-5, above; SIHP # 2909, natural stone cavity with one historic burial; SIHP # -2910, cavity/cave complex with basalt flakes; SIHP # -0042, possible remnant of McAllister's (1933) Site 42, Hawea Heiau, above.

Reference	Type of Investigation	Location	Results
Carlson and Rosendahl 1990	Supplemental Archaeological Inventory Survey	TMK: (1) 3-9-008:013 por.	Survey entailed reevaluation of historic properties encountered within the Kaluanui 1 parcel during the Price-Beggerly and McNeill (1985) reconnaissance survey.
Folk et al. 1993	Archaeological Inventory Survey	TMK: (1) 3-9-008:013 por.	Survey recommended changing the functional interpretation of SIHP # 50-80-15-2900 from habitation platform to a temporary, open air, multi-use ridge site.
Schilz 1994	Archaeological Assessment	TMKs: (1) 3-9-008:013 por. and :040 por.	Study produced a composite map showing the location of McAllister's (1933) Site 42, Hawea Heiau and Price-Beggerly and McNeill's (1985) SIHP # -0042; determined that 50-80-15-2900, -2903, -2904, and 0042 were impacted or completely destroyed by grubbing activities.
Ogden Environmental 1994	Data Recovery Plan and Limited Subsurface Testing	TMK: (1) 3-9-008:039	Concluded that grubbing activities partially destroyed SIHP # -2900 Features 1 and 2. Conducted vegetation clearance which exposed a stone wall and a surface artifact scatter. Excavation of two test units documented a rich traditional Hawaiian cultural deposit.
Thomas 1995	Excavation Report	Toe of Kaluanui Ridge	Recorded Site O-5, rock shelter with temporary habitation/burial function; four human burials identified and later designated SIHP # 50-80-15-2908.
Jones 1996	Archaeological Inventory Survey	TMKs: (1) 3-9-008:013 por. and 3-9-010:001 por.	Three historic properties were identified within Kamilonui 1 parcel: SIHP # -4946, rock pile; SIHP # -4947, bedrock cavity containing one human molar; SIHP # -4948, historic rock wall.
Putzi et al. 1998	Archaeology Monitoring Report	Kalaniana'ole Highway between East Halema'uma'u Road and Keahole Street	Ten sites were identified during monitoring; seven of these sites (SIHP # -4694, -4733, 4837, 4841, 4938, 4939, and -5083 were in the Kuli'ou'ou to Maunalua area, including three single-burial sites, one burial ground/cultural deposit, and three historic cultural deposits.

Reference	Type of Investigation	Location	Results
O'Hare et al. 2003	Archaeological Assessment	TMK: (1) 3-9-008:042	Determined that SIHP # -2908 was no longer significant and recommended no further work.
Chiogioji and Hammatt 2005	Archaeological Literature Review and Field Inspection	Between Keāhole Street and Hawai'i Kai Drive	It is unlikely any subsurface historic properties are present beneath the highway, particularly on its <i>mauka</i> side where the improvement project was planned. Additionally, in light of the extensive dredging within the pond itself during the Hawai'i Kai development, it is unlikely that any of the original pond deposits remain undisturbed beneath the project area.
Moore et al. 2009	Archaeological Inventory Survey	TMK: (1) 3-9-008:039	Reevaluated two previously identified historic properties: SIHP # -0043, habitation complex under Criterion D; recommend no further work; SIHP # -2900, agricultural/habitation complex under Criterion C,D, and E; recommended for data recovery and preservation.

Table 2. Archaeological Sites in the Vicinity of the Project Area

Site Number	Site Type/Name	Location	Reference
42	Hāwea Heiau	At the intersection of Hawai'i Kai Drive and Keāhole Street, at the base of Kaluanui Ridge (Mariner's Ridge)	McAllister 1933
50-80-15-0042	Possible remnant of McAllister's (1933) Site 42, Hāwea Heiau, above	At the intersection of Hawai'i Kai Drive and Keāhole Street, at the base of Kaluanui Ridge (Mariner's Ridge)	Price-Beggerly and McNeill 1985; McAllister 1933
50-80-15-0043 (Bayard Site O-16)	Dwelling site (McAllister 1933); Habitation complex (Moore et al. 2009)	Kaluanui Ridge at the mouth of Haha'ione Valley	McAllister 1933; Moore et al. 2009
50-80-15-0043	Habitation complex	Kaluanui Ridge at the mouth of Haha'ione Valley	Moore et al. 2009
46	Fishing shrine (<i>ko'a</i>) known as Palialaea	Portlock, western base of Koko Head	McAllister 1933

Site Number	Site Type/Name	Location	Reference
47	Fishing shrine (<i>ko'a</i>) known as Huanui	Portlock, western base of Koko Head	McAllister 1933
48	Fishing shrine (<i>ko'a</i>) known as Hina	Portlock, western base of Koko Head	McAllister 1933
49	Keahupua-o-Maunalua Fishpond (Kuapā)	Maunalua area, enclosed water inlet now referred to as Koko Marina	McAllister 1933
50-80-15-2900	Terraced platform with 15 associated petroglyphs (Price-Beggerly and McNeill 1985); Agricultural/habitation complex (Moore et al. 2009)	The southern terminus of Kaluanui Ridge	Moore et al. 2009; Price-Beggerly and McNeill 1985
50-80-15-2901	Natural stone cavity complex	The eastern slope of Kaluanui Ridge	Price-Beggerly and McNeill 1985
50-80-15-2902	Large cave (may correlate with Bayard's [1969] Feature E)	The southern terminus of Kaluanui Ridge	Price-Beggerly and McNeill 1985
50-80-15-2903	Wall and possibly associated platform	Kaluanui Ridge at the mouth of Haha'ione Valley	Price-Beggerly and McNeill 1985
50-80-15-2904	Platform	Kaluanui Ridge at the mouth of Haha'ione Valley	Price-Beggerly and McNeill 1985
50-80-15-2905	Natural stone cavity	The southern terminus of Kaluanui Ridge	Price-Beggerly and McNeill 1985
50-80-15-2906	Modern habitation site	The eastern slope of Kaluanui Ridge	Price-Beggerly and McNeill 1985
50-80-15-2907	Modified cave complex with basalt flakes	Kaluanui Ridge at the mouth of Haha'ione Valley	Price-Beggerly and McNeill 1985
50-80-15-2908 (initially Bayard Site O-5)	Habitation site; four human burials	Kaluanui Ridge at the mouth of Haha'ione Valley	Smart 1965; Bayard 1965; Thomas 1995
50-80-15-2909	Natural stone cavity with one historic burial	Kaluanui Ridge at the mouth of Haha'ione Valley	Price-Beggerly and McNeill 1985
50-80-15-2910	Cavity/cave complex with basalt flakes	The eastern slope of Kaluanui Ridge	Price-Beggerly and McNeill 1985
50-80-15-4694	Habitation – late pre-Contact to early historic	Kuli'ou'ou Ahupua'a, west of Kuli'ou'ou Stream	Putzi et al. 1998

Site Number	Site Type/Name	Location	Reference
50-80-15-4733	Historic trash pits	Kuli'ou'ou Ahupua'a, west of Kuli'ou'ou Road	Putzi et al. 1998
50-80-15-4837	Burial	Kuli'ou'ou Ahupua'a, west of Kuli'ou'ou Stream	Putzi et al. 1998
50-80-15-4841	Burials (30); pre-Contact to historic habitation site	Kuli'ou'ou Ahupua'a, between Kawaihae and Kuli'ou'ou Streets, east of Kuli'ou'ou Stream	Putzi et al. 1998
50-80-15-4938	Burial	Kuli'ou'ou Ahupua'a, west of Kuli'ou'ou Road	Putzi et al. 1998
50-80-15-4939	Burial	Kuli'ou'ou Ahupua'a, west of Kuli'ou'ou Road	Putzi et al. 1998
50-80-15-5083	Historic trash pit	Kuli'ou'ou Ahupua'a, west of Kuli'ou'ou Road	Putzi et al. 1998

Below the house foundation and on the edge of the former pond wall is an enclosure, possibly a pigpen, 17 by 30 feet with walls approximating 3.5 feet high. About 50 feet north of the pen is a brackish well 3 feet in diameter with 3 feet of water. The sides have been faced with stones. As this is a low marshy region almost any such depression would be filled with water. [McAllister 1933:67]

Site 46 Paliialaea

Fishing shrine (ko'a) known as Paliialaea, for mullet. The shrine was at the edge of the water.

Site 47. Huanui

Fishing shrine (ko'a) known as Huanui, for mullet. The shrine is not far from the one described in Site 48 and is an exact duplicate, except that it is slightly larger.

Site 48. Hina

Fishing shrine (ko'a) on the beach, Honolulu side of Kuamoekane, known as Hina and built for scad (*akule*). The shrine is roughly square in shape with the corners rounded, and measures 16.5 feet across. It is formed by coral walls 1 foot high and from 1 to 2 feet wide. Inside the walls is a paving of small bits of coral and sand which is about 6 inches higher than the outside. Facing the sea is an entrance 2.5 feet wide. Just within the entrance are six sharp lava stones forming an oval about 1 foot wide and 1.5 feet long. It was here that the offering of fish was placed. A foot from the wall opposite the entrance are two coral stones embedded in the paving. They protrude about 6 inches.

Site 49. Keahupua-o-Maunaloa fishpond

According to the Webster map of 1851 the pond covered 523 acres. In 1921 the water area was 301 acres with a swamp land of 125 acres. The water is brackish.

The old wall of the pond was approximately 5000 feet long. It appears to have been a sand embankment, faced on the top and seaward side with lava and some coral stones...According to Makea Napahi, my informant, the pond was built by Mahoe, her great-grandmother. When the pond had been only partially completed, the menehune (mythological little people) came and in one night finished the construction. Mr. Moe of the Kamehameha schools is of the opinion that a large fishing village formerly existed in Hahaione Valley at the head of the pond, which according to him, was not a pond, but an arm of the sea. The people from this village fished off Maunalua in their canoes, and when the pond was built it cut off their access to the sea and the village declined . . . [McAllister 1933:69]

4.2 Recent Archaeological Surveys

4.2.1 Bayard 1969

Limited survey and excavations were conducted by Donn Bayard on the south and west slopes of Kaluanui Ridge including portions of the current study area (Bayard 1969). The fieldwork was conducted as part of a University of Hawai'i course in archaeological field methods. Bayard identified four caves (Features A to D) and one platform on the west slope, one cave on the south slope (Feature E), and a series of platforms and surface structures in Haha'ione Valley. He designated the entire site as O-16. Bayard also excavated one enclosure in Haha'ione Valley, within the current study area, and produced a map of the general vicinity. After excavation, Bayard determined that the feature was an historic pigpen, and was undoubtedly the same pigpen described by McAllister as part of Site 43. The Bayard map also depicts the location of a modern well, several rock piles or mounds, and the road that extended along the base of Kaluanui Ridge.

4.2.2 Price-Beggerly and McNeill 1985

Stephen J. Athens, Ph.D., Archaeological Consultant conducted an archaeological reconnaissance on a total of 12 sites within two distinct survey areas located along the eastern slope (Kaluanui 1) and southern terminus (Kaluanui 2/3) of Kaluanui Ridge (Price-Beggerly and McNeill 1985).

Six historic properties were identified along the eastern slope of Kaluanui Ridge. SIHP # 50-80-15-2901 is described as a modified natural stone cavity complex that was recommended for excavation in order to determine the presence of human burials and/or cultural material. SIHP # 50-80-15-2906 was interpreted as a modern habitation area with no further archaeological work recommended. SIHP # 50-8015-2907 was described as a modified cave complex and was recommended for additional archaeological fieldwork to include vegetation clearance, detailed mapping, and the preparation of a research design to address subsequent research and excavation. SIHP # 50-80-15-2908 (Site O-5 described above) was recommended for further archaeological research to include the collection of all previously uncollected artifacts from the 1960s excavations described in Thomas (1995). SIHP # 50-80-15-2909 was described as a natural stone cavity complex containing one historic human burial. The preparation of a research design to include the removal of 100 percent of the cultural material and the human burial by a qualified archaeologist was recommended for SIHP # 50-80-15-2909. SIHP # 50-80-15-2910

was described as a cavity/cave complex with basalt flakes present on the cave floor. Vegetation clearance, detailed mapping, and the preparation of a research design to address subsequent research and excavation was recommended for SIHP # 5080-15-2910.

Six additional historic properties were identified along the southern terminus along Kaluanui Ridge: SIHP # 50-80-15-2900, -2902 to -2905, and -042. SIHP # 50-80-15-2900 was described as a terraced platform consisting of four features, pre- and post-Contact artifacts, and 15 petroglyphs including traditional Hawaiian and post-Contact forms. SIHP # 50-80-15-2900 is not situated where W. P. Thompson and E. H. place the Hawea Heiau in their 1932 map. Additionally, the dimensions of this site do not correlate with McAllister's (n.d.) field drawing for a site he believed to be Hawea Heiau, nor does it contain elements which McAllister recorded as present on Hawea, i.e., a pit in the lower terrace and abundant coral within the walls and on the surface of the terraces (Price-Beggerly and McNeill 1985:12-13). Preservation was recommended for SIHP # 50-80-15-2900.

SIHP # 50-80-15-2902 was described as a large cave with a sectioned opening of unknown function. SIHP # 50-80-15-2902 was interpreted as correlating with Bayard's (1969) Feature E. Preliminary subsurface testing was recommended in order to identify any buried cultural deposits. SIHP # 50-80-15-2903 was described as a dry-stacked, free standing basalt stone wall with a possible associated platform and cultural material including wooden fence posts and barbed wire. SIHP # 50-80-15-2903 was interpreted as part of an historic boundary wall and recommended for subsurface testing within the platform and additional recordation and mapping of the wall segment. SIHP # 50-80-15-2904 was described as a basalt stone platform with a coil of barbed wire lying on its surface. SIHP # 50-80-15-2904 was interpreted as the possible remnant foundation of a field house and was recommended for vegetation clearance, further recordation and mapping, and subsurface testing. SIHP # 50-80-15-2905 was interpreted as a natural stone cavity with no observable cultural material present and recommended for further investigation in order to determine the presence/absence of human burial remains.

SIHP # 50-80-15-0042 was identified by Price-Beggerly and McNeill (1985) as the possible remnants of McAllister's Site 42, Hawea Heiau. Time constraints prohibited sufficient vegetation clearance, mapping, or recordation at SIHP # 50-80-15-0042 and a correlation to McAllister's Site 42 could not be confirmed. SIHP # 50-80-15-0042 was recommended for further archaeological investigation to include vegetation/rubbish clearance under the supervision of an archaeologist and detailed mapping of the site in order to draw comparisons to McAllister's Site 42 field notes and maps (Price-Beggerly and McNeill 1985:36).

4.2.3 Carlson and Rosendahl 1990

Paul H. Rosendahl, Ph.D., Inc. (PHRI) conducted a supplemental archaeological inventory survey (Carlson and Rosendahl 1990) within the Kaluanui 1 parcel on the east slope of Kaluanui Ridge that was originally surveyed by Price-Beggerly and McNeill (1985). Historic properties that were previously identified by Price-Beggerly and McNeill were reevaluated during the study. SIHP # 50-80-15-2901 (natural stone cavity complex) was determined to be non-cultural and assessed as not significant. SIHP # 5080-15-2906 (habitation area) was determined to date to the historic period prior to 1960 and functioned as an agricultural area. SIHP # 50-80-15-2907 (modified cave complex) could not be relocated within the study area and was recommended for

no further work. Extensive excavations were conducted within SIHP # 50-80-15-2908 (cave) yielding historic trash, volcanic glass flakes, and midden. No further work was recommended. The burial located within SIHP # 50-80-15-2909 (stone cavity complex) was observed to be intact and considered to be a child of historic age as evidenced by direct associations with cloth and metal fragments. SIHP # 50-80-15-2909 was recommended for no further work. The cultural material (basalt flakes) originally identified within SIHP # 50-80-15-2910 (cavity/cave complex) by Price-Beggerly and McNeill (1985) could not be located and no additional cultural material was observed. SIHP # 50-80-15-2910 was recommended for no further work.

4.2.4 Folk, Borthwick and Hammatt 1993

CSH conducted an archaeological inventory survey for the proposed five-acre Kaluanui Park Development at Maunaloa (Folk Borthwick and Hammatt 1993). Two previously identified historic properties, SIHP # 50-80-15-0043 and -2900, were documented. SIHP # 50-80-15-0043 (McAllister Site 43, Bayard Site O-16) was observed to have been severely impacted by bulldozing and thus was no longer recommended to be archaeologically significant. The only observable remnant of SIHP # 50-80-15-0043 was the well, which contained standing water. SIHP # 50-80-15-2900 was reassessed as a temporary multi-use, open air, ridge site on the basis of limited subsurface testing, sparse midden and artifact content, and background research. This site was recommended for preservation with no further research.

4.2.5 Schilz 1994

Ogden Environmental and Energy Services conducted an archaeological assessment and evaluation of Kaluanui 1 and Kaluanui 2/3, originally surveyed by Price-Beggerly and McNeill (1985), and an evaluation of the impact to previously recorded sites by grubbing in Kaluanui 2/3 (Schilz 1994). The composite map produced by Schilz (1994) in conjunction with site relocation efforts concluded that the location of McAllister's Site 42 (Haweia Heiau) is not the same site as documented by Price-Beggerly and McNeill in 1985. McAllister's Site 42 was located closer to the base of Kaluanui Ridge and was apparently destroyed during road construction of Kaluanui road. SIHP # 50-80-15-2900, -2903, -2904, and 0042 were determined to have been impacted or completely destroyed by grubbing.

4.2.6 Ogden Environmental 1994

Ogden Environmental also prepared a data recovery plan for SIHP # -2900 in July of 1994 (Ogden Environmental and Energy Services Company, Inc. 1994), which included an assessment of the damage caused by grubbing activities and limited subsurface testing. It was concluded that grubbing activities on May 4 and 5, 1994 had partially destroyed Features 1 and 2 at SIHP # -2900 (for feature description see Price-Beggerly and McNeill 1985). Limited subsurface testing was also conducted in order to determine the extent of the pre-Contact cultural deposit documented by Folk et al. (1993). Vegetation clearance exposed a larger area of deposit than previously documented as well as a stone wall on the west side and several artifacts scattered upon the surface, including three large volcanic glass flakes, a piece of branch coral, and a pounder preform. Two test units (Test Unit 3 and 4) were excavated in the vicinity of Folk et al.'s test unit. A cultural deposit was encountered at ten cm below surface containing abundant

charcoal, water-rounded coral and basalt pebbles, volcanic glass, basalt flakes, four basalt flakes with polish, a bone fishhook, and abundant midden.

4.2.7 Thomas 1995

Beginning in 1962, excavations were conducted at a small overhang shelter or cave, designated Site O-5 on the east slope of Kaluanui Ridge as part of a University of Hawai'i archaeological field school led by Wilhelm Solheim. A draft excavation report (Smart 1965) was prepared but never finalized, and an artifact analysis was conducted (Bayard 1965). Eventually a short report was presented in the Society for Hawaiian Archaeology's journal *Hawaiian Archaeology* (Thomas 1995).

Excavation identified eight stratigraphic layers within the cave deposit, three of which predated AD 1450, three that spanned from AD 1450 to the post-Contact period (after AD 1798), and two in the post-Contact period. The entire soil deposit of the cave floor was excavated. The deposit contained food remains, traditional Hawaiian artifacts, and historic artifacts, suggesting that the cave was used for temporary habitation. Four burials were disinterred from the cave. The intrusive burial pits suggested that the last use of the cave was for burial internment.

4.2.8 Jones 1996

Aki Sinoto Consulting conducted an archaeological inventory survey of nine parcels within Maunalua Ahupua'a, including one parcel that extended along the western side of Kuapa Pond (Jones 1996). No historic properties were identified in this parcel. The nearest historic properties are located in the Kamilonui 1 parcel, at the base of Kamilonui Ridge. The three historic properties include SIHP # 50-80-15-4946, -4947, and -4948. SIHP # 50-80-15-4946 was interpreted as an isolated rock pile built upon an outcrop exposure and was recommended for no further work. SIHP # 50-80-15-4947 was interpreted as a small bedrock cavity containing a single human molar and was recommended for inclusion in a project-specific burial treatment plan. SIHP # 50-80-15-4948 was interpreted as an historic core-filled basalt stone wall and was recommended for no further work.

4.2.9 Putzi, Denham, Eblé, and Pantaleo 1998

Garcia and Associates (GANDA), was contracted by Engineers Surveyors Hawaii, Inc. (ESH) to provide archaeological monitoring services during construction activities for the Phase II Widening of Kalaniana'ole Highway. Phase II construction activities were undertaken within a 1.4-mile corridor of Kalaniana'ole Highway between East Halema'uma'u Road and Keahole Street in Kuli'ou'ou and Maunalua Ahupua'a. Archaeological monitoring of Phase II construction commenced on May 24, 1993 and terminated on July 21, 1995. Ten sites were identified in all. Three sites were identified in the Kuli'ou'ou to Maunalua area with one human burial each, SIHP # 50-80-15-4837, 4938, and -4939. One site in Maunalua, -4841 had 30 burials and a habitation cultural layer with artifacts dating from the pre-Contact period to the historic period. Three sites in the Kuli'ou'ou to Maunalua area, -4694, -4733, and -5083, had only historic habitation trash/cultural deposits. The report also includes information on SIHP -4838 (one human burial), -4840 (one human burial), and -5084 (one human burial), which are in the *ahupua'a* of Niu to the west of the Project area. These three Niu sites are not shown on Figure 15 or listed in Table 2.

Skeletal remains representing 40 human individuals interred within 29 discrete burial features (Numbered Burials 2–29) were encountered during monitoring activities in the ten sites. Burial site boundaries were determined according to spatial arrangements. SIHP # -4841 is interpreted as being a cemetery/burial-ground. This site exhibits a blending of traditional Hawaiian burial practices/methods with those of the historic period and the presence of both pre-Contact artifacts and historic period artifacts (e.g., the presence of both extended coffin burials and flexed sand burials containing no associated historic period artifacts). Remains from Burial 2, Burial 3 of SIHP # -4838, Burial 5 of SIHP # -4840, Burial 4, 6, 7, 8, 9, 10, 12, 13, 14, 19, 20, 21 of SIHP # -4841, Burial 18 of SIHP # -4939, Burial 22 of SIHP # -5084, and Burial 23 (no site designation) were recovered and later reinterred in two burial vaults adjacent and west of Kuli'ou'ou Stream. Burial 11 of SIHP # -4938 and Burials 15, 16, 17, 24, 25, 26, 27 and 29 of SIHP # -4841 are preserved in situ.

4.2.10 O'Hare, Shideler and Hammatt 2003

CSH conducted an archaeological assessment in support of the proposed Lalea rockfall mitigation along the eastern slope of Kaluanui Ridge (O'Hare et al. 2003). The study revisited SIHP # 50-8015-2908, which was previously identified by Price-Beggerly and McNeill (1985). SIHP # 50-80-15-2908 was determined to be no longer significant and recommended for no further work.

4.2.11 Chiogioji and Hammatt 2005

In 2005, CHS (Chiogioji and Hammatt 2005) conducted an archaeological literature review and field inspection and literature review for a highway improvement project on an approximately 305-meter (1,000 ft) long section on the *mauka* side of Kalaniana'ole Highway, between Keāhole Street and Hawai'i Kai Drive, in Maunaloa Ahupua'a.

The Kalaniana'ole Highway alignment between Keāhole Street and Hawai'i Kai Drive sits on landfill deposited within Kuapā Pond in the 1960s during the construction of the Hawai'i Kai development. It is thus unlikely that any subsurface historic properties are present beneath the highway, particularly on its *mauka* side where the improvement project was planned. Additionally, in light of the extensive dredging within the pond itself during the Hawai'i Kai development, it is unlikely that any of the original pond deposits remain undisturbed beneath the project area. All properties documented during that project—including human burials and non-burial sites—were encountered in Jaucus sand deposits beneath the highway corridor in Kuli'ou'ou Ahupua'a, to the northwest of the current project area.

4.2.12 Moore, Liebhardt, Takahashi, and Kennedy 2009

Archaeological Consultants of the Pacific, Inc. (ACP) conducted an archaeological inventory survey at the base of Kaluanui Ridge (Moore et al. 2009). The study reassessed the function, significance evaluations, and recommendations for two previously identified historic properties, SIHP # 50-80-15-0043 and SIHP # 50-80-15-2900.

SIHP # 50-80-15-0043 was interpreted as a habitation complex consisting of five features and was evaluated as significant under Criterion D (may be likely to yield information important in prehistory or history). The five features of SIHP # 50-80-15-0043 included a crushed coral and

dirt roadway, a mortared stone well, a stone-ringed tree, one upright stone, and an area of cobble paving. SIHP # 50-80-15-0043 was recommended for no further work.

SIHP # 50-80-15-2900 was reinterpreted as an agricultural/habitation complex consisting of five features and was evaluated as significant under Criterion C (embodies the distinctive characteristics of a type, period, or method of construction), Criterion D (may be likely to yield information important in prehistory or history), and Criterion E (value to the Native Hawaiian people or to another ethnic group due to associations with cultural practices). The five features of SIHP # 50-80-15-2900 included remnant terracing and a stone wall (Feature 1 A-E), petroglyphs (Feature 2 A-D), a terrace (Feature 3), a U-shaped enclosure (Feature 4), and a modified outcrop (Feature 5). SIHP # 50-80-15-2900 was recommended for data recovery and preservation.

Section 5 Field Inspection of Project Area

Cultural Surveys Hawai'i archaeologists David W. Shideler and Constance R. O'Hare, under the general supervision of Dr. Hallett H. Hammatt, made a field inspection of the 5.4-acre parcel on September 5, 2013 (Figure 16 to Figure 28). The archaeologists walked over all open areas. Both the former main house and the boat house were gutted and open. Most of the former landscaped areas, especially at the back of the lot (*mauka* side) had been cleared of vegetation, and are now covered with dirt roads and construction stockpile areas on bare dirt or concrete. All of the former pools and landscaping ponds had been drained. Thus, visibility for the field inspection was excellent. There are many rock walls and rock landscaping clusters on the property. These were visibly inspected to make sure they were not rock with petroglyphs that had been moved to the property. The archaeologists did not find any surface archaeological features. The structures on the Kaiser Estate, built between 1959 and 1960 and therefore more than 50 years old, are categorized as a historic property. However, as noted, the only remaining portions of the main house are a few support pillars, and the floors and wooden portions of the concrete boathouse are in poor condition. Most of the landscaped gardens have been bulldozed but many tall rock walls are intact. The servants' quarters house is the only intact large structure. Present views of the property are shown in the following field inspection photographs taken September 5, 2013.

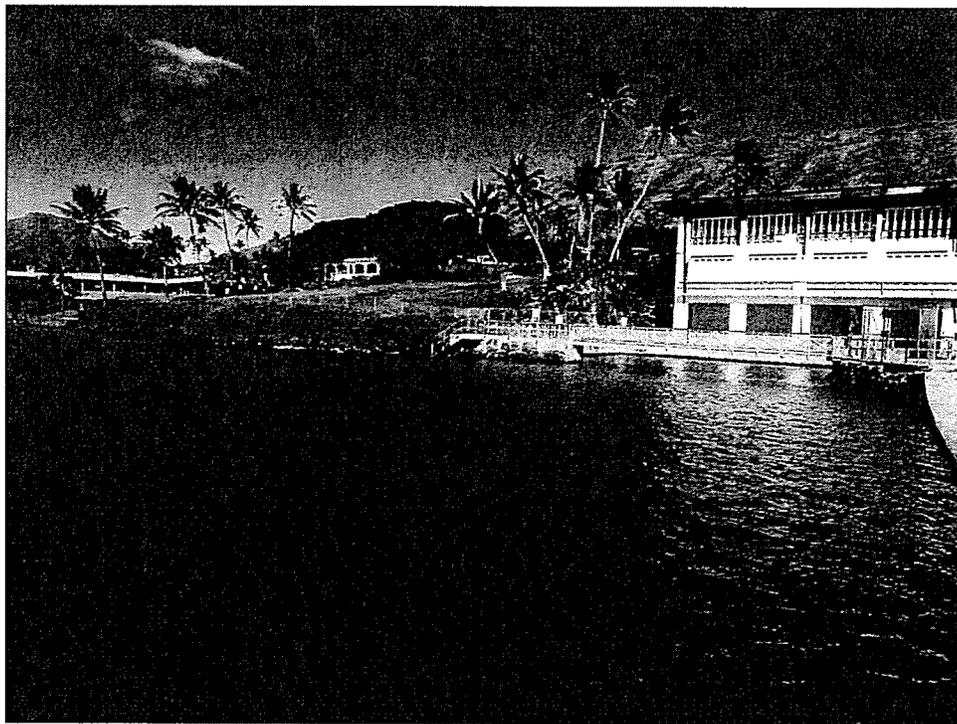


Figure 16. Property from boat harbor, view to the northeast; from right to left: boathouse, service quarters, pavilion above swimming pool, main house (CSH photo)

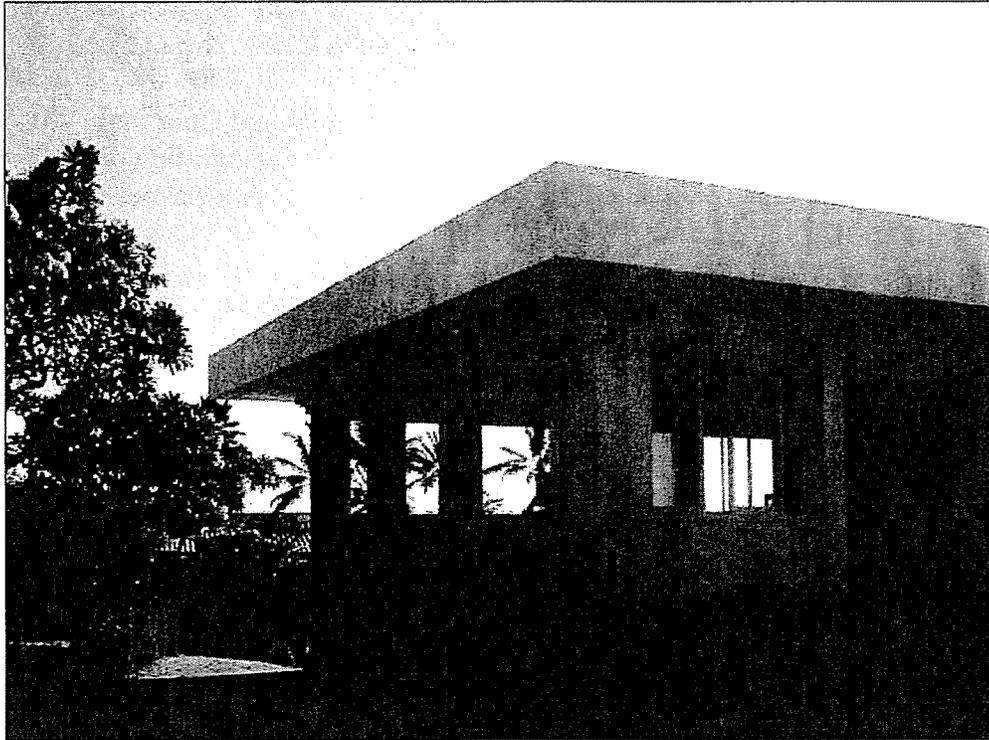


Figure 17. Harbor Villa and boathouse at south end of property, view to the northwest (*makai*) (CSH photo)

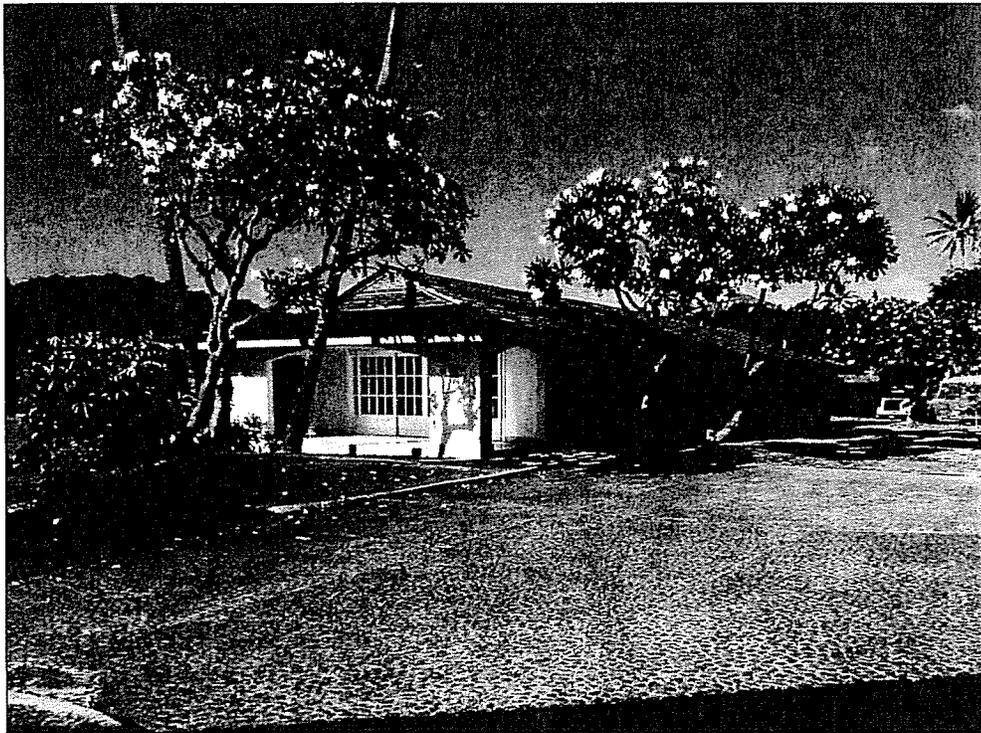


Figure 18. Service quarters, central section of property, view to the north (CSH photo)

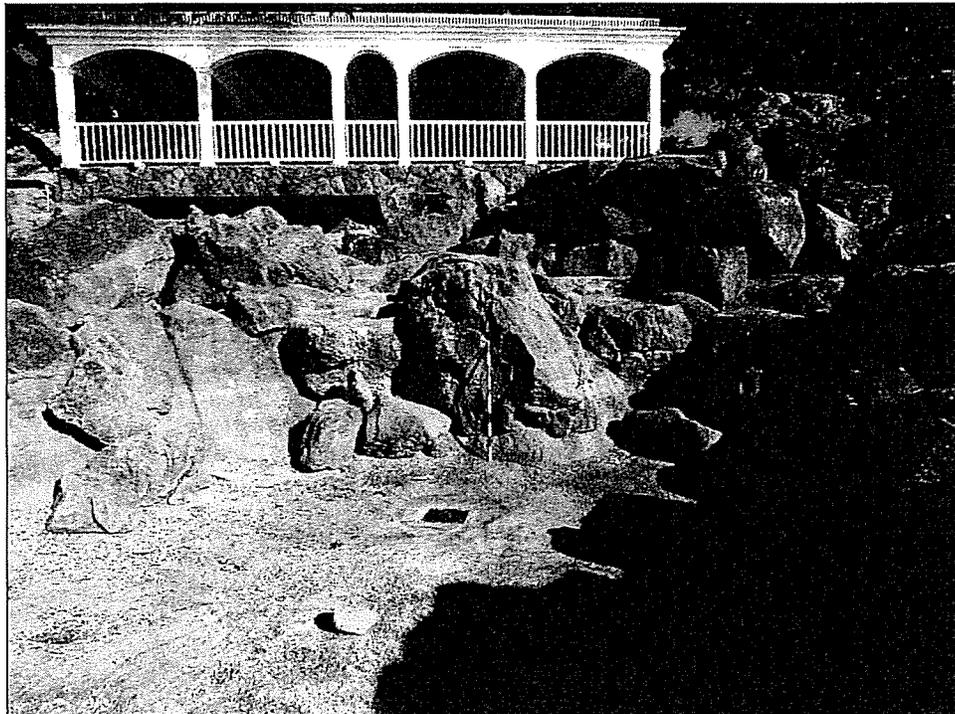


Figure 19. Pavilion above drained water feature with large boulders, view to southeast (CSH photo)



Figure 20, Main house at north end of property; roof supported with beams; no side walls, view to the northeast (CSH photo)



Figure 21. Harbor wall, view to the north (CSH photo)

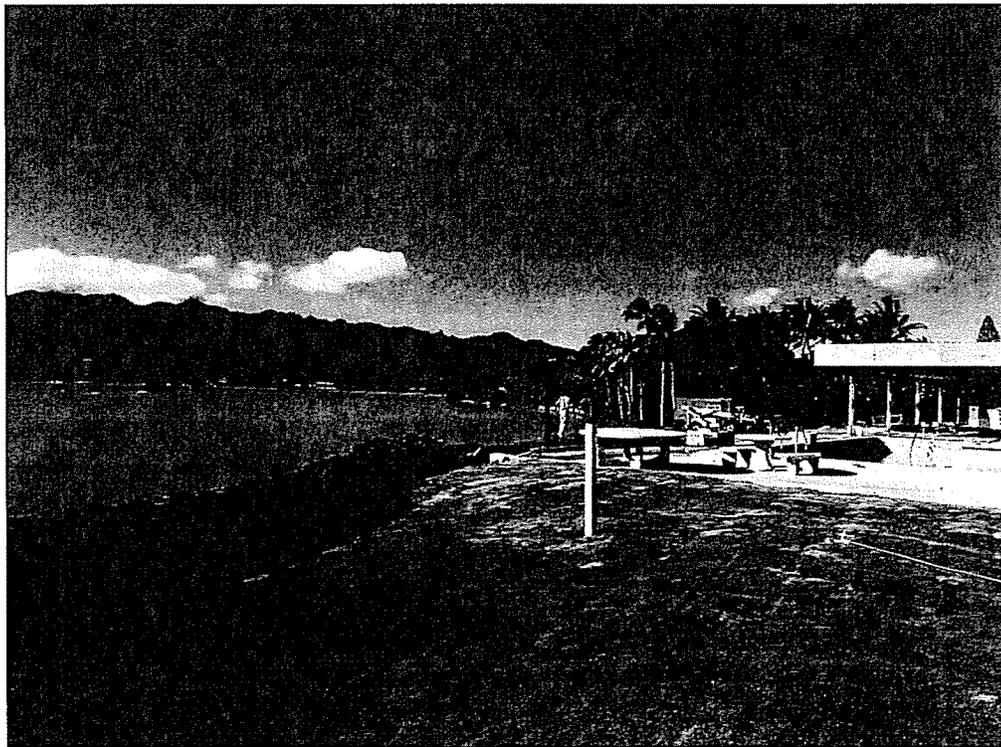


Figure 22. Central portion of shoreline rock wall, view to the northeast (CSH photo)

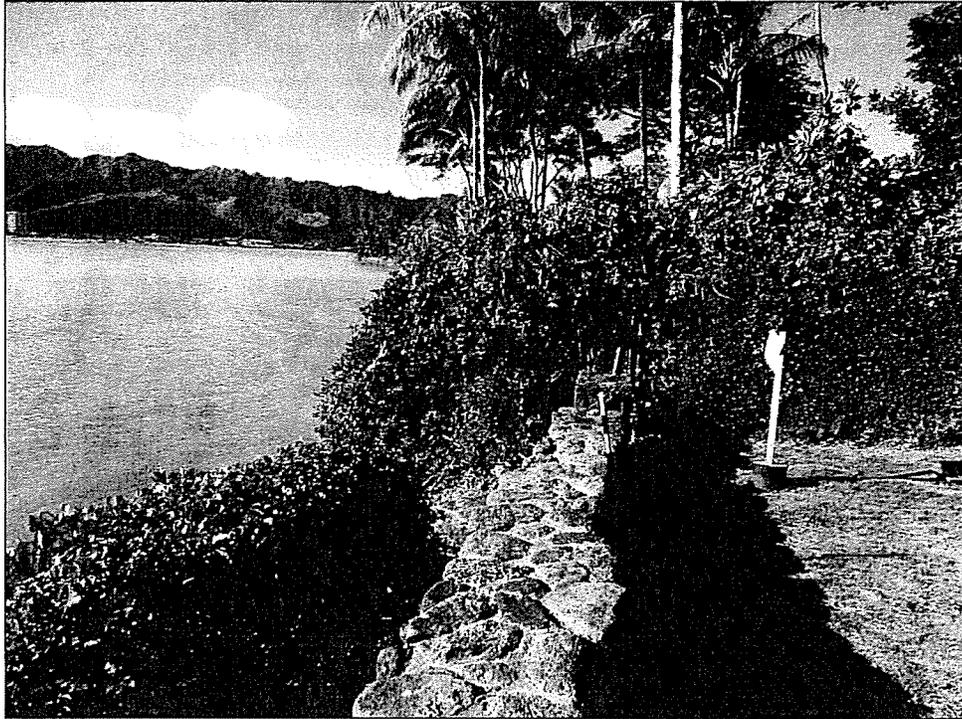


Figure 23. Rock wall along coast, northwest corner of property; wall has a small wooden gate to provide access to the water (CSH photo)

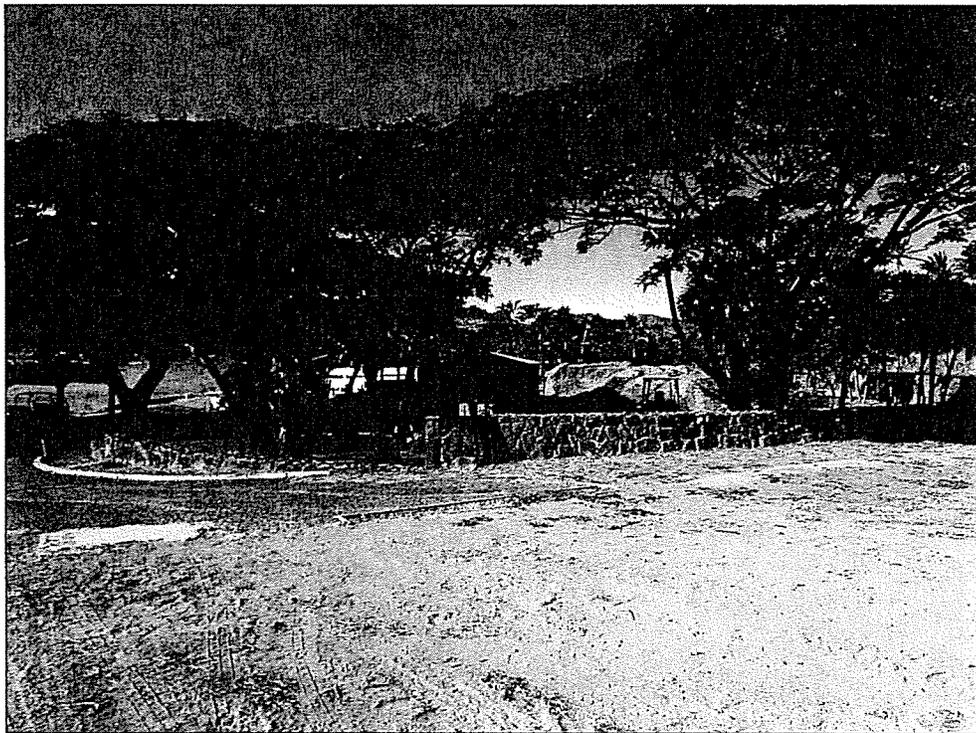


Figure 24. Central section of property area (between houses and the shore) showing graded open areas, view to the west (CSH photo)



Figure 25. Graded area behind main house, view to the northeast

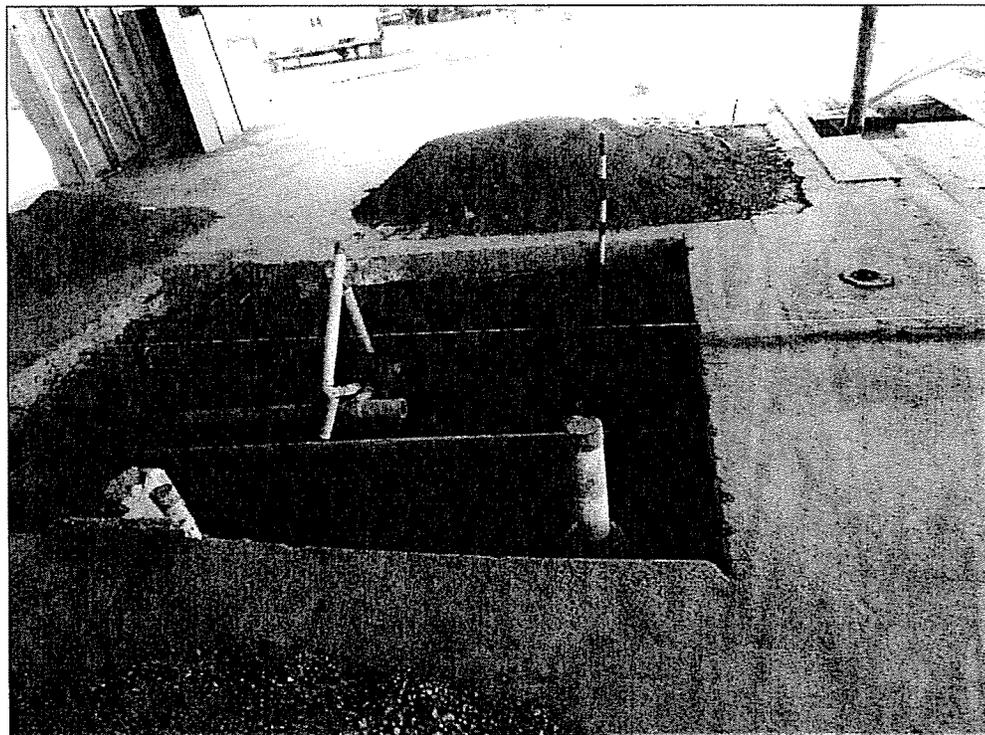


Figure 26. Excavated pit at north end of main house, view to the west, showing layer of fill material above gravel layer

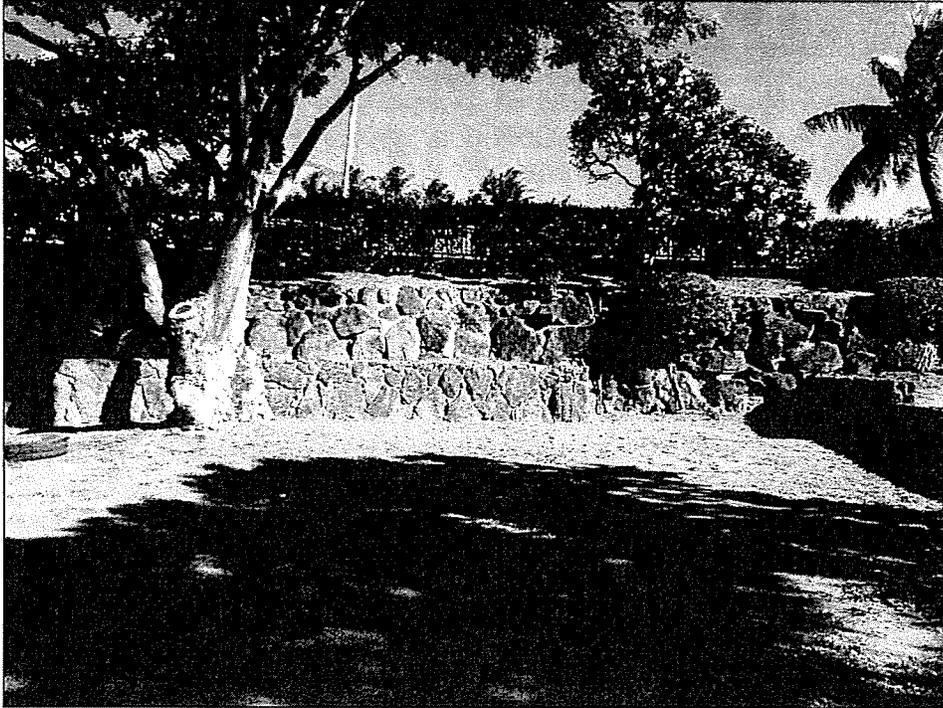


Figure 27. Low rock walls along *mauka* boundary of property adjacent to Portlock Road, southern section, view to the east (CSH photo)

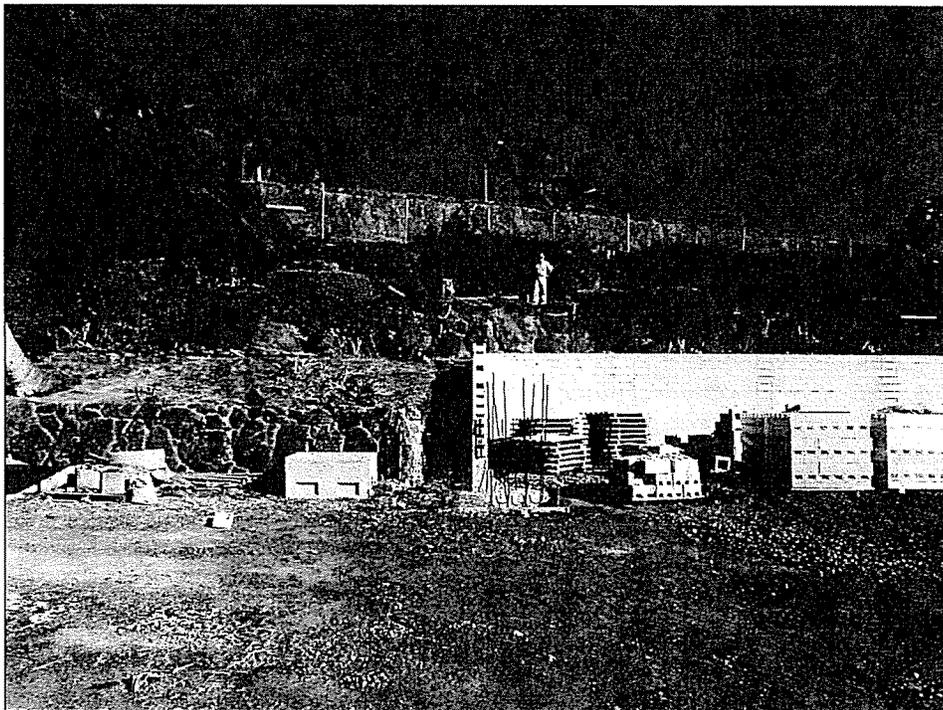


Figure 28. High rock walls along boundary of property adjacent to Portlock Road, northern section, view to the east; note large graded area with stockpiled construction material (CSH photo)

Section 6 Summary and Recommendations

At the request of Kober Hanssen Mitchell Architects (77 Merchant Street, Honolulu, Hawai'i 96813), Cultural Surveys Hawai'i, Inc. (CSH) has prepared this archaeological literature review and field inspection (LRFI) report to address proposed renovations at the property, formerly called the Kaiser Estate, at 567 Portlock Road in Maunaloa Ahupua'a, Honolulu District, Island of O'ahu, Hawai'i Tax Map Key (TMK) (1) 3-9-026, 044, 045, 056, 047, and 048. The LRFI scope of work included: 1) historical research to summarize past land use and the results of prior historic preservation investigations in the project area and its vicinity; 2) a limited field inspection of the project area; and, 3) preparation of this LRFI report.

Background research indicates the project area is located on the arid, western slopes of Koko Head. The nearest available water was a small spring once located at Kawaihoa (Portlock Point) to the south of the project area, and water near Kuapā Pond and inland streams northwest of the project area. Background research indicates that the immediate area was not an area of intense habitation or agriculture, although it is possible that there were once scattered fishermen's houses in the pre-Contact and early post-Contact periods. The area was also probably not used for burial. Caves on the top of Koko Head and Koko Crater were used for burial and burials have also been found in coastal areas with natural Jaucus sand; however, the project area does not have a sandy beach area so it is an unlikely burial place. In the post-1850 period, the project area was part of a large cattle ranch but again, the lack of water did not make the area useful for paddocks or ranch structures. A few homes were built in the area around a small community before 1960, but the main development of the area was begun in 1959 by Henry Kaiser who constructed the Hawai'i Kai Residential area and Koko Head Marina.

Henry Kaiser also constructed his own home on a seven-acre property at the end of Portlock Road, the present project area. There is no record of any cultural remains found at the site during the extensive development of the project area, the house construction, landscaping, or dredging of the oceanfront to construct a private harbor. No cultural properties were seen during the field inspection. The results of this field inspection cannot assess the presence or absence of subsurface archaeological deposits; however, based on available information the likelihood appears to be low.

CSH's investigation indicates that, due to extensive historic and modern land disturbance and development, the likelihood of significant historic properties and/or archaeological deposits within the project area is low. Following the requirements of Hawai'i State historic preservation review legislation (HRS §6E-42 and HAR §13-284), CSH recommends using this document to support consultation with the City and County of Honolulu and the SHPD regarding how best to fulfill the historic preservation review process for the proposed project area's development.

Based on this study's results, an archaeological inventory survey of the project area (per the requirements of HAR §13-276) does not appear warranted for development within the project area. Depending on the extent and location of ground disturbance during future proposed renovations in the project area, an on-call archaeological monitoring program might be appropriate for portions of the project area as a historic preservation mitigation measure.

Section 7 References Cited

Atkinson, Anne

2007 *A Natural and Cultural History of Maunalua Bay and Its Watershed*. M.A. thesis, Department of Geography, San Francisco State University, San Francisco, California.

Bayard, Donn T.

1965 *Hawai'i Kai: Artifacts (June, 1965)*. Ms. on file at the Department of Anthropology, University of Hawai'i at Mānoa, Honolulu.

1969 *Limited Survey and Excavation at Site O-16, Hawaii-Kai, Maunalua, Oahu*. Ms. on file at the Department of Land and Natural Resources, State Historic Preservation Division Library, Kapolei, Hawai'i.

Beckwith, Martha

1970 *Hawaiian Mythology*. University of Hawai'i Press, Honolulu.

Bingham, Hiram

1847 *A Residence of Twenty-One Years in the Sandwich Islands*. Huntington, Hartford Connecticut.

Brass, Kevin

2009 Raising the Roof. Fabled Hawaii Estate Hits Market Priced at \$80 Million. *New York Times*, 1 January. Available online at <http://raisingtheroof.blogs.nytimes.com/2009/01/01/fabled-hawaii-estate-hits-market-priced-at-80-million/> (accessed May 15, 2013).

Carlson, Arne K. and Paul H. Rosendahl

1990 *Supplemental Archaeological Inventory Survey, Kalanui-1 Subdivision, Land of Maunalua, Honolulu (Kona) District, Island of Oahu*. Paul H. Rosendahl Ph.D., Inc., Hilo, Hawai'i.

Chamberlain, Levi

1826 *Diary Insert 1*. Manuscript filed in Hawaii Mission Children's Society Library.

1828 *Diary Insert 1*. Manuscript filed in Hawaii Mission Children's Society Library.

Chinen, Jon J.

1958 *The Great Mahele: Hawaii's Land Division of 1848*. University of Hawai'i Press, Honolulu.

Chiogioji, Rodney and Hallett H. Hammatt

2005 *Archaeological Literature Review and Field Inspection and Literature Review for a Highway Improvement Project on an Approximately 305-meter (1000 ft.) Long Section on the Mauka (East) Side of Kalaniana'ole Highway, between Keāhole Street and Hawai'i Kai Drive, Maunalua Ahupua'a, Kona District, O'ahu Island (TMK: [1] 3-9-17:20)*. Cultural Surveys Hawai'i, Kailua, Hawai'i.

Clark, John R. K.

2002 *Hawai'i Place Names. Shores, Beaches, and Surf Sites*. University of Hawai'i Press, Honolulu.

Coulter, John Wesley

1935 *A Gazetteer of the Territory of Hawaii*. University of Hawai'i Research Publication No. 11. University of Hawai'i at Mānoa, Honolulu.

Daws, Gavan

2006 *Honolulu. The First Century*. Mutual Publishing, Honolulu.

Dean, Love

1991 *The Lighthouses of Hawai'i*. University of Hawai'i Press, Honolulu.

Dixon, George

1789 *A Voyage Round the World . . . performed in 1785, 1786, 1787 and 1788 in the "King George" and "Queen Charlotte."* George Goulding, London.

Ellis, William

1831 *Polynesian Researches, During a Residence of Nearly Eight Years in the Sandwich Islands*. Volume IV. Second Edition. Fisher, Son, and Jackson, London.

Folk, William H., Douglas F. Borthwick, and Hallett H. Hammatt

1993 *Archaeological Survey for the Proposed 5-Acre Kaluanui Park Development at Maunaloa, Kona District, O'ahu, (Revised October)*. Cultural Surveys Hawai'i, Kailua, Hawai'i.

Foote, Donald E., E.L. Hill, S. Nakamura, and F. Stephens

1972 *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii*. U.S. Department of Agriculture, U.S. Government Printing Office, Washington, D.C.

Fornander, Abraham

1996 *Ancient History of the Hawaiian People to the Times of Kamehameha I*. Mutual Publishing, Honolulu.

Giambelluca, Thomas W., Michael A. Nullet, and Thomas A. Schroeder

1986 *Rainfall Atlas of Hawai'i*. Department of Land and Natural Resources, Honolulu.

Hanauma Bay Place Names

2013 Kawaihoa. Electronic document at <http://placenamesofhanauma.weebly.com/kawaihoa.html> (accessed May 15, 2013).

Hancock, Lambreth

1983 *Hawai'i Kai. The First 20 Years*. Rotary Club of Hawai'i Kai, Honolulu.

Handy, E.S. Craighill

1940 *The Hawaiian Planter*, Volume 1. Bishop Museum Bulletin 161. Bishop Museum, Honolulu.

Handy, E.S. Craighill, and Elizabeth G. Handy

1972 *Native Planters in Old Hawaii: Their Life, Lore, and Environment*. Bishop Museum Bulletin 233. Bishop Museum, Honolulu.

Hawai'i TMK Service

2012 Tax Map Key (1) 3-9-026: 044, 045, 046, 047, and 048. On file at Hawai'i TMK Service, 222 Vineyard Street, Suite 401, Honolulu, Hawai'i.

‘Īi, John Papa

1983 *Fragments of Hawaiian History*. Revised Edition. Bishop Museum Press, Honolulu.

Jackson, Geo E. Gresley

1884 *East Coast of Oahu Including Waimanalo Hanauma and Maunalua Bays*. Surveyed and drawn by G.E.G. Jackson, Traced from Registered Map 1019 by A. Taqa, July 1958. On file at the State of Hawaii Department of Accounting and General Services Land Survey Division, Honolulu.

Jones, Bruce A.

1996 *Aspects of Inland Settlement in the Hawai'i Kai Region: Results of an Archaeological Inventory Survey of Nine Parcels, Ahupua'a of Maunalua, Honolulu District, Island of O'ahu, (TMKs: 3-9-8: Por. 13 and 3-9-10: Por. 1)*. Aki Sinoto Consulting, Honolulu.

Kamakau, Samuel M.

1961 *Ruling Chiefs of Hawai'i*. Kamehameha Schools Press, Honolulu.

1968 *Ka Po'e Kahiko: The People of Old*. Bishop Museum Special Publication 51. Bishop Museum, Honolulu.

1976 *Na Hana a ka Po'e Kahiko: The Works of the People of Old*. Bishop Museum Special Publication 61. Bishop Museum, Honolulu.

Kame'elehiwa, Lilikalā

1992 *Native Land and Foreign Desires. Pehea La E Pono Ai?* Bishop Museum Press, Honolulu.

Kanaiku'ihonoināmoku, B. V.

1865 Letter. *Ke Au Okoa* 31 July. Translation by Keao Nesmith.

Kelly, Marion, Hiro Kurashina, and Aki Sinoto

1984 *Cultural Resources Overview for The Queen's Beach Park Feasibility Study, Maunalua, Kona, O'ahu, Part I: Legends of Maunalua, O'ahu, Part II: Archaeological Assessment, and Part III: Historical Notes on Queen's Beach and Other Places in Maunalua, O'ahu*. Department of Anthropology, Bishop Museum, Honolulu.

Kikuchi, William K.

1973 *Hawaiian Aquaculture Systems*. Unpublished Ph.D. dissertation, Department of Anthropology, University of Arizona, Tucson, Arizona.

McAllister, J. Gilbert.

n.d. Unpublished written field notes, sketches, and annotated USGS map from original 1930-1931 survey of archaeological and cultural sites of O'ahu. Curated at the Bishop Museum Archives, Honolulu.

1933 *Archaeology of Oahu*. Bishop Museum Bulletin 104. Bernice Pauahi Bishop Museum, Honolulu.

Malo, David

1951 *Hawaiian Antiquities (Moolelo Hawaii)*, Second Edition. Bishop Museum Special Publication 2. Bishop Museum, Honolulu.

Mathison, Gilbert Farquhar

1825 *Narrative of a Visit to Brazil, Chile, Peru, and the Sandwich Islands, During the Years 1821 and 1822*. Charles Knight, London.

Mokumaia, J. K.

1921 Ke Aekai o Maunalua ame Kona Mau Kuhina. *Kuokoa*, 4 March.

Moore, James R., Carly Liebhardt, Chie Takahashi, and Joseph Kennedy

2009 *An Archaeological Inventory Survey Report for a Property Located at TMK: (1) 3-9-08: 039 in Maunalua Ahupua'a, Honolulu District, Island of O'ahu*. Archaeological Consultants of the Pacific, Inc., Haleiwa, Hawai'i.

Ogden Environmental

1994 *Revised Data Recovery Plan for Archaeological Excavation at Site 2900, Maunalua Ahupua'a, O'ahu Island (TMK: 3-9-08)*. Ogden Environmental and Energy Services Company, Inc., Honolulu.

O'Hare, Constance R., David W. Shideler, and Hallett H. Hammatt

2003 *Archaeological Assessment in Support of the Proposed Lalea Rockfall Mitigation, Phase II Project Hawai'i Kai, Maunalua Ahupua'a, O'ahu, Hawai'i (TMK: 3-9-08:42)*. Cultural Surveys Hawai'i, Kailua, Hawai'i.

Portlock, Nathaniel.

1798 *A Voyage Round the World*. De Capo Press, New York.

Price-Beggerly, Patricia, and J. R. McNeill

1985 *Archaeological Reconnaissance of the Proposed Marina Zoning Project, Kaluanui 1, 2, and 3 (Hawai'i Kai)*. J. Stephen Athens, Honolulu.

Pukui, Mary

1983 *'Ōlelo No'eau. Hawaiian Proverbs and Poetical Sayings*. Bishop Museum Press, Honolulu.

Pukui, Mary K., Samuel H. Elbert, and Esther Mookini

1974 *Place Names of Hawaii*, University of Hawai'i Press, Honolulu.

Putzi, Jeffrey L., Tim Denham, Francis J. Eblé, and Jeffrey Pantaleo

1998 *Archaeological Monitoring Report for Phase II Widening of Kalaniana'ole Highway, East Halema'uma'u Road to Keāhole Street, East Honolulu, O'ahu Island*. Garcia and Associates, Honolulu.

Quill, Jenny

2010 Honolulu's Kaiser Estate Still Seeks Buyer. *Honolulu, Real Estate*, 16 September. Electronic document, <http://www.honolulumagazine.com/Honolulu-Magazine/Real-Estate/September-2010/Honolulu-rsquo-Kaiser-Estate-Still-Seeks-Buyer/> (accessed May 15, 2013).

Schilz, Alan

- 1994 *Archaeological Assessment and Evaluation of Kaluanui Parcel 1 and Kaluanui Parcels 2 and 3, and an Evaluation of the Impact of Previously Recorded Archaeological Sites by Grubbing in Kaluanui Parcel 3, Hawai'i Kai, Oahu.* Ogden Environmental and Energy Services, Inc., Honolulu.

Schmitt, Robert C.

- 1968 *Demographic Statistics of Hawaii: 1778-1965.* University of Hawai'i Press, Honolulu.

Smart, Colin

- 1965 *Draft Excavation Report of Site 05 (50-80-15-2908), Hawai'i Kai Cave Shelter.* Vol. 1-2. Department of Anthropology, University of Hawai'i at Mānoa, Honolulu.

Soehren, Lloyd

- 2013 Hawaiian Place Names. Electronic database at <http://ulukau.org/cgi-bin/hpn?l=haw> (accessed May 15, 2013).

Sterling, Elspeth and Catherine Summers

- 1978 *Sites of Oahu.* Bishop Museum Press, Honolulu.

Stewart, C. S.

- 1839 *A Residence in the Sandwich Islands.* Fifth Edition. Weeks, Jordan and Company, Boston.

Stump, Jane Barr

- 1981 *Our Hawaii Kai. A History of Hawaii Kai and Maunalua.* Privately printed, Jane Barr Stump.

Takemoto, Anne H., Pauline King Joerger, Merie-Ellen Fong Mitchell, and Cassandra E. Bareng

- 1975 *Historical/Cultural Essay Report on the Kuapa Pond Area.* Joerger-Takemoto Historical Research Partnership, Honolulu. *On file at the State Historic Preservation Division, Honolulu.*

Thrum, Thomas G.

- 1906 Heiaus and Heiau Sites Throughout the Hawaiian Islands. *Hawaiian Almanac and Annual for 1907:36-87.* Thos. G. Thrum, Honolulu.

Thomas, Frank R.

- 1995 Excavations at Maunalua Cave, Hawai'i Kai, O'ahu. *Hawaiian Archaeology* 4:17-26.

U.S. Air Force

- 1963 High Altitude aerial photograph series for O'ahu, Mission Number EKM-2CC-255. *Copy available at Hawai'i State Archives, Aerial Photographs No. PPA-48-3, 364 S. King Street, Honolulu, Hawai'i.*

U.S. Army

- 1919 U.S. Army Fire Control Map of O'ahu, Koko Head Quadrangle. *On file at USGS Information Services, Box 25286, Denver, Colorado.*

- 1933 U.S. Army Fire Control Map of O'ahu, Koko Head Quadrangle. *On file at USGS Information Services, Box 25286, Denver, Colorado.*
- 1943 U.S. Army War Department Terrain Map of O'ahu, Makapu'u and Diamond Head Quadrangles. *On file at USGS Information Services, Box 25286, Denver, Colorado.*

U.S. Army Map Service

- 1954 U.S. Army Map, 7.5 Minute Series Topographic Map of O'ahu, Koko Head Quadrangle. *On file at USGS Information Services, Box 25286, Denver, Colorado.*

U.S. Geological Survey

- 1977–78 Orthoimagery of U.S. Geological Survey 7.5 Minute Series Topographic Map of O'ahu. *On file at USGS Information Services, Box 25286, Denver, Colorado.*
- 1998 U.S. Geological Survey 7.5 Minute Series Topographic Map of O'ahu, Honolulu Quadrangle. *On file at USGS Information Services, Box 25286, Denver, Colorado.*
- 2005 Orthoimagery of U.S. Geological Survey 7.5 Minute Series Topographic Map of O'ahu, Koko Head Quadrangles. *On file at USGS Information Services, Box 25286, Denver, Colorado.*

Valeri, Valerio

- 1985 *Kingship and Sacrifice. Ritual and Society in Ancient Hawaii.* The University of Chicago Press, Chicago and London.

Webster, William

- 1851 Plan of the Land of Maunalua, Oahu, the Property of Victoria Kamamalu. Surveyed by William Webster. Registered Map No. 980. *On file at the State of Hawai'i Department of Accounting and General Services Land Survey Division, Honolulu.*

APPENDIX D

TOPOGRAPHICAL MAPS & SURVEYS

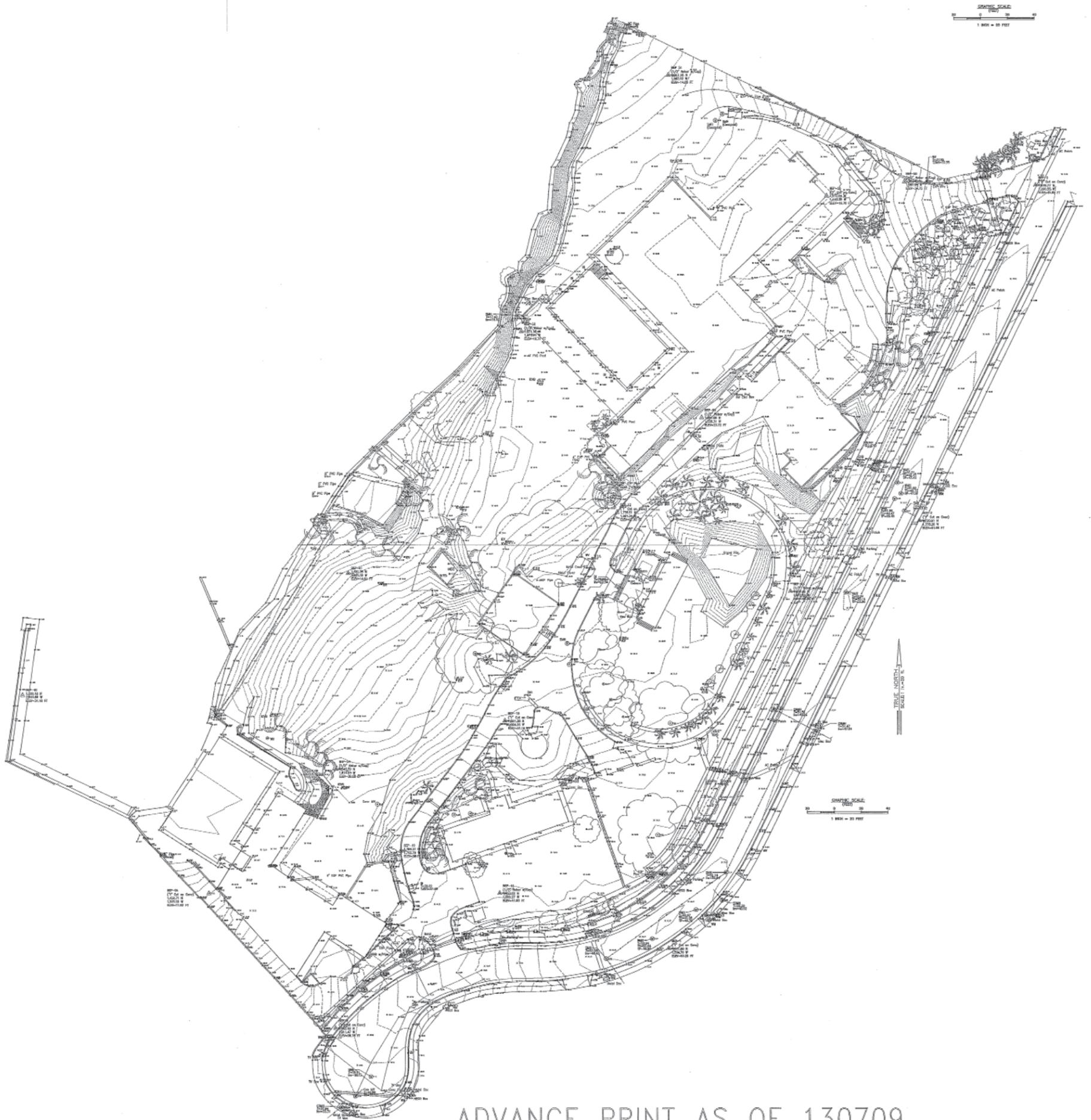
PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



K H M A

ADVANCE PRINT AS OF 130709

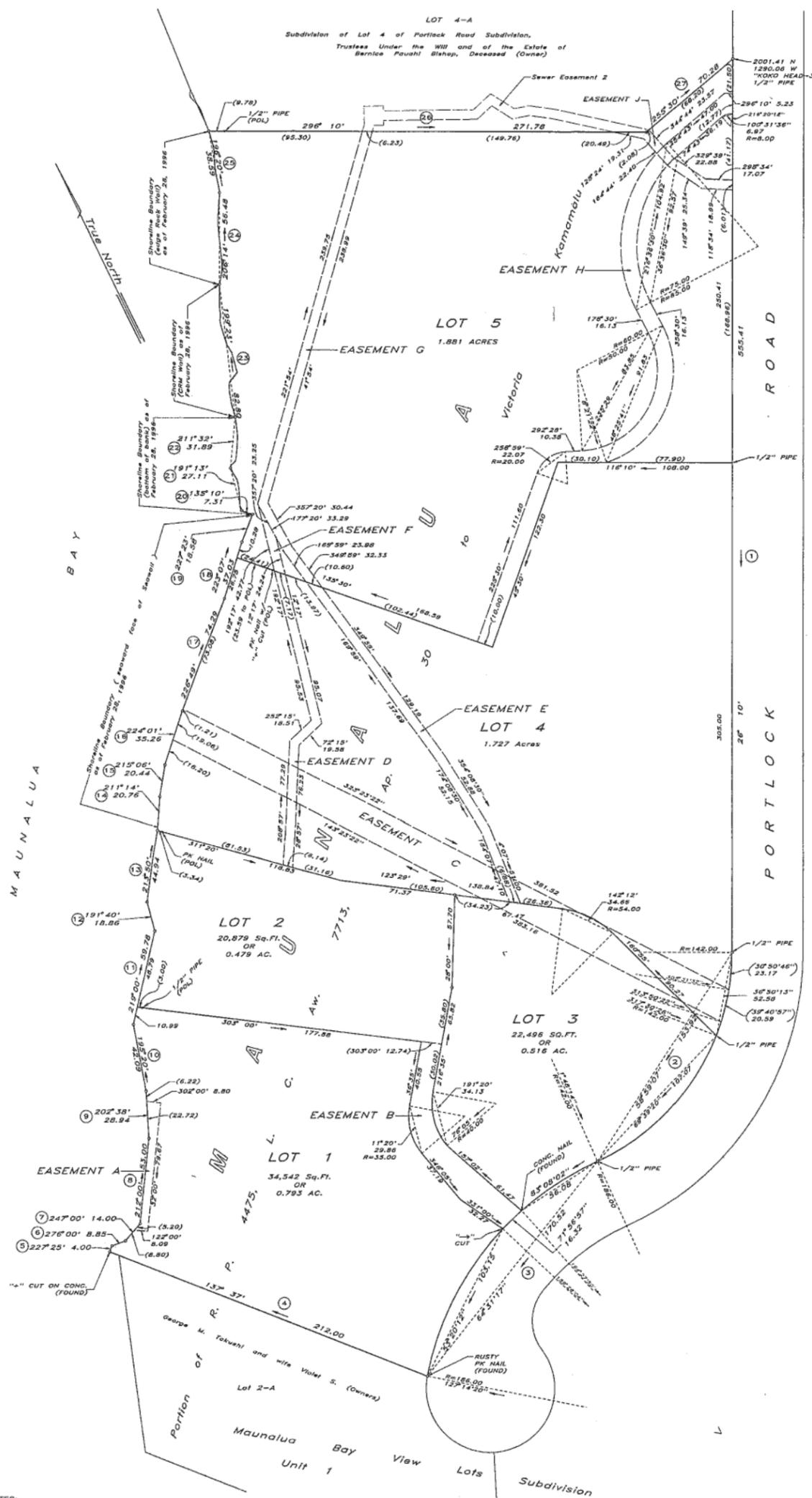


ADVANCE PRINT AS OF 130709

FIGURE D-1

SITE SURVEY MAP - JULY 9, 2013
SUBMITTED TO DAGS SEPT. 30, 2013

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD
GRAPHIC SCALE: SEE MAP



PORTLOCK ROAD SUBDIVISION NO. 2

LAND SITUATED ON THE NORTHWESTERLY SIDE OF PORTLOCK ROAD AT MAUNALUA, HONOLULU, OAHU, HAWAII

Being portion of Royal Patent 4475, Land Commission Award 7713, Apana 30 to Victoria Kamamalu

Being, also, all of Lots 1, 2 and 3 and portions of Lots 4-B and 4-C of the Subdivision of Lot 4, of Portlock Road Subdivision, (File Plan 1361)

Subdivided into Lots 1 to 5, inclusive, and the Designation of Easements A to H, inclusive and Easement J

Area = 5.396 Acres

Owner: Trustees Under the Will and of the Estate of Bernice Pauahi Bishop, Deceased

Address: 567 South King St., Suite 200 Honolulu, Hawaii 96813

This map was made from an actual survey on the ground made by or under the direct supervision of the undersigned between June 13, 1995 and August 2, 1995 and maybe checked by the State Surveyor with our Field Book and Calculation Folder filed under Job Nos. 950530 and 960450.

SAM O. HIROTA, INC
864 S. BERTANIA ST.
HONOLULU, HI 96813
OCTOBER 21, 1996



This work was done by me or under my supervision
Kazutaka Sasaki
KAZUTAKA SAKI
Licensed Professional Land Surveyor
Certificate No. 740-5

I hereby certify that the description of survey and map hereon has been examined and checked as to form and mathematical correctness but not on the ground and the same is approved in accordance with Sections 502-17, 18 and 19 of the Hawaii Revised Statutes.
Honolulu, Hawaii
December 23, 1996 *Randall W. Hurlburt*
State Land Surveyor

State of Hawaii
Office of
Bureau of Conveyances
Received for filing this 24th day of
December A.D. 1996 at 3:20 P.M.
and filed in File No. 2193
[Signature]
Registrar of Conveyances

METES AND BOUNDS DESCRIPTION RECORDED IN DOCUMENT NO. 96-181345

- NOTES:
- Easement A affecting Lot 1 for Shoreline Access purposes Area=454 Sq.Ft.
 - Easement B affecting Lot 2 for Access and Utility purposes Area=2090 Sq.Ft.
 - Easement C over and across Lots 3 and 4 for Storm Drain purposes Area=7654 Sq.Ft.
 - Easement D over and across Lot 4 for Sewer purposes Area=1148 Sq.Ft.
 - Easement E over and across Lot 4 for Sewer purposes Area=1408 Sq.Ft.
 - Easement F affecting Lot 5 for Sewer purposes Area=201 Sq.Ft.
 - Easement G over and across Lot 5 for Sewer purposes Area=1797 Sq.Ft.
 - Easement H over and across Lot 5 for Access purposes Area=4123 Sq.Ft.
 - Easement J over and across Lot 5 for Sewer purposes Area=435 Sq.Ft.

NOTES:
Figures shown thus ⑦ indicate number of courses in description.
Owners of adjoining lands as shown on plan are from records filed at the Real Property Mapping Branch.

TMK: 1st Div. 3-B-26:44,45,46,47 and 48

30"X36"= 7.5 SQ.FT.

FIGURE D-2

PLOT KEY MAP
PRIVATE RESIDENCE
525/567 PORTLOCK ROAD



GRAPHIC SCALE



APPENDIX E

CONSULTATION LETTERS & RESPONSES



K H M A

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU

APPENDIX - E

PRE-CONSULTATION LETTER TO AGENCIES

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU



K H M A

November 15, 2013

*Intended Recipient Contact Information

RE: PRE-CONSULTATION FOR THE RESIDENCES AT 525-567 PORTLOCK ROAD
HONOLULU, HAWAII 96825
TMK: [3-9-026]: 044, 045, 046, 047, 048

Dear *Intended Recipient:

Kober Hanssen Mitchell Architects (KHMA) will be preparing an Environmental Assessment for the renovation and new construction of the residences at 525-567 Portlock Road, fka the Kaiser Estate. As part of the scoping process, we are writing to consult with your agency or organization.

Evershine II, the owner of the property is proposing to renovate the two existing houses and construct a third house for their family. The location of the residence at 525-567 Portlock is approximately 5.397 acres or 235,090 sq ft of land identified as Tax Map Key: 3-9-0260: 044, 045, 046, 047, and 048. A regional location map is attached.

The overall site includes two existing residences known as the Main House and the Boathouse, which includes a small boat harbor. There is also a caretaker house that was previously renovated. Proposed is a new residence that will be located between the main house and the caretaker's house. A site plan is attached for reference.

As of January 1, 2012, per HRS 205A and the City and County of Honolulu ROH Chapter 25, all major residential construction (renovation or new more than \$500,000.00 and larger than 7,500 sqft of floor area) that are located within the Shoreline Management Area are required to obtain a SMA. The SMA permit process within the City and County of Honolulu requires that EA be prepared.

With this letter, we seek your comments as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or progress. Please send us any comments you may have by January 15, 2014.



If you need any additional information or have any questions, please contact me by phone at 808.566-5408 or by email at khmitchell@khma.com.

Sincerely,
KOBER HANSSEN MITCHELL ARCHITECTS, INC.

Kurt H. Mitchell, AIA, RDI, NCARB
President/CEO

Enclosure



****This letter has been revised as of May 15, 2014 to reflect corrections requested by the consulted agencies DLNR and Office of Planning State of Hawaii . Corrections are bracketed below.***

November 15, 2013

*Intended Recipient Contact Information

RE: PRE-CONSULTATION FOR THE RESIDENCES AT 525-567 PORTLOCK ROAD
HONOLULU, HAWAII 96825
TMK: [3-9-026]: 044, 045, 046, 047, 048

Dear *Intended Recipient:

Kober Hanssen Mitchell Architects (KHMA) will be preparing an Environmental Assessment for the renovation and new construction of the residences at 525-567 Portlock Road, fka the Kaiser Estate. As part of the scoping process, we are writing to consult with your agency or organization.

Evershine II, the owner of the property is proposing to renovate the two existing houses and construct a third house for their family. The location of the residence at 525-567 Portlock is approximately 5.397 acres or 235,090 sq ft of land identified as Tax Map Key: 3-9-0260: 044, 045, 046, 047, and 048. A regional location map is attached.

The overall site includes two existing residences known as the Main House and the Boathouse, which includes a small boat harbor. There is also a caretaker house that was previously renovated. Proposed is a new residence that will be located between the main house and the caretaker's house. A site plan is attached for reference.

As of [July 1, 2011], per HRS 205A and the City and County of Honolulu ROH Chapter 25, all major residential construction (renovation or new more than \$500,000.00 [or] larger than 7,500 sqft of floor area) that are located within the Shoreline Management Area are required to obtain a SMA. The SMA permit process within the City and County of Honolulu requires that EA be prepared.

With this letter, we seek your comments as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or progress. Please send us any comments you may have by January 15, 2014.

If you need any additional information or have any questions, please contact me by phone at 808.566-5408 or by email at khmitchell@khma.com.



Name
Date
Page 2 of 2

Sincerely,
KOBER HANSSEN MITCHELL ARCHITECTS, INC.

Kurt H. Mitchell, AIA, RDI, NCARB
President/CEO

Enclosure



APPENDIX - E

CONSULTED AGENCIES RESPONSE LETTERS & RESPONSES TO LETTERS AND COMMENTS RECEIVED



PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



January 31, 2014

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chairman
MAHEALANI CYPHER, Vice Chair
THERESIA C. McMURDO
ADAM C. WONG
DAVID C. HULIHEE

ROSS S. SASAMURA, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer 

Mr. Kurt H. Mitchell, AIA, RDI, NCARB
President/CEO
Kober Hanssen Mitchell Architects, Inc.
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

Subject: Your Letter Dated November 15, 2013 on the Environmental Assessment
Pre-Consultation for the Residences at 525-567 Portlock Road Tax Map
Key: 3-9-026: 044, 045, 046, 047, 048

Thank you for the opportunity to comment on the proposed renovation of the existing residences and new residence on Portlock Road.

The existing water system is adequate to accommodate the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

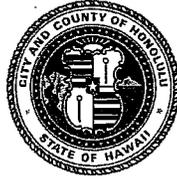


ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL
MAYOR



MICHAEL D. FORMBY
DIRECTOR
MARK N. GARRITY, AICP
DEPUTY DIRECTOR

TP12/13-542232R

January 9, 2014

Mr. Kurt H. Mitchell, AIA, RDI, NCARB
President/CEO
Kober Hanssen Mitchell Architects, Inc.
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

SUBJECT: Pre-Consultation for Draft Environmental Assessment (DEA)
The Residences at 525-567 Portlock Road; Tax Map Key (TMK):
3-9-0260: 044, 045, 046, 047, and 048; Honolulu, Oahu, Hawaii

In response to your letter dated November 15, 2013, we have the following comments:

1. The DEA should include a discussion of possible traffic impacts on the adjacent local streets. The discussion should address the traffic impacts on the surrounding City roadways as a result of the project, including short-term impacts during construction and any proposed traffic mitigating measures.
2. A street usage permit from the City's Department of Transportation Services (DTS) should be obtained prior to any work that impacts City streets, particularly construction which would cause street or lane closure.
3. The area Neighborhood Board, as well as the area residents, businesses, etc., should be kept apprised of the details of the proposed project and the impacts, particularly during construction, the project may have on the adjoining local street area network.

We reserve further comment pending submission of the DEA.

Mr. Kurt H. Mitchell, AIA, RDI, NCARB
January 9, 2014
Page 2

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,


Michael D. Formby
Director

May 15, 2014

Mr. Michael D. Formby
Director
Department of Transportation Services
City & County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawai'i 69813
Att: Mr. Michael Murphy

Dear Mr. Formby,

SUBJECT: TP12/13-542232R
Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu,
Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048

Thank you for taking the time to provide comments; they were reviewed along with additional suggested information sources. Responses are included in the draft environmental analysis being submitted for the subject property and will also be incorporated into the final document and Shoreline Management Application as applicable.

A discussion of traffic impacts both during and after construction on the neighborhood and surrounding city roadways will be included in the DEA. All required and appropriate permits shall be obtained prior to the commencement of any work which impacts the streets. During the construction process the area residents and neighborhood board shall be informed of the proposed project's impacts on the local street area network.

Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting shall be available in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Mahalo,

Kurt H. Mitchell AIA, NCARB, RDI





STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 14, 2014

Kober Hanssen Mitchell Architects
Attn: Kurt H. Mitchell, President/CEO
77 Merchant Street
Honolulu, Hawaii 96813

via email: khmitchell@khma.com

Dear Mr. Mitchell,

SUBJECT: Pre-Consultation for the Residences at 525-567 Portlock Road, Honolulu, Hawai'i 96825; TMK: 3-9-0260: 044, 045, 046, 047, 048

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

At this time, enclosed are comments from (1) Land Division – Oahu District; and (2) Division of Forestry & Wildlife. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 17, 2013

MEMORANDUM

TO: *JK*

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

FROM: *AS*

Russell Y. Tsuji, Land Administrator *[Signature]*

SUBJECT:

Pre-Consultation for the Residences at 525-567 Portlock Road, Honolulu, Hawai'i 96825; TMK: 3-9-0260: 044, 045, 046, 047, 048

LOCATION:

525-567 Portlock Road, Honolulu, TMK: 3-9-0260: 044, 045, 046, 047, 048

APPLICANT:

Evershine II by Kober Hanssen Mitchell Architects (KHMA)

Transmitted for your review and comment on the above-referenced document.

We would appreciate your comments on this document. Please submit any comments by January 14, 2014. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*

Print Name: *Russell Y. Tsuji*

Date: *12/20/13*

cc: Central Files

Comments:
The correct plot number is 26, NOT 260. TMK (1) 3-9-026: seaward of 44 is numbered by 61-5668 for; non-exclusive channel easement, concrete surge break/breakpoint easement, and seawall and fill easement to Evershine II. Any further improvements on State land proposed for the new residence requires a disposition from the Board.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 17, 2013

MEMORANDUM

RECEIVED
LAND DIVISION
2013 DEC 19 PM 3:00
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

From: TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

To: **FROM:** Russell Y. Tsuji, Land Administrator

SUBJECT: Pre-Consultation for the Residences at 525-567 Portlock Road, Honolulu, Hawai'i 96825; TMK: 3-9-0260: 044, 045, 046, 047, 048

LOCATION: 525-567 Portlock Road, Honolulu, TMK: 3-9-0260: 044, 045, 046, 047, 048

APPLICANT: Evershine II by Kober Hanssen Mitchell Architects (KHMA)

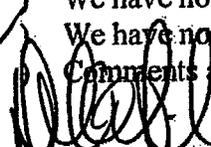
Transmitted for your review and comment on the above-referenced document.

We would appreciate your comments on this document. Please submit any comments by January 14, 2014. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

RECEIVED
13 DEC 18 PM 2:26
FORESTRY & WILDLIFE
STATE OF HAWAII

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

Signed: 

Print Name: David G. Smith for Ret

Date: 12/18/13

cc: Central Files

May 15, 2014

Mr. Russel Y. Tsuji
State of Hawaii Department of Land
and Natural Resources – Land Division
Land Administrator
(808) 587-0439
P.O. Box 621
Honolulu, HI 96809
Att: Mr. Steve Molmen

Dear Mr. Tsuji,

**SUBJECT: Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu,
Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048**

Thank you for taking the time to provide comments and routing our letter to the Land Division – Oahu District and Division of Forestry & Wildlife. Comments included in your response were reviewed and corrections are included in the draft environmental analysis.

Additionally; although none are anticipated at this time, any further improvements to State easement GL-5668 will be submitted to the appropriate reviews and disposition from the Board.

Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting can be found in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Sincerely,

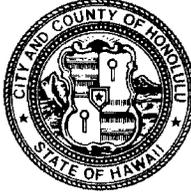
Kurt H. Mitchell AIA, NCARB, RDI



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2013/ELOG-2363 (MS)

January 28, 2013

Mr. Kurt H. Mitchell
Kober, Hanssen, Mitchell Architects, Inc.
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

SUBJECT: Pre-Assessment Consultation for Environmental Assessment
Development of New Single-Family Dwelling
525, 555, 561, and 567 Portlock Road - Maunaloa
Tax Map Key 3-9-26: 44 through 48

This is in response to your letter received December 13, 2013, requesting comments regarding the preparation of the Draft Environmental Assessment (EA) for development of the above property. A new single-family dwelling will be greater than 7,500 square feet and will be constructed on a portion of the above site. Based on the summary information and location map you submitted, we offer the following preliminary comments:

1. The Draft EA should include a discussion on relevant plans and policies, including but not limited to the City's General and Development Plans. Also, discuss how the project conforms or is consistent with the Land Use Ordinance, specifically the R-10 Residential District Development Standards.
2. A preliminary site plan was provided with the letter. The Draft EA should include a site plan (drawn to scale) showing the property lines, and identifying the existing and proposed structures. The site plan should also identify the required yard setbacks, easements, landscaping, off-street parking and site access.
3. Provide information on the Flood Insurance Rate Map (FIRM) flood districts and base flood elevations. On a map of the site, show the floodway boundaries and corresponding actual heights above MSL.
4. Provide information on grading, describing the area and volume of excavation or fill.
5. A current certified shoreline survey will be required if there will be any work seaward of the 55-foot waiver line.

Mr. Kurt H. Mitchell
January 7, 2014
Page 2

6. If you have not already done so, please include the Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) to your list of consulted government agencies.
7. The Draft EA should discuss the continued maintenance of a safe lateral pedestrian access along the existing pedestrian easement, as required by Condition 2 in the approved Shoreline Setback Variance (File No. 1998/SV-501). This condition states the following:

"The Applicant shall maintain the footbridge in the closed position allowing pedestrian access, at all times except during the ingress or egress of watercraft. Prolonged retraction of the footbridge beyond a reasonable period, determined to be a maximum of 20 minutes under normal conditions (i.e., not during storm conditions or due to mechanical failure), shall be constructed as a violation of this approval and may constitute grounds for the revocation of this approval."

8. The Draft EA should list previously approved permits and necessary permits for the proposed development. Any joint development issues (if any) should also be addressed.

The project will include Parcels 44 through 48, however, two existing joint development agreement (JDA), approved under Conditional Use Permit (CUP) Nos. 98/CUP1-38 and 98/CUP1-38, have been executed between Parcels 44 through 46 and the other between Parcels 47 and 48. If the proposed structure will straddle multiple parcels that are part of two separate JDA, then those joint developments must be dissolved first and a new CUP application must be submitted.

9. The Draft Ea should identify the statutory requirement it's intended to fulfill.

If you have any questions, please contact Malynne Simeon of our staff at 768-8023.

Very truly yours,


George I. Atta, FAICP
Director

GIA:nw

May 15, 2014

Mr. George I. Atta, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Att. Ms. Malynne Siemeon

Dear Mr. Atta,

**SUBJECT: 2013/ELOG-2363 (MS)
Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu,
Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048**

Thank you for taking the time to provide comments; they were reviewed along with additional suggested information sources. Responses are included in the draft environmental analysis being submitted for the subject property and will also be incorporated into the final document and Shoreline Management Application as applicable. Additionally, organizations cited in your response whom we feel may have direct comments applicable to this project have been contacted.

In response to comments identified in your letter please see below:

1. The Draft EA includes a section discussing the project's conformance to city, county, and state regulations regarding land use. This is not limited to; but does include conformance to the Land Use Ordinance, the C & C of Honolulu General Plan, the Revised Ordinances of Honolulu, and Chapter 205A-2 of the Hawaii Revised Statutes.
2. Provided in the Draft EA submission are to scale existing and new site plans which identify the existing and proposed structures on the site, easements, landscape elements, off street parking and site access. However; the site plan does not include yard setbacks as the subject properties are part of two Joint Area Developments [JDA]. These JDA are in the process of being resolved into one JDA including all five properties. A current certified shoreline survey is in progress and therefore not included in the DEA; it will be included in the SMA and if available in the Final EA.
3. A FIRM is included with the Draft EA; base flood elevations are indicated along with floodway boundaries and corresponding actual heights above MSL.
4. Information on grading, excavation and fill is provided under the soils section of the Draft EA.

Page 1 of 2



5. The property owner is working on obtaining a certified shoreline survey at this time. The site was inspected September 30, 2013. The State of Hawaii Department of Accounting and General Services (DAGS) identified on November 8, 2013, encroachments present in the inspection. The applicant is working with the Oahu District Branch of the Department of Land and Natural Resources (ODLO-DLNR) to resolve this issue by either showing that the encroachments were indeed present on a previous site survey or requesting that the ODLO-DLNR grant an easement for the portions of encroachment.

Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting shall be available in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Mahalo,

Kurt H. Mitchell AIA, NCARB, RDI





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

In reply, please refer to:
File:
13-236
Portlock Road

December 20, 2013

Mr. Kurt H. Mitchell, AIA, RDI, NCARB
President/CEO
Kober Hanssen Mitchell Architects
77 Merchant Street
Honolulu, Hawaii 96813



Dear Mr. Mitchell:

**SUBJECT: Pre-Consultation for the Residences at 525-567 Portlock Road, Honolulu, Hawaii 96825
TMK: 3-9-0260: 044, 045, 046, 047, 048**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated November 15, 2013. Thank you for allowing us to review and comment on the subject document. We routed your document to the Clean Water Branch and the Indoor & Radiological Health Branch due to the proposed renovations. They will provide specific comments to you if necessary. EPO recommends that you review the standard comments at:

<http://health.hawaii.gov/epo/home/landuse-planning-review-program>

You are required to adhere to all standard comments specifically applicable to this application.

EPO suggests the applicant examine the many sources available on strategies to support the sustainable design of communities, including the:

State of Hawaii, Office of Planning: www.planning.hawaii.gov and the new 2013 ORMP;
U.H., School of Ocean and Earth Science and Technology: www.soest.hawaii.edu;
U.S. Department of Health and Human Services: <http://www.hhs.gov/about/sustainability>;
U.S. Environmental Protection Agency's sustainability programs: www.epa.gov/sustainability; and
U.S. Green Building Council's LEED program: www.usgbc.org/leed.

DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at: www.cdc.gov/healthyplaces/hia.htm. We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We require a written response confirming receipt of this letter and any other letters you receive from DOH in regards to this submission. You may mail your response to 919 Ala Moana Blvd., Ste. 312, Honolulu, Hawaii 96814. However, we would prefer an email submission to: epo@doh.hawaii.gov. We anticipate that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337.

Mahalo,

Laura Leialoha Phillips McIntyre, AICP
Manager, Environmental Planning Office

May 15, 2014

Ms. Laura Leialoha Phillips McIntyre, AICP
Manager, Environmental Planning Office
State of Hawaii Department of Health
919 Ala Moana Blvd., Ste. 312
Honolulu, HI 96814
epo@doh.hawaii.gov

Dear Ms. Phillips McIntyre,

**SUBJECT: File 13-236 Portlock Road
Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu,
Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048**

Thank you for taking the time to provide comments; they were reviewed along with additional suggested information sources. Responses are included in the draft environmental analysis being submitted for the subject property and will also be incorporated into the final document and Shoreline Management Application as applicable. Additionally, organizations cited in your response whom we feel may have direct comments applicable to this project have been contacted; including OSP, Department of Planning and Permitting, and OEQC.

Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting shall be available in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Mahalo,

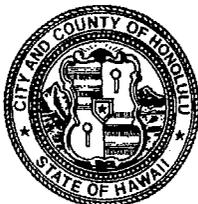
Kurt H. Mitchell AIA, NCARB, RDI



DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

KIRK CALDWELL
MAYOR



TONI P. ROBINSON
DIRECTOR

JEANNE C. ISHIKAWA
DEPUTY DIRECTOR

December 27, 2013

Mr. Kurt H. Mitchell, AIA, RDI, NCARB
President/CEO
Kober Hanssen Mitchell Architects, Inc.
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

SUBJECT: Pre-Consultation for Residences at 515-567 Portlock Road, Honolulu
Hawaii 96825; Tax Map Key: 3-9-0260: 044, 045, 046, 048

Thank you for the opportunity to review and comment at the pre-consultation stage of the environmental assessment for the renovation of two existing houses and construction of a third one on the subject property.

The Department of Parks and Recreation has no comment. As the proposed project will have no impact on any program or facility of the department, you may remove us as a consulted party to the balance of the EIS process.

Should you have any questions, please contact Mr. John Reid, Planner at 768-3017.

Sincerely,

A handwritten signature in black ink that reads "Toni P. Robinson".

Toni P. Robinson
Director

TPR:jr
(541992)





January



Mr. Kurt H. Mitchell
Kober Hanssen Mitchell Architects, Inc.
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

Subject **Pre-consultation for the Residences at 525-567 Portlock Road TMK
3-9-0260:044, 045, 046, 047, 048.**

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objections to the project. Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities.

We appreciate your efforts to keep us apprised of the subject project in the planning process. As the private residences at 525-567 Portlock Road come to fruition, please continue to keep us informed. Further along in the design, we will be better able to evaluate the effects on our system facilities.

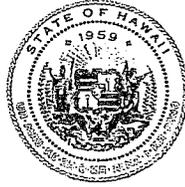
If you have any questions, please call me at 543-7245.

Sincerely,

Rouen Q. W. Liu
Permits Engineer

CC: Mark Shimabukuro (Manager, HECO Customer Installations Dept.)

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

January 31, 2014

Mr. Kurt H. Mitchell
Kober Hanssen Mitchell Architects
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

Subject: Pre-Consultation for Residences at 525-567 Portlock Road
TMK: 3-9-026: 044 to 048

The subject project is not expected to significantly impact the State highway facility. However, a permit from the DOT Highways Division is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Glenn M. Okimoto".

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

May 15, 2014

Mr. Glenn M. Okimoto, Ph.D.
Director of Transportation
State of Hawaii Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813
Att: Mr. Norren Kato

Dear Mr. Okimoto,

SUBJECT: Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu, Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048

Thank you for taking the time to provide comments; they were reviewed along with additional suggested information sources. Responses are included in the draft environmental analysis being submitted for the subject property and will also be incorporated into the final document and Shoreline Management Application as applicable.

During construction a DOT Highways permit will be obtained for any transportation of oversized and/or overweight materials and equipment on State highway facilities required for this project.

Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting shall be available in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

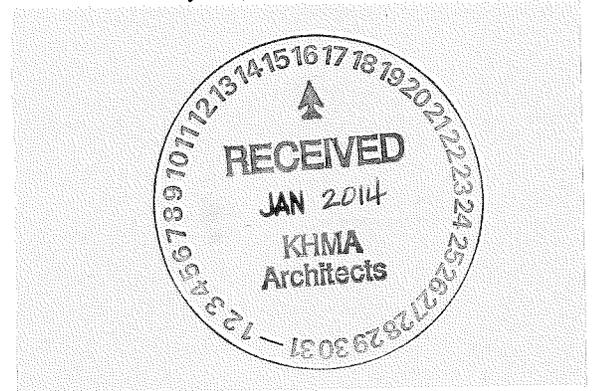
Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI





January 13, 2014



Kober Hansen Mitchell Architects, Inc.
77 Merchant Street
Honolulu, Hawaii 96813
Attention: Mr. Kurt H. Mitchell, AIA, RDI, NCARB

Dear Mr. Mitchell:

**Subject: Pre-Consultation for the Residences at 525-567 Portlock Road
Honolulu, Hawaii 96825
TMK: 3-9-0260, 044, 045, 046, 047, 048**

In response to your letter dated November 15, 2013, we have determined that Hawaiian Telcom serves the subject site from its Koko Head Central Office located on Hawaii Kai Drive.

The current service connection point to the development is from a pullbox located at the Northeast corner of the property. However, depending on the design of the project, Hawaiian Telcom may choose to provide service from different points of entry along the underground system on Portlock Road.

Hawaiian Telcom records indicate there are underground facilities into the property that maybe impacted by the proposed renovation. Please be aware that field locating of these facilities should be done prior to any excavation work commencing. To assist with the process, please have your Electrical Consultant submit drawings for review and comment.

The area is provisioned with copper facilities and, if an upgrade to the existing service is considered, fiber optic cable is available. The number of fiber optic strands provided will be dependent upon the customer's service requirements.

If you have any questions or require assistance in the future on this project, please call me at 546-7761.

Sincerely,

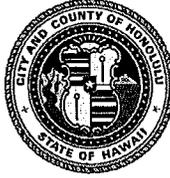
Les Loo
Network Engineer - Outside Plant Engineering
Network Engineering & Planning

cc: File [Koko Head]

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF

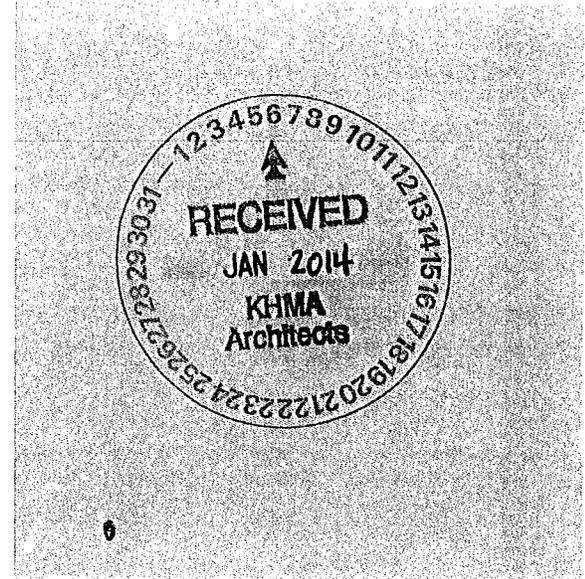
LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

December 30, 2013

Mr. Kurt Mitchell, AIA, RDI, NCARB
President/CEO
Kober Hanssen Mitchell Architects
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

Subject: Preconsultation
Residences at 525-567 Portlock Road
Honolulu, Hawaii 96825
Tax Map Keys: 3-9-260: 044, 045, 046, 047, 048



In response to your letter of November 15, 2013, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]TM, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; UFCTM, 2006 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter

Mr. Kurt Miller, AIA, RDI, NCARB
Page 2
December 30, 2013

constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFC™, 2006 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or sbratakos@honolulu.gov.

Sincerely,



ROLLAND J. HARVEST
Assistant Chief

RJH/SB/bh

May 15, 2014

Mr. Socrates Bartakos
Battalion Chief
Honolulu Fire Department Fire Prevention Bureau
636 South Street
Honolulu, Hawaii 96813

Dear Mr. Bartakos,

**SUBJECT: Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu,
Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048**

Thank you for taking the time to provide comments; they were reviewed along with additional suggested information sources. Responses are included in the draft environmental analysis being submitted for the subject property and will also be incorporated into the final document and Shoreline Management Application as applicable.

In response to your comments; the design of the buildings and site shall be such that either no first story exterior building walls will be more than 150 feet from fire access roads or on site fire hydrants and pails. All buildings part of this project shall have a minimum of one exterior door leading to the interior; operable from the exterior and within 50 feet of the fire access road. Civil drawings for the project shall be submitted to HFD for review and approval as part of the permitting process.

Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting shall be available in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Mahalo,

Kurt H. Mitchell AIA, NCARB, RDI





January 10, 2014

Kober, Hanssen, Mitchell Architects
77 Merchant Street
Honolulu, Hawaii 96813

Attn: Mr. Kurt H. Mitchell
President/CEO

Subject: 525 – 567 Portlock Road

Dear Mr. Mitchell,

Thank you for the opportunity to respond to the proposed work at 525-567 Portlock Road. Oceanic Time Warner cable does not keep records of the cable design within private property. We have no comment and should not be impacted by the proposed work. Should you want Oceanic to review and comment on the cable design for the new and renovated houses please send us a copy of the proposed electrical drawings to our Engineering Dept. at 200 Akamainui Street, Mililani, Hawaii 96789.

Sincerely,

Randy Makizuru
OSP Engineer

NEIL ABERCROMBIE
GOVERNOR



HERMAN TUIOLOSEGA
ACTING DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawaii'i 96813
Telephone (808) 586-4185
Facsimile (808) 586-4186
Email: oeqchawaii@doh.hawaii.gov

December 23, 2013



Mr. Kurt H. Mitchell, President/CEO
KOBBER HANSEN MITCHELL ARCHITECTS, INC.
77 Merchant Street
Honolulu, Hawaii'i 96813

RE: Pre-consultation for residences at 525-567 Portlock Road, Honolulu, Hawaii'i
96825

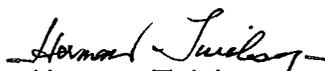
Dear Mr. Mitchell:

The Office of Environmental Quality Control is in receipt of your November 15, 2013, letter for pre-consultation about the 525-567 Portlock Road Residences. After review of the proposed activities, OEQC offers these comments:

1. The proposed project is subject to the City and County of Honolulu Revised Ordinances of Honolulu (ROH) Chapter 25, pursuant to Hawaii'i Revised Statutes Chapter 205A.
2. Please consult with the Department of Health, Environmental Planning Office for water quality requirements, noise, fugitive dust, hazardous materials management, and best management practices to mitigate environmental impacts from the project.
3. Please observe relevant mitigation measures identified in the draft environmental assessment (DEA) or a better alternative during all phases of the project.

Thank you very much for the opportunity to review and comment on proposed project. Please feel free to contact me at (808) 586-4185 if you have further questions.

Sincerely,


Herman Tuiolosega
Acting Director

May 15, 2014

Mr. Herman Tuiolosega
Acting Director
State of Hawaii Office of Environmental
Quality Control – Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813
Ph: (808) 586-4185

Dear Mr. Tuiolosega,

**SUBJECT: Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu,
Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048**

Thank you for taking the time to provide comments; they were reviewed along with additional suggested information sources. Responses are included in the draft environmental analysis being submitted for the subject property and will also be incorporated into the final document and Shoreline Management Application as applicable. Additionally, organizations cited in your response whom we feel may have direct comments applicable to this project have been contacted.

The proposed project shall maintain compliance with the ROH Chapter 25 and HRS Chapter 205A throughout the EA process and construction. During construction all mitigation processes identified in the Environmental Analysis will be observed.

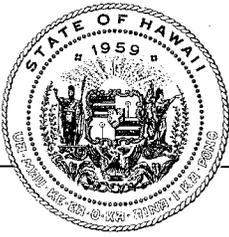
Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting shall be available in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Mahalo,

Kurt H. Mitchell AIA, NCARB, RDI





OFFICE OF PLANNING STATE OF HAWAII

NEIL ABERCROMBIE
GOVERNOR

JESSE K. SOUKI
DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Ref. No. P-14229

December 31, 2013

Mr. Kurt H. Mitchell, President/CEO
Kober Hanssen Mitchell Architects
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

Subject: Environmental Assessment Pre-Consultation for the Residences at 525-567
Portlock Road, Honolulu, Hawaii, Tax Map Key: (1)3-9-026: 044, 045, 046,
047 and 048

Thank you for the Environmental Assessment (EA) pre-consultation opportunity for the
subject renovation and construction of the residences.

Your request letter, dated November 15, 2013, states that:

As of January 1, 2012, per HRS 205A and the City and County of
Honolulu ROH Chapter 25, all major residential construction
(renovation or new more than \$500,000.00 and larger than 7,500
sqft of floor area) that are located within the Shoreline Management
Area are required to obtain a SMA. The SMA permit process
within the City and County of Honolulu requires that EA be
prepared.

The Office of Planning has reviewed the subject EA pre-consultation package and has the
following comments.

1. Act 153, Session Laws of Hawaii 2011, Relating to Special Management Areas,
became effective on July 1, 2011, rather than January 1, 2012 as indicated in your
letter.
2. Pursuant to Hawaii Revised Statutes (HRS) §205A-22, regardless of the valuation
threshold of \$500,000, construction or reconstruction of a single-family residence that
is more than 7,500 square feet of floor area or is part of a larger development is a
“development” and requires SMA permitting.



Mr. Kurt H. Mitchell

Page 2

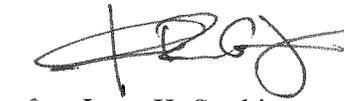
December 31, 2013

3. Revised Ordinances of Honolulu (ROH) §25-3.3 requires that any proposed development within the special management area requiring a *special management area use permit* shall be subject to an assessment by the agency in accordance with the procedural steps set forth in HRS Chapter 343. Please contact the Department of Planning and Permitting (DPP), City and County of Honolulu, for DPP's determination on the requirement of an EA for the subject project.

HRS Chapter 205A requires all State and county agencies to enforce the coastal zone management (CZM) objectives and policies. If an EA is required, the subject EA shall include an assessment as to how the proposed action conforms to CZM objectives and their supporting policies set forth in HRS §205A-2.

If you have any questions, please contact Leo Asuncion, Coastal Zone Management Program Manager, at 587-2846.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse K. Souki', with a stylized flourish extending to the right.

for Jesse K. Souki
Director

May 15, 2014

Mr. Jesse K. Souki
Director
Coastal Zone Management
Program Manager
(808) 587-2846
P.O. Box 2359
Honolulu, HI 96804
Att: Mr. Leo Asuncion

Dear Mr. Souki,

SUBJECT: Pre-Consultation for the Residence at 525-567 Portlock Road, Honolulu, Hawaii 96825 TMK: 3-9-0260: 044, 045, 046, 047, 048

Thank you for taking the time to provide comments; they were reviewed along with additional suggested information sources. Responses are included in the draft environmental analysis being submitted for the subject property and will also be incorporated into the final document and Shoreline Management Application as applicable. Additionally, organizations cited in your response whom we feel may have direct comments applicable to this project have been contacted.

Prior to engaging in an environmental analysis for the property; the Department of Planning and Permitting, City and County of Honolulu [DPP] was contacted and it was determined that an EA and SMA are necessary for this project. The DPP will also be involved in the review and submission of the EA.

Per requirements of the Environmental Analysis Review Process; a copy of the draft will be available for public review and further comments for a period of 30 days – notification of its posting shall be available in the periodic bulletin issued by the Office of Environmental Quality Control [OEQC]. The OEQC also generates a list of reviewers; should you make this list you will receive a copy of this Draft Environmental Analysis for review.

Should you have further comments or questions please contact Kate Poland at kpoland@rimarchitects.com, phone (808)687-8878 or Kurt Mitchell at khmitchell@khma.com, phone (808) 566-5408.

Mahalo,

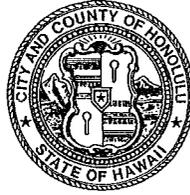


Kurt H. Mitchell AIA, NCARB, RDI



POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.org



KIRK CALDWELL
MAYOR

OUR REFERENCE EO-WS

December 31, 2013

Mr. Kurt H. Mitchell, AIA, RDI, NCARB
President/CEO
Kober Hanssen Mitchell Architects, Inc.
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

This is in response to your letter dated November 15, 2013, requesting comments on the Pre-Consultation, Environmental Assessment, for the proposed renovation and new construction of residences on Portlock Road.

The Honolulu Police Department has no concerns regarding the project at this time.

If there are any questions, please call Major Raymond Ancheta of District 7 (East Honolulu) at 723-3369 or via e-mail at rancheta@honolulu.gov.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By 
RANDAL K. MACADANGDANG
Assistant Chief
Support Services Bureau



APPENDIX - E

DEA PUBLICATION UNDER ROH CH.25

COMMENT LETTERS FROM CONSULTED AGENCIES & RESPONSES TO COMMENTS RECEIVED



PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



August 27, 2014

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chair
ADAM C. WONG, Vice Chair
MAHEALANI CYPHER
THERESIA C. McMURDO
DAVID C. HULIHEE

ROSS S. SASAMURA, Ex-Officio
FORD N. FUCHIGAMI, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer *lll*

TO: GEORGE I. ATTA, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ERNEST Y.W. LAU, P.E., MANAGER AND CHIEF ENGINEER *eyl*

SUBJECT: YOUR MEMORANDUM DATED JULY 25, 2014 ON SPECIAL
MANAGEMENT AREA ORDINANCE CHAPTER 25 FOR THE
RENOVATIONS AND NEW CONSTRUCTION OF DWELLINGS ON
EVERSHINE PROPERTY – TAX MAP KEY 3-9-026: 044 THROUGH 048

The existing water system is adequate to accommodate the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

14 SEP -2 A9:23

RECEIVED

December 14, 2014

Mr. Duane R. Miyashiro
Chair
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu HI 96813

Subject: Memorandum dated July 25, 2014 on Special Management Area Ordinance Chapter 25 for the Renovations and New Construction of Dwellings on Evershine Property – Tax Map Key 3-9-026: 044 through 048.

Dear Mr. Miyashiro:

We are in receipt of your letter dated August 27, 2014. We wish to thank you for taking the time to review our application. We anticipate your review during the permitting process on this project.

Should you have further comments or questions regarding the Environmental Analysis, please contact me at (808) 566-5412 or via e-mail: khmitchell@khma.com.

Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)



DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813

Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

RECEIVED

KIRK CALDWELL
MAYOR

'14 AUG 26 P 1:08



MICHAEL D. FORMBY
DIRECTOR

MARK N. GARRITY, AICP
DEPUTY DIRECTOR

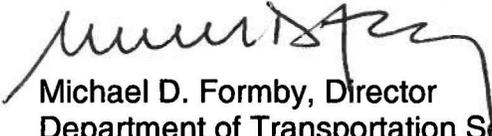
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

TP7/14-573343R

August 27, 2014

MEMORANDUM

TO: George I. Atta, FAICP, Director
Department of Planning and Permitting

FROM: 
Michael D. Formby, Director
Department of Transportation Services

SUBJECT: Special Management Area Application and Draft Environmental
Assessment for Renovations and New Construction on Evershine
Property and The Residences at 525-567 Portlock Road; Tax Map Key:
3-9-26: 44 through 48; Portlock, Oahu, Hawaii

In response to your letter of July 25, 2014, we have no further comments to offer at this time to those made in our January 9, 2014 letter, a copy of which is attached, which the applicant has satisfactorily addressed.

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

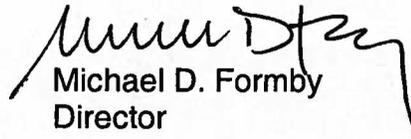
Attachment

cc: Mr. Kurt H. Mitchell, AIA, RDI, NCARB
Kober Hanssen Mitchell Architects, Inc.

Mr. Kurt H. Mitchell, AIA, RDI, NCARB
January 9, 2014
Page 2

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,


Michael D. Formby
Director

December 14, 2014

Mr. Michael D. Formby
Director
Department of Transportation Services
City and County of Honolulu
650 S. King St., 3rd Floor
Honolulu HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment (DEA) The Residences at 525-567 Portlock Road; Tax Map Key (TMK): 3-9-0260: 044, 045, 046, 047 and 048; Honolulu, Oahu, Hawaii

Dear Mr. Formby:

In response to your letter dated August 27, 2014, and per your suggestion, we will verify that comments provided by the Department of Transportation on January 9, 2014 have been properly addressed in the Draft Environmental Assessment.

The comments provided on January 9, 2014 are addressed in the current submitted copy of the DEA for The Residences at 525/567 Portlock Road as follows:

DTS Comment 1: See Section 4.2 Access and Roadways [pg. 42]

DTS Comment 2: See Section 4.2 Access and Roadways [pg. 42]

DTS Comment 3: See page 37 – Agencies and organizations consulted in the preparation of the EA Process, Page 144, 146 – Letter to Agencies, Page. Additionally, a presentation will be made to the Neighborhood Board and letters will be sent to area residents and businesses.

We wish to thank you for reviewing and providing comments on the DEA for 525/567 Portlock Road.

Should you have further comments or questions please contact me at (808) 566-5412.

Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)





STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

September 5, 2014

City and County of Honolulu
Department of Planning and Permitting
Attention: George Atta, Director
Ms. Malynne Simeon
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

via email: msimeon@honolulu.gov

Dear Mr. Atta and Ms. Simeon,

SUBJECT: Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property

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

At this time, enclosed are comments from (1) Division of Boating & Ocean Recreation; (2) Office of Conservation & Coastal Lands; (3) Land Division – Oahu District; (4) Division of Aquatic Resources; (5) Division of Forestry & Wildlife; and (6) Engineering Division. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 29, 2014

MEMORANDUM

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

RECEIVED
LAND DIVISION
2014 AUG -2 AM 9:42
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property
LOCATION: 525, 555, 561, 567 Portlock Road – Maunaloa; Tax Map Keys: 3-9-26: 44 through 48
APPLICANT: Evershine II, L.P. by its agent, Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by **September 4, 2014**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Edward R Underwood*
Print Name: Edward R Underwood
Date: 7/30/14



0A-LS-21



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

2014 JUL 29 A 11:17

RECEIVED
LAND DIVISION
STATE OF HAWAII

July 29, 2014

MEMORANDUM

TO:
FROM:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District
- Historic Preservation

TO:
FROM:
SUBJECT:

Russell Y. Tsuji, Land Administrator *RS*
 Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property
 LOCATION: 525, 555, 561, 567 Portlock Road - Maunaloa; Tax Map Keys: 3-9-26: 44 through 48
 APPLICANT: Evershine II, L.P. by its agent, Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)

RECEIVED
LAND DIVISION
2014 AUG -7 10:3:23
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property", then click on "Files" and "Download a copy".
(Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by **September 4, 2014**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Alex J. Roy*
 Print Name: ALEX J. ROY
 Date: 8/7/2014

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

JESSE K. SOUKI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF: OCCL: AJR

COR: OA-15-21

AUG 07 2014

MEMORANDUM

TO: Russell Y. Tsuji, Administrator
DLNR – Land Division

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

SUBJECT: COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR PROPOSED RENOVATIONS AND NEW CONSTRUCTION
Honolulu District, Island of Oahu
TMKs: (1) 3-9-026:044, 045, 046, 047 & 048

Dear Mr. Tsuji,

The Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL) is in receipt of your request for comments dated *July 29, 2014* regarding a Draft Environmental Assessment (DEA) submitted in preparation for the proposed development of the subject parcels. While the upland portions of the properties are located within the State Land Use Urban District, all lands and uses located seaward (*makai*) of the shoreline are considered to be within the State Land Use Conservation District Resource Subzone.

After a review of the DEA, site photographs and submitted plans the OCCL offers the following comments:

1. It appears that encroachments into the Conservation District were identified by the Department of Accounting and General Services (DAGS). As stated in the DEA, the applicant is working with the DLNR - Oahu District Land Office to resolve these encroachments;
2. A shoreline survey was completed on *September, 30 2013*. At this time the applicant appears to be working through the Shoreline Certification application process;
3. Figure 5.1, referenced in the DEA, has mislabeled the area located *mauka* of the project site as Rural District; those lands are located within the Conservation District; and
4. While no harbor work is proposed at this time, any future harbor work may involve the need to obtain additional approvals and/or coordination with the OCCL.

Should you have any questions, please feel free to contact Alex J. Roy, M.Sc. of the Office of Conservation and Coastal Lands at 808-587-0316 or via email at alex.j.roy@hawaii.gov

Thank you.

CC: *Chairperson*
CCH – DPP



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 29, 2014

MEMORANDUM

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

FROM: *R* Russell Y. Tsuji, Land Administrator *VE*

SUBJECT: Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property

LOCATION: 525, 555, 561, 567 Portlock Road – Maunaloa; Tax Map Keys: 3-9-26: 44 through 48

APPLICANT: Evershine II, L.P. by its agent, Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by **September 4, 2014**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

COMMENTS:

The Applicant is working with ODLO to resolve encroachments that were either preexisting during a prior DAGS survey site inspection. Will submit an easement request to include the existing encroachments.

Signed: *Theresa*
 Print Name: _____
 Date: *August 13, 2014*



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 29, 2014

MEMORANDUM



TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

DAE #5001
 2014 AUG 25 AM 10:01
 RECEIVED
 LAND DIVISION
 DEPT. OF LAND & NATURAL RESOURCES
 STATE OF HAWAII

FROM:

R Russell Y. Tsuji, Land Administrator *KE*

SUBJECT:

Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property

LOCATION:

525, 555, 561, 567 Portlock Road – Maunaloa; Tax Map Keys: 3-9-26: 44 through 48

APPLICANT:

Evershine II, L.P. by its agent, Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property", then click on "Files" and "Download a copy".
(Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by **September 4, 2014**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

Print Name:

Date:

JRG
MCGILVERAY

AUG 22 2014

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



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

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

WILLIAM J. AHA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

JESSE K. SOUKI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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

Date: August 20, 2014
DAR #5001

MEMORANDUM

TO: Frazer McGilvray, Administrator *JMT*
FROM: Annette Tagawa, Aquatic Biologist
SUBJECT: Special Management Area Ordinance, Chapter 25, revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of dwellings on Evershine Property

Comment	Date Request	Receipt	Referral	Due Date
	July 29, 2014	July 30, 2014	July 30, 2014	September 4, 2014

Requested by: Russell Y. Tsuji, Land Administrator

Summary of Proposed Project

Title: Special Management Area Ordinance, Chapter 25, revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of dwellings on Evershine Property

Project by: Evershine II, L. P. by its agent, Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)

Location: 525, 555, 561, 567 Portlock Road – Maunaloa; Tax Map Keys: 3-9-26: 44 through 48

Brief Description: The purpose of this project is to renovate the existing residences (main and boat house) and the construction of a new house (Bay Villa House). These renovations consist of exterior and interior upgrades and total rebuilding of those areas that have been left in an unsafe condition by the previous owners. The three major residences are designed for the Owner and the Owner’s family. Along with the renovation, a new house will be constructed. In addition, the estate grounds will be upgraded with new landscaping and amenities for the family; including a new pool, outdoor seating areas, repairs to the existing saltwater pond, outdoor work out area, and repairs and upgrades to the land side of the harbor.

Comments: The Division has no major objections to the proposed project and is in agreement with the applicant’s Best Management Practices to alleviate erosion and drainage control during construction activities. The Division requests that Best Management Practices be extended to include mitigation measures to prevent any siltation and debris due to construction activities from entering the shoreline and marine environments to limit any negative impacts in the area.

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plans, DAR requests the opportunity to review and comment on those changes.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 29, 2014

MEMORANDUM

RECEIVED
LAND DIVISION
2014 AUG 29 PM 2:49
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

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

FROM: *R* Russell Y. Tsuji, Land Administrator *YCT*

SUBJECT: Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property

LOCATION: 525, 555, 561, 567 Portlock Road – Maunaloa; Tax Map Keys: 3-9-26: 44 through 48

APPLICANT: Evershine II, L.P. by its agent, Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property", then click on "Files" and "Download a copy".
(Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by **September 4, 2014**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Lisa A. Adway*
 Print Name: LISA ADWAY
 Date: 8/28/14



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 29, 2014

MEMORANDUM

TO: FROM:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District
- Historic Preservation

TO:

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property

LOCATION:

525, 555, 561, 567 Portlock Road - Maunaloa; Tax Map Keys: 3-9-26: 44 through 48

APPLICANT:

Evershine II, L.P. by its agent, Kober Hanssen Mitchell Architects, Inc. (Kurt Mitchell)

14 JUL 29 PM 11:21 ENGINEER RECEIVED
LAND DIVISION
2014 SEP -2 PM 2:34
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property", then click on "Files" and "Download a copy".
(Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by **September 4, 2014**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: _____
Print Name: Carly S. Chang, Chief Engineer
Date: 7/2/14

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/ Russell Y. Tsuji

REF: DEA for Special Management Area Ordinance (Chapter 25, Revised Ordinances of Honolulu)
for Renovations and New Construction of Dwellings on Evershine Property, Maunaloa
Oahu.046

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zones VE and D. The National Flood Insurance Program regulates developments within Zone VE as indicated in bold letters below, but not in Zone D.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is also located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- (X) Please note that the project site must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

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

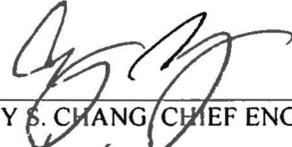
- (X) Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Ms. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
- () Mr. Stanford Iwamoto at (808) 241-4896 of the County of Kauai, Department of Public Works.

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

- () Additional Comments: _____

- () Other: _____

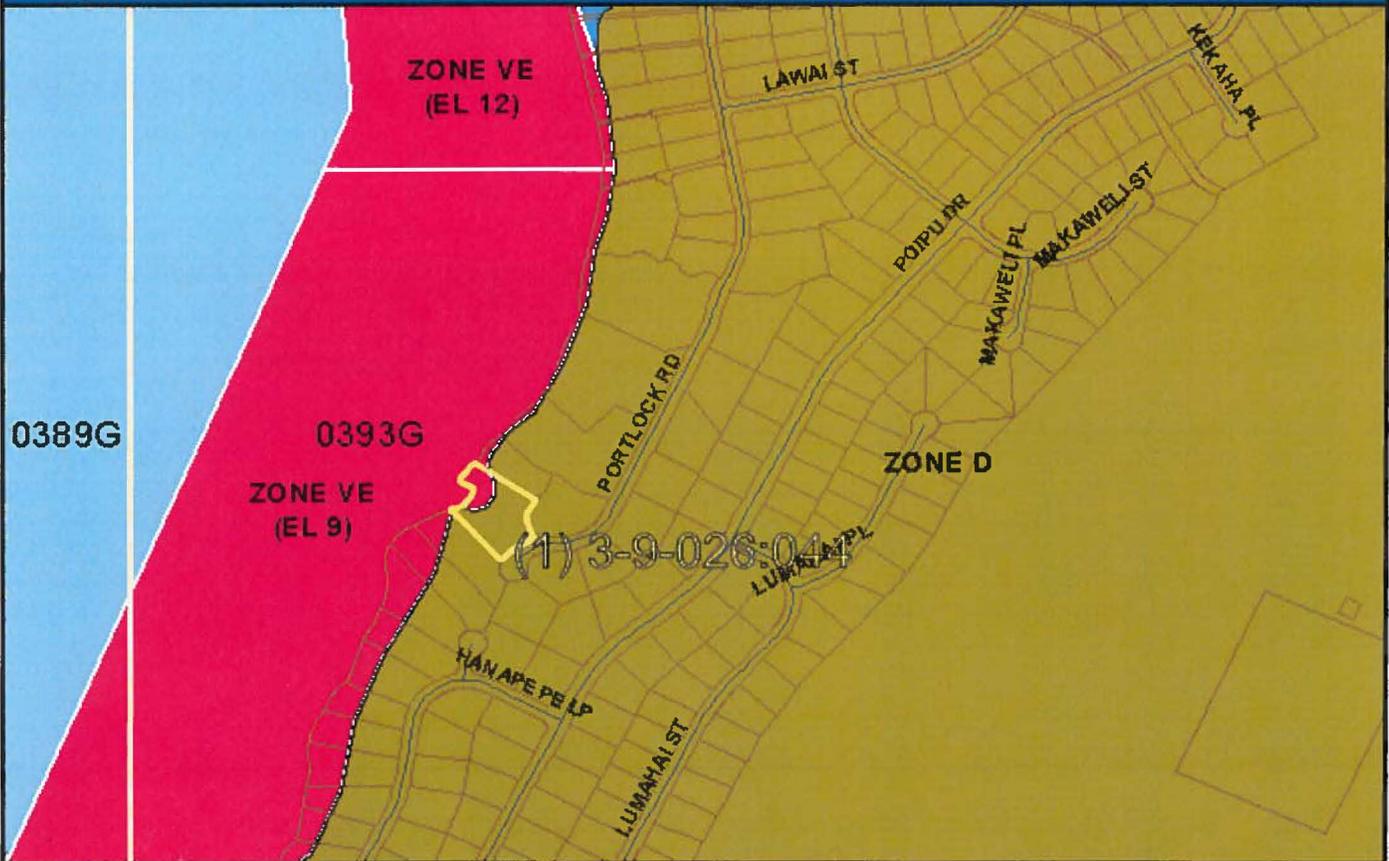
Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed: 
CARTY S. CHANG / CHIEF ENGINEER

Date: 9/2/14



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) 3-9-026-044
PARCEL ADDRESS: 567 PORTLOCK RD
 HONOLULU, HI 96825
FIRM INDEX DATE: JANUARY 19, 2011
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL(S): 15003C0393G
PANEL EFFECTIVE DATE: JANUARY 19, 2011

PARCEL DATA FROM: APRIL 2014
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 (DLNR) 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 DLNR from any liability, which may arise from its use.

If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', please note that it is being provided for informational purposes and is not to be used for official/legal decisions, regulatory compliance, or flood insurance rating. Contact your county NFIP coordinator for flood zone determinations to be used for compliance with local floodplain management regulations.

December 14, 2014

Mr. William Aila, Jr.
Chairperson
Land Division
Department of Land & Natural Resources
City & County of Honolulu
P.O. Box 621
Honolulu HI 96809

Attn: Steve Molmen

Subject: Special Management Area Ordinance, Chapter 25, Revised Ordinances of Honolulu, Draft Environmental Assessment, Renovations and New Construction of Dwellings on Evershine Property - Tax Map Key: (1) 3-9-026: 044 through 048

Dear Mr. Aila:

In response to your letter dated September 5, 2014; thank you for taking the time to review the submittal for the Evershine Property Draft Environmental Assessment and for providing comments. We have reviewed your comments along with the comments from the Division of Boating & Ocean Recreation, Office of Conservation & Coastal Lands, Land Division – Oahu District, Division of Aquatic Resources, Division of Forestry & Wildlife and the Engineering Division. Responses to these comments are below and we ask that you please distribute as appropriate.

Office of Conservation & Coastal Lands (OCCL)

Attn: Samuel J. Lemmo, Administrator
Ref: OCCL: AJR COR: OA-15-21

1. Correct; encroachments were identified by DAGS and actions are currently being taken to resolve these issues.
2. The legend for Fig. 5.1 has been revised and “Rural” replaced with “Conservation District”.
3. Additional approvals will be obtained and/or coordination with the OCCL will occur in the case of any future work on the harbor.

Land Division – Oahu District (ODLO)

Attn: Russell Y. Tsuji, Land Administrator

1. Mitigation of the easement encroachments is underway and an easement request will be submitted to ODLO.



Division of Aquatic Resources (DAR):

Attn: Frazer McGilvary, Administrator
DAR #5001

1. The Best Management Practices section of the DEA will be extended to include further information regarding mitigation measures which will be taken to prevent any siltation and debris due to construction activities from entering the shoreline and marine environments to limit any negative impacts in the area.
2. DAR will be included in the review process for the SMA permit and should further changes to the project plans occur they shall be submitted for DAR review and comment.

Engineering Division

Attn: Carty S. Chang, Chief Engineer

REF: DEA for Special Management Area Ordinance (Chapter 25 Revised Ordinances of Honolulu) for Renovations and New Construction of Dwellings on Evershine Property, Maunaloa Oahu.046

1. National Flood Insurance Program regulation of development within Zone VE: The project shall comply with the rules and regulations of the National Flood Insurance Program (NFIP) as presented in Title 44 of the Code of Federal Regulations (44CFR) with special attention to Subchapter B – Insurance and Hazard Mitigation.

Should you or any of the related DLNR Departments have further comments or questions on the DEA for 525/567 Portlock Road, please contact me at (808) 566-5412.

Sincerely,

Kober Hanssen Mitchell Architects

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

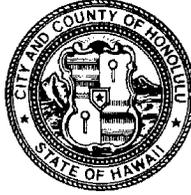
Copy: Kate Poland (via email: kpoland@rimarchitects.com)



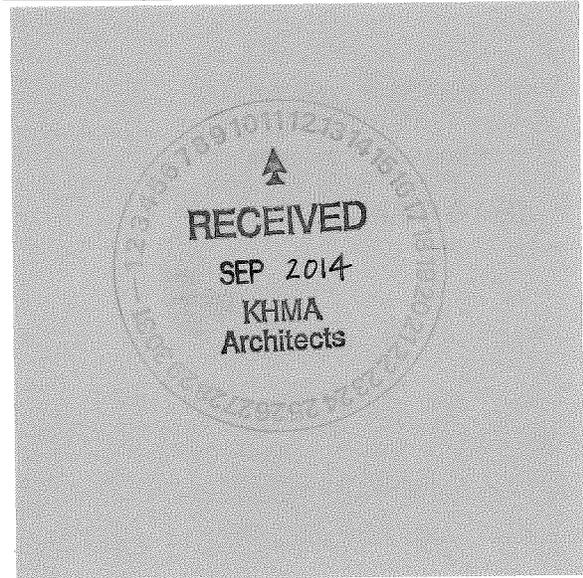
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



September 9, 2014



Mr. Kurt H. Mitchell
Kober, Hanssen, Mitchell Architects
77 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Mitchell:

SUBJECT: Special Management Area (SMA) Ordinance
Chapter 25, Revised Ordinances of Honolulu
Draft Environmental Assessment (EA)
Renovations and New Construction of Dwellings on
Evershine Property
525, 555, 561, and 567 Portlock Road– Maunaloa
Tax Map Key 3-9-26: 44 through 48

We have reviewed the above Draft Environmental Assessment (EA), received May 23, 2014, for the above mentioned project, and offer the following comments:

A. Traffic Review Branch:

1. Section 4.6.3 (Drainage), Page 21: A drain connection license must be obtained from the Department of Planning and Permitting (DPP) if the proposed private drainage improvement is connected into the existing City drainage system.
2. Section 5.7, Approvals and Permits, Page 28: Under Anticipated Permits, include trenching permit (DPP), drain connection license (DPP) and drainage easement variance from the Department of Facilities Maintenance (DFM).
3. Section 7.1 (Summary of Impacts), Page 34: The third paragraph indicates that Best Management Practices will be "...implemented pursuant to City and County Rules Relating to Storm Drainage Standards, Section II, Storm Water Quality (SWQ). As a reminder, compliance with the City's SWQ standards are required if the project drains to a City drainage facility and/or any natural drainage way that the City has ownership and/or responsibility. If this is true for this project, then the EA shall include the following information:

- a) Explain whether the project is a Priority A1, A2, or B project, which are based on storm drainage standards; and
 - b) Provide a narrative explaining the project's water quality management strategy. Merely indicating that the project will comply with the City's storm water quality requirements is insufficient.
4. Figure B.22, Page 74:
- a) Clearly label the existing 20-foot wide drainage easement if in favor of the City.
 - b) Obtain a drainage easement variance from the DFM to allow a portion of the proposed structure to be constructed over the existing drainage easement.
- B. Zoning Regulations and Permits Branch (ZRPB):
1. Section 2.1 Purpose and Need: Explain the unsafe conditions of the existing structures on the project site. This section indicates that work will be done on the pool and salt water pond. Later in the Draft EA, it is revealed that maintenance work is planned on the existing seawall. Portions of each of these are in the shoreline setback. Somewhere, the Final EA must clearly describe all of the proposed work, including repairs, landscaping and irrigation, that is located within the shoreline setback and explain compliance with Chapter 23 Revised Ordinances of Honolulu (ROH), related to shoreline setbacks. The Final EA should explain the operation of the salt water pond. Describe the mechanism employed to fill the pond with salt water?
 2. Section 4, Description of Human Environment and Potential Impacts and Mitigation Measures: should address potential construction impacts and the specific best management practices that will be employed to mitigate these impacts. The potential impacts and mitigation related to storm water runoff on the existing site, during construction and upon project completion should be addressed in the Final EA.
 3. Section 4.8.5 related to recreational facilities should note Kokee Beach Park, two houses south of the project.
 4. Section 5 should address compliance with Chapter 205A, Sections 2 and 4, Hawaii Revised Statutes (HRS) and, as it relates to SMA and shoreline setback areas as well as compliance with Chapter 23, ROH. Public shoreline access, both to and along the shoreline should be addressed. Existing and proposed drainage patterns should be addressed in the Final EA.

5. Section 5.5 City and County of Honolulu Land Use Ordinance and Zoning: Revise the table to include changing the column label from "Lot" to "Tax Map Key." Tax Map Key 3-9-26: 45 was not included and must be added to the table. Also, the table does not accurately show the lot coverage or "Built Density" as explained in Item No. 3 below.
6. Section 5.5 City and County of Honolulu Land Use Ordinance (LUO) and Zoning: The language about the joint development agreement (JDA) and lot area are not clear. The EA should list the previously approved permits (e.g., File Nos. 98/CUP1-38 and 98/CUP1-44) and describe the approval. Since Parcels 44, 45, and 46 were jointly developed and Parcels 47 and 48 were also jointly developed, these lots are considered two separate zoning lots for development purposes. Plans show development will straddle zoning lot boundaries, encroaching into required yards. The Final EA must address this matter.
7. The Table provided in Section 5.5 should be revised with additional information describing how the project will comply with all of the development standards for the R-10 Residential District, found in Article 3 of the LUO. We note a Zoning Variance from maximum height limits was approved in 1998 (1998/VAR-506) for structures on parcels 44 and 45. A Shoreline Setback Variance, 1998/SV-1, was granted for construction of a foot bridge. The Final EA should disclose this information and information and explain plans for these structures. Were the structures that were granted variances built and will they remain?

Building area is calculated on the bases of the area of the zoning lot. If it is the intention of the applicant to jointly develop the lots by obtaining a Conditional Use Permit (CUP), this should be stated somewhere in the Final EA. Then the building area would be calculated as a percentage of the sum of all of the parcel areas.
8. Section 5.5 City and County of Honolulu LUO and Zoning: Include a required off-street parking calculation and submit a parking plan.
9. Section 5.7 Approvals and Permits: The first table provided should be labeled "Previous **Building** Permits." A complete list of previously approved permits and other land use and environmental approvals should be included, such as CUPs, Minor Shoreline Structure, and Subdivision.
10. Section 5.7 Approvals and Permits: List the types of permits required for the proposed development on the Anticipated Permits table. A new Conditional Use Permit for joint development was not listed.
11. Figure B.6: The 40-foot and 55-foot shoreline setback lines should be dashed, similarly shown on Figure B.1, and not as a solid line.

Mr. Kurt H. Mitchell
September 9, 2014
Page 4

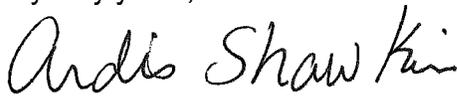
12. The Final EA should include a copy of the shoreline survey map that was submitted to the Department of Accounting and General Services on September 30, 2013.
13. Figure B.6: Label and draw the property lines, and the required side and front yard setbacks (dashed lines).
14. Identify any easements on the site plan and provide a description on Section 2.2.1 Location and Property Description. A table, listing the easements, owners and purpose, maybe a good way to present this information.

Chapter 25-5.1(a)(5), ROH, requires a certified shoreline survey be submitted as part of the SMA application.

15. Based on the Directors Report, 1998/SV-501, we understand that a foot bridge , providing lateral shoreline access is required as a condition of the Shorewaters Construction Permit (No. 1186) issued by the Department of Transportation, Harbors Division in 1960. This was cited in a Department of Land and Natural Resources letter dated June 1, 1987. The Final EA should explain the status of the pedestrian bridge.

Should you have any questions, please contact Malynne Simeon at 768-8023 or via email at msimeon@honolulu.gov.

Very truly yours,


George I. Atta, FAICP
Director

December 14, 2014

Mr. George I. Atta, FAICP
Director
Department of Planning & Permitting
City and County of Honolulu
650 S. King St., 7th Floor
Honolulu HI 96813

Subject: Special Management Area (SMA) Ordinance Chapter 25, Revised Ordinances of Honolulu Draft Environmental Assessment (EA) Renovations and New Construction of Dwellings on Evershine Property 525, 561 and 567 Portlock Road – Maunaloa Tax Map Key 3-9-26: 44 through 48

Dear Mr. Atta:

In response to your letter dated September 9, 2014, we thank you for taking the time to review and provide comments. Please find responses to the comments issued by the DPP below; these responses will be incorporated into the final Environmental Assessment document.

Should you have further comments or questions regarding this DEA please contact us at (808) 566-5412 or via e-mail: khmitchell@khma.com.

Responses to Comments Received

A. Traffic Review Branch

1. The private drainage improvements will connect into the existing city drainage system; a drain connection license will be obtained from DPP for this connection during the project permitting process.
2. Section 5.7, Approvals and Permits, Anticipated Permits on page 28 has been revised to include trenching permit (DPP), drain connection license (DPP) and a drainage easement variance (DFM).
3. The Easement Assessment (EA) shall be revised to indicate that the project is a Priority A1 based on land area (over 5 acres). The water quality management strategy for the project is written in compliance to the City & County of Honolulu's Storm Drainage Standards (2000). The paragraphs below will be added to the revised DEA to elaborate on the projects water quality management strategy.

The renovation of the Portlock residences shall comply with the C&C of Honolulu Storm Drainage Standards in its BMPs; the project is classified as Priority A1 based on site area. The criteria set in place by the Storm



Drainage Standards requires the incorporation of appropriate Low Impact Development (LID) Site Design Strategies to the maximum extent practicable(MEP). This will be accomplished on this project through landscaping, use of site runoff retention and bio-swales. The site grading anticipated for the project is minimal to maintain existing natural site drainage.

The project will also retain runoff on-site by infiltration or evapotranspiration, any portion of the Water quality volume which is not retained on site shall be filtered with an LID biofiltration post construction treatment control system such as grass swales, vegetated bio-filters, infiltration basins and infiltration trenches.

4. Figure B.22, page 74
 - a) The image has been revised and labeled to indicate the 20-foot wide drainage easement in favor of the city.
 - b) A drainage easement variance will be obtained from DFM to allow the construction of a portion of the proposed Bay Villa to be constructed over the existing drainage easement.

B. Zoning Regulations and Permits Branch (ZRPB)

1. Section 2.1 Purpose and Need has been revised to include the following information:

The Bay Villa in its current condition is uninhabitable. Roughly 25 years ago, the house was stripped down to its structure by a previous owner; this left the concrete, wood and steel exposed to the harsh and corrosive sea salt air, sun, wind and rain. Although much of the structure is stable and suitable to rebuild upon, some are visibly deteriorated and in need of replacement. In order for the owner to gain viable use from their property, it must be renovated to enclose the existing structure and create an inhabitable residence. The owner has decided to take the path of remodeling the existing structure, bringing it up to code and restoring it from its current visually unappealing state to something much more aesthetically appealing. In choosing renovation over demolition and new construction, the choice is also being made to reduce the disturbance of a coastal site and lessen the amount of materials and waste being sent to landfills.

Restoration and maintenance work is proposed for a few existing non-conforming elements within the shoreline setback; these include the sea wall, saltwater pool, and boat harbor walls. All work within the shoreline setback will abide by ROH Chapter 23 guidelines and no work will exceed 50% of the replacement cost for the element.



Work to the sea wall, saltwater pool and boat harbor is limited to repairs necessary to maintain the structural integrity of the walls and to prevent any portion of them from falling into the adjacent ocean or tidal fed waters.

The saltwater pool is fed by the ocean through an opening in the sea wall and is subject to tidal ebb and flow. It is intended for swimming only and no plant or animal life shall be introduced to the pool outside of what naturally flows in from the ocean; the pool activities will be no different from what would occur at a public beach.

The boat harbor was built when the original Kaiser Harbor Residence was constructed and is an existing non-conforming use. This harbor is within the property line and is seaward of the 55-foot Shoreline setback. The harbor is for the private use of the Harbor Villa residents but care will be taken to prevent restriction of public accessibility to the adjacent shoreline.

The saltwater pond is just beyond the shoreline setback and does not sit within the shoreline area; this pond is a closed system and is not connected to the ocean, nor does it drain into the ocean. (see Pg. 62 Fig. B. 15 of the submitted EA)

2. Section 4, Description of Human Environment and Potential Impacts and Mitigation Measures has been revised to contain the following regarding storm water runoff:
Storm water runoff on the existing site is currently directed to site adjacent storm drains or absorbed by the site's extensive lawn and planting areas makai of the built and paved portions of the site. During construction, storm water runoff will be handled through these same means; however, measures shall be taken to filter away site debris by strategic placement of drainage socks in addition to strict procedures for maintaining a clean site. The design of the site shall be such that storm water runoff is minimized by directing runoff to landscaping, where possible, for retention and absorption; all runoff unable to be retained by the site will be directed to storm drains. Permits for any additional storm drain hook ups will be acquired prior to construction.
3. Section 4.3 indicates the temporary impacts related to trenching and excavation, noise from any equipment used in the construction of the residences as well as mitigation measures to be implemented.
4. Section 4.4 has been revised to indicate impacts on air quality as well as mitigation measures to be taken to reduce impacts before, during, and after construction.



5. Section 4.8.5 is revised to note Kokee Beach Park as one of the parks in close proximity to the project site.
6. Section 5.2 is revised to address the project's compliance with Chapter 205A, Sections 2 and 4, HRS.
7. Section 5.5: City and County of Honolulu Land Use Ordinance and Zoning
 - a. Is revised to indicate the project's compliance with Ch. 23, ROH. Drainage patterns are addressed on the site landscape plans found in Appendix B in Figures B.21.1 – B21.6.
 - b. The table has been revised to read "Tax Map Key" in place of "Lot" and the TMK 3-9-26: 45 was added to the table. The table was also revised to show the built density of the existing JDA's and the reconfigured JDA which incorporates all five sites. The intention prior to the submittal of an SMA or construction is to dissolve the existing JDAs and obtain a single JDA which encompasses all five TMKs.
 - c. Section 5.5 has been revised to clarify the standing of the JDAs currently imposed on TMK's 44, 45, 46 and 47, 48. The revisions to this section also clarify the owner's intention to dissolve the existing JDA's and recombine the lots as one JDA under a new CUP. A list of previous permits for the TMK's has been revised and moved from section 5.7 to Appendix F; this list includes the CUPs for the JDAs.
 - d. Section 5.5 has been revised to indicate how the project will comply with all of the development standards for the R-10 zoning district indicated in Article 3 of the LUO.
 - e. Section 5.5 of the DEA has been revised to include off street parking calculations and Figure B.22 was revised to include the planned parking.

a) Parking calculations

Structure	Total Structure Area	Minimum Required Stalls	Additional Required Stalls	Total Required Stalls
Kaiser House	12,350 s.f.	2	10	12
Bay Villa	20,009 s.f.	2	18	20
Caretaker's House	1,750 s.f.	2	0	2
Harbor Villa & Accessory structures	23,774 s.f.	2	21	23

* 2 per unit plus 1 per 1,000 square feet over 2,500 square feet (excluding carport or garage)

** Stacked parking stalls are allowed.



8. Section 5.7:
 - a. The table in 5.7 previously titled “Previous Permits” has been revised to “Previous Building Permits”. The table has also been revised to include additional previously approved permits, land use approval, CUP’s, Minor Shoreline Structures, and Subdivision.
 - b. Anticipated Permits table has been revised to include the CUP and others.
9. Figure B.6 has been revised.
10. The Shoreline Survey map submitted to the Department of Accounting and General Services on Sept. 30, 2013 was included in the DEA as figure D-1.
11. The property lines are shown, the side and front yard setbacks will be changed to dashed lines.
12. Easements are shown in Figure D-2, a table of easements shall be included in Section 2.2.1.
13. The Status of the pedestrian bridge is explained in Section 2.3.

Sincerely,

Kober Hanssen Mitchell Architects

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)



COPY

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



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

August 29, 2014



Mr. George I. Atta, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

SUBJECT: **Draft Environmental Assessment
Special Management Area Permit for Renovations and New Construction
of Dwellings on Evershine Property, Portlock Road – Maunaloa, Oahu
Ref: 2014/ED-6(MS)**

Construction/Demolition that May Involve Asbestos

If the proposed project includes renovation/demolition activities which may involve asbestos, the applicant should contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch at 586-5800.

Control of Fugitive Dust

A significant potential for fugitive dust emissions exists during all phases of construction. The activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. We encourage the contractor to implement a dust control plan, which does not require approval by the Department of Health, to comply with the fugitive dust regulations. Dust control measures may include, but are not limited to, the following:

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water source at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site. Also, controlling dust from daily operations of material being processed, stockpiled, and hauled to and from the facility.

If you have any questions, please contact Mr. Barry Ching of the Clean Air Branch at 586-4200.

Sincerely,

NOLAN S. HIRAI, P.E.
Manager, Clean Air Branch

BC:rg

✓ c: Kurt H. Mitchell, AIA, NCARB, RDI, President/CEO, Kober, Hanssen, Mitchell Architects

December 14, 2014

Mr. Nolan S. Hirai, P.E.
Manager
Clean Air Branch
Department of Health
City & County of Honolulu
P.O. Box 3378
Honolulu HI 96801

Attn: Mr. Barry Ching

Subject: Draft Environmental Assessment Special Management Area Permit for Renovations and New Construction of Dwellings on Evershine Property, Portlock Road – Maunaloa, Oahu; in Portlock, O’ahu – Tax Map Key: (1) 3-9-026: 044 through 048
Ref: 2014/ED-6(MS)

Dear Mr. Hirai:

In response to your letter dated August 29, 2014, we wish to thank you for taking the time to review and provide comments. The project does not involve asbestos; however, should it come to the attention of the owner/contractor/design team that asbestos is present in the existing dwellings to be renovated, the Asbestos Abatement Office shall be contacted immediately. Regarding control of fugitive dust; some measures which will be implemented on this project are outlined in the Draft Environmental Assessment (DEA) under Chapter 7, Summary of Impacts. In addition to what is outlined under 7.1 Summary of Impacts, we will add the following paragraph to Section 4.4 Air Quality.

“Examples of fugitive dust mitigation which will be implemented on this project may include but are not limited to the following: phasing of construction to minimize the amount of dust-generating materials and activities, centralizing on site vehicular traffic routes, locating potential dust-generating equipment in areas of least impact, providing an adequate source of water for dust mitigation, ongoing wetting of exposed dirt, dust control fences, dust silt screens, site perimeter bio-sock, stabilized construction entrance, wash-down station for exiting vehicles, erosion control, dust silt screens at drainage inlets and covering materials transported on and off site. Implementation of these measures will not be limited to hours of construction, but will include weekends, after hours, and prior to daily start-up of construction activities. Access to the site is fully paved without gravel or dirt shoulders which will minimize fugitive dust related to construction off site.”



Mr. Nolan S. Hirai, P.E.
Department of Health, Clean Air Branch
December 14, 2014
Page 2 of 2

Should you have further comments or questions on the DEA for 525/567 Portlock Road, please contact me at (808) 566-5412

Sincerely,

Kober Hanssen Mitchell Architects

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via email: kpoland@rimarchitects.com)





RECEIVED

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

In reply, please refer to:
EMD/CWB

08014PJF.14

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU
August 8, 2014

Mr. George I. Atta
Director
Department of Planning and permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

SUBJECT: Comments on Special Management Area (SMA) Permit to allow Renovations and New Construction of Dwellings on Evershine Property Maunalua, Island of Oahu, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated July 25, 2014, requesting comments on the subject document. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. Your applicant may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://health.hawaii.gov/epo/files/2013/10/CWB_Oct22.pdf.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. National Pollutant Discharge Elimination System (NPDES) permit coverage is required for pollutant discharges into State surface waters and for certain situations involving storm water (HAR, Chapter 11-55).

- a. Discharges into Class 2 or Class A State waters can be covered under an NPDES general permit only if all of the NPDES general permit requirements are met. Please see the DOH-CWB website (<http://health.hawaii.gov/cwb/>) for the NPDES general permits and instructions to request coverage.
- b. All other discharges into State surface waters and discharges into Class 1 or Class AA State waters require an NPDES individual permit. To request NPDES individual permit coverage, please see the DOH-CWB forms website located at: <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms/>.
- c. NPDES permit coverage for storm water associated with construction activities is required if your project will result in the disturbance of one (1) acre or more of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. NPDES permit coverage is required before the start of the construction activities.

Land disturbance includes, but is not limited to clearing, grading, grubbing, uprooting of vegetation, demolition (even if leaving foundation slab), staging, stockpiling, excavation into pavement areas which go down to the base course, and storage areas (including areas on the roadway to park equipment if these areas are blocked off from public usage, grassed areas, or bare ground).

3. If the project involves work in, over, or under waters of the United States, it is highly recommend that your applicant contact the Army Corp of Engineers, Regulatory Branch (Tel: 438-9258) regarding their permitting requirements.

Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (Emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and HAR, Chapter 11-54.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. George I. Atta
August 8, 2014
Page 3

08014PJF.14

If you have any questions, please visit our website at: <http://health.hawaii.gov/cwb>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,



Alec Wong TA F. AW

ALEC WONG, P.E., CHIEF
Clean Water Branch

JF:bk

December 14, 2014

Mr. Alec Wong, P.E.
Chief
Clean Water Branch
City and County of Honolulu
P.O. Box 3378
Honolulu HI 96801

Subject: 08014PJF.14

Comments on Special Management Area (SMA) Permit to Allow Renovations and New Construction of Dwellings on Evershine Property, Maunaloa, Island of Oahu, Hawaii - Tax Map Key: (1) 3-9-026: 044 through 048

Dear Mr. Wong:

In response to your letter dated August 8, 2014, the Department of Health's standard comments were reviewed and information related to these comments was incorporated in the Draft Environmental Analysis (DEA) prior to its publication. The additional comments provided in your letter will be addressed as follows:

1. Existing water quality will remain unchanged by the proposed project during construction and once in use. The DOH Water Quality Standards Map classifies the property as a Class 2 inland classification and the adjacent waters as Class A. The waters bounding the site are used for recreational purposes; water quality will be maintained by preventing site runoff into the ocean.
2. An NPDES general permit shall be obtained for construction and site work related to the proposed project. A general permit will cover this property which falls under Class 2 and Class A state waters.
3. The Army Corp of Engineers was contacted for review of the DEA; their comments shall be responded to accordingly and necessary permits obtained.
4. Any discharges related to the project construction and residential activities on the site will comply with the state's Water Quality Standards as specified in HAR, Chapter 11-54, as well as permitted requirements specified in HAR, Chapter 11-55; it is understood that non-compliance may result in daily penalties of \$25,000 per violation.



Mr. Alec Wong, P.E.
Clean Water Branch, C&C
December 14, 2014
Page 2 of 2

Thank you for reviewing and providing comments on the DEA for 525/567 Portlock Road.
Should you have further comments or questions please contact me at (808) 550-0844.

Sincerely,

Kober Hanssen Mitchell Architects

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Cc: Kate Poland via e-mail: kpoland@rimarchitects.com



HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF
LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

August 13, 2014

RECEIVED
14 AUG 18 P 1:47
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

**TO: GEORGE ATTA, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING**

FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
RENOVATIONS AND NEW CONSTRUCTION OF DWELLINGS ON
EVERSHINE PROPERTY
525, 555, 561, 567 PORTLOCK ROAD - MAUNALUA
TAX MAP KEY: 3-9-026: 044 THROUGH 048**

In response to your letter of July 25, 2014, regarding the above-mentioned subject, the Honolulu Fire Department, upon submittal of plans, will review the fire code compliance requirements for fire access roads and fire hydrants as shown in Section 4.8.3 for the residences at 525, 555, 561, and 567 Portlock Road. Equivalent means of meeting the requirements will be considered.

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

Handwritten signature of Socrates D. Bratakos in blue ink.

SOCRATES D. BRATAKOS
Assistant Chief

SDB/SY:bh

December 14, 2014

Mr. Socrates D. Bratakos
Assistant Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu HI 96813

**Subject: Draft Environmental Assessment for Evershine Property II, L.P. –
Renovations and New Construction of Dwellings at 525, 555, 561 and 567
Portlock Road - Tax Map Key: (1) 3-9-026: 044 through 048**

Dear Assistant Chief Bratakos:

We are in receipt of your letter dated August 13, 2014. Thank you for taking the time to review our application. We anticipate your review during the permitting process on this project.

Should you have further comments or questions regarding the Environmental Analysis, please contact me at (808) 566-5412 or via e-mail: khmitchell@khma.com.

Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)



2014/ELOG-1459



OFFICE OF PLANNING STATE OF HAWAII

NEIL ABERCROMBIE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Ref. No. P-14464

August 7, 2014

Mr. George I. Atta, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

RECEIVED
14 AUG 11 A9:19
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Dear Mr. Atta:

Subject: Special Management Area Ordinance Chapter 25, Revised Ordinances of Honolulu Draft Environmental Assessment for Renovations and New Construction of Dwellings on Evershine Property, Maunaloa, Oahu, Hawaii; Tax Map Key: (1) 3-9-026: 044 through 048

Thank you for the opportunity to provide comments on the subject Draft Environmental Assessment (EA).

According to the Draft EA, the purpose of the subject project is to renovate two existing dwellings, and construct a new one. The project will upgrade the estate grounds with new landscaping and amenities, including a new pool, outdoor seating areas, repairs to the existing saltwater pond, outdoor work out area, and repairs and upgrades to the land side of the harbor.

The proposed project is located within the special management area (SMA), and an SMA use permit is required.

The Office of Planning has reviewed the subject Draft EA and has the following comments to offer.

1. Any use within the shoreline area as defined in HRS § 205A-41 may trigger the requirements of HRS Chapter 343. Pages 1 and 3, this EA is prepared in accordance with the requirements of HRS § 205A-41 and ROH Chapter 25. The Final EA should provide information and clarify whether any portion of the proposed action is within the shoreline area as defined in HRS § 205A-41. If no proposed action is located within the shoreline area, the requirement of HRS § 205A-41 stated by the subject Draft EA should be corrected accordingly. Otherwise, the Final EA should include

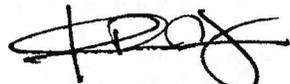
Mr. George I. Atta, Director
August 7, 2014
Page 2

the determination from the Department of Planning and Permitting (DPP), City and County of Honolulu, as to whether a shoreline setback variance will be required.

2. **Section 1.1 Project Profile** of the Draft EA lists the DPP as “Proposing/Determining agency.” In accordance with Hawaii Administrative Rules § 11-200-6, the subject action is an applicant action. Accordingly, the DPP is approving agency rather than proposing/determining agency for the subject action.
3. Page 11, **Section 3.4 Flood Hazard**, the Federal Emergency Management Agency and the Flood Insurance Rate Map place the site in Flood Zone “VE/D” which is an area subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. The site is also subject to high tides and strong waves during the winter months. The Final EA should discuss site-specific mitigation measures regarding flood hazard and storm wave, and consider the climate change adaptation priority guidelines set forth in HRS § 226-109, to meet the objectives and policies, contained in HRS § 205A-2, to reduce hazard to life and property from coastal hazards.
4. All exterior lighting or lamp posts associated with the subject project shall be cut-off luminaries to provide the needed shielding to lessen possible seabird strikes, and to ensure that artificial light is not directed to travel across property boundaries toward the shoreline and ocean waters, pursuant to HRS §§ 205A-30.5(a) and 205A-2(c)(10).

If you have any questions regarding this comment letter, please contact Shichao Li of our Coastal Zone Management Program at (808) 587-2841.

Sincerely,



Leo R. Asuncion
Acting Director

c: Mr. Kurt H. Mitchell

December 14, 2014

Mr. Leo R. Asuncion
Acting Director
Office of Planning
State of Hawaii
235 South Beretania Street, 6th Floor
Honolulu HI 96804

**Subject: Ref. No. P-14464
Special Management Area Ordinance Chapter 25, Revised Ordinances of Honolulu
Draft Environmental Assessment for Renovations and New Construction of Dwellings
on Evershine Property, Maunaloa, Oahu, Hawaii; Tax Map Key: (1) 3-9-026: 044
through 048**

Dear Mr. Asuncion:

In response to your letter dated August 7, 2014, subsequent to the completion of the Environmental Assessment process, we will be proceeding with an application for a Special Management Area (SMA) Permit. The other comments provided in your letter are addressed below.

1. Work within the Shoreline Setback consists of maintenance and repair to existing elements, including the Kaiser (Main) House pool, saltwater pool and the boat harbor and surrounding walkways. We do not anticipate that these items will require a variance permit; however, a permit will be obtained to reconfigure a set of non-compliant stairs. The Department of Planning & Permitting (DPP) will be consulted for the need for variance permits for all work performed within the Shoreline Setback.
2. Section 1.1 Project Profile will be revised to “*Approving Agency: City and County of Honolulu Department of Planning and Permitting (DPP)*”
3. Section 3.4 Flood Hazard will be revised with the verbiage below to clarify existing information and include additional information regarding site specific mitigation measures for flood hazard and storm wave. In regards to HRS 226-109; the guidelines have been considered; however, as this is a private residence seems to be mostly non-applicable. The properties are being developed with environmentally friendly practices in mind.

“...and the Flood Insurance Rate Map (FIRM) places the land side of the site in Flood Zone D and shoreline in Zone VE. Zone VE is described as “Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase



requirements and floodplain management standards apply.”(FEMA, 2014) Zone D is described as “areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The designation of Zone D is also used when a community incorporates portions of another community’s area where no map has been prepared.” (FEMA, 2011)...

A retaining/break wall borders the Makai side of the site and protects it from large shore breaks; the wall (coinciding with elevation changes) ranges in height from 5’-0” to 9’-0”. The elevated side of the retaining/break wall sits on the land side and all residences and occupiable spaces sit 50 feet back from the shoreline; the site slopes up at an average 10% grade over this 50 foot setback. Harbor Villa is the exception; still sitting 50 feet back from the property line it is faced on the Makai side by a harbor which is classified as Zone VE. Harbor Villa is designed with strictly non-occupiable spaces at the harbor level to prevent injury or death caused by flood or storm-induced wave action.

4. The site lighting design will follow the requirements set out in HRS 205A-30.5(a) and 205A-2(c)(10). A section will be added specifying these design restrictions and what will be done on the project to comply with them.

Thank you for reviewing and providing comments on the DEA for 525/567 Portlock Road. Should you have further comments or questions please contact me at (808) 566-5412.

Sincerely,

Kober Hanssen Mitchell Architects

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)



POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.org

RECEIVED

PETER B. CARLISLE
MAYOR

'14 AUG 12 A8:56



LOUIS M. KEALOHA
CHIEF

DAVE M. KAJIHIRO
MARIE A. MCCAULEY
DEPUTY CHIEFS

DEPT OF PLANNING
OUR REFERENCE
EO-WS
CITY & COUNTY OF HONOLULU

August 11, 2014

MEMORANDUM

TO: George I. Atta, FAICP, Director
Department of Planning and Permitting

ATTENTION: Malyne Simeon, Planner V

FROM: Louis M. Kealoha, Chief of Police
Honolulu Police Department

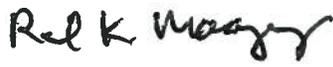
SUBJECT: Draft Environmental Assessment for Evershine Property II, L.P. -
Renovations and New Construction of Dwellings at 525, 555, 561, and
567 Portlock Road

Thank you for the opportunity to review the subject application.

The Honolulu Police Department has no concerns at this time.

If there are any questions, please contact Major Calvin Tong of District 7 (East Honolulu) at 723-3369 or via email at ctong@honolulu.gov.

Louis M. Kealoha
Chief of Police

By 
Randal K. Macadangang
Assistant Chief
Support Services Bureau

December 14, 2014

Mr. Louis M. Kealoha
Chief
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu HI 96813

Subject: Draft Environmental Assessment for Evershine Property II, L.P. – Renovations and New Construction of Dwellings at 525, 555, 561, and 567 Portlock Road - Tax Map Key: (1) 3-9-026: 044 through 048

Dear Chief Kealoha:

We are in receipt of your letter dated August 11, 2014. We wish to thank you for taking the time to review our application.

Should you have further comments or questions, please contact me at (808) 566-5412 or via e-mail: khmitchell@khma.com.

Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

RECEIVED

August 11, 2014

'14 AUG 19 P1:18

Regulatory Office

SUBJECT: Special Management Area Ordinance Chapter 25, Revised Ordinance of Honolulu Draft Environmental Assessment: Renovations and New Construction on Dwellings on Evershine Property

Ms. Malynee Simeon
State of Hawaii
Department of Planning and Permitting
Zoning Regulations & Permits Branch
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Simeon:

In response to your letter dated 25 July 2014 requesting comments on the Draft Environmental Assessment for the properties located at 525,555,561, and 567 Portlock Road - Maunalua for the project: Renovations and New Construction of Dwellings on Evershine Property, the following information and attachments are for your consideration

Please be advised, if the proposed project involves work in waters of the U.S., Department of the Army (DA) authorization may be required. Under Section 10 of the Rivers and Harbors Act, structures and/or work in or affecting the course, location, condition, or capacity of navigable waters of the U.S. require DA authorization. Navigable waters of the U.S. are waters subject to the ebb and flow of the tide. Under Section 404 of the Clean Water Act, DA authorization is required for discharges of dredged or fill material into waters of the U.S., including wetlands. Generally, discharges of fill material include materials that change the bottom elevation of a water of the U.S. and includes rock, sand, soil, debris, overburden, etc. Waters of the U.S. include navigable waters of the U.S. and other waters including wetlands, rivers, streams, lakes, and ponds.

Thank you for your cooperation with the DA Regulatory Program. Please contact this office if you have any questions, to request a jurisdictional determination, or to submit a permit application package (see enclosures). You may contact the Regulatory Office by telephone at (808) 835-4303, by email at CEPOH-RO@usace.army.mil, or by mail at the following address:

QUESTIONNAIRE

A complete Department of the Army Permit Application consists of the application form (ENG Form 4345), drawings and environmental information necessary to determine a project's probable impact on the public interest (33 CFR Part 325.1 (d)(1) and Part 325.3(a)). Based on our experience, the environmental information necessary to make the public interest determination is often inadequate when only the ENG Form 4345 form is submitted by applicants. Project managers must then request additional information from applicants, resulting in delays in project evaluation. In order to provide more efficient processing of your application, this questionnaire has been developed to supplement the information required in ENG Form 4345 and to simplify your submittal of environmental assessment information.

A. LOCATION (supplement to Blocks 15-16 of ENG Form 4345):

1. Please provide the Tax Map Key number(s) for the project site: _____
 2. Please provide the Latitude _____ and Longitude _____.
 3. Please provide the watershed in which work is proposed: _____
-

B. DISCHARGE OF DREDGED AND/OR FILL MATERIAL (Blocks 20-22 of ENG Form 4345 also pertain to discharges of dredged and/or fill material).

1. State the source of the dredged or fill material.*
2. State the method of discharge.
3. Indicate the location of the discharge within the project site. This is best accomplished through a plan view drawing of the site that shows the footprint of filling (discharge). A cross-sectional view with existing and proposed contours (elevations) also provides necessary information on the scope of proposed work.**
4. What types of structures or facilities would be constructed on the fill area? (Show on drawings their dimensions, layout, etc.)

*Note that Blocks 21 and 22 of ENG Form 4345 require both the volume (usually given in cubic yards) *and* surface area (square feet, acres, etc.) of fill.

**Please submit any drawings on 8 ½ x 11" paper whenever possible.

C. DREDGING PROJECTS

1. Please provide plans showing the dredging footprint within the project site. Include cross-sectional views depicting the existing and proposed contours. Also include a location/vicinity map and plan view (if appropriate) of the area(s) where dredge spoil will be stockpiled, processed, and disposed.
2. What is the type and composition of the material to be dredged?

- g. Is this area a groundwater recharge area?
- h. What is the history or possibility of contaminants/pollutants in the substrate (soil) at the source of fill material?
- i. Have there been problems with erosion at or near the project site?
- j. Is the project site located in or near a drainage way or flood plain? If yes, describe.
- k. What is the quality of the air at the project site? Will the proposed project have an adverse, or insignificant, effect on air quality at the site? Will the impacts to air quality be temporary or permanent?
- l. What are the existing noise levels at the project site? Will the proposed project have an adverse, or insignificant, effect on noise levels at the site? Will the impacts to noise levels be temporary or permanent?

2. BIOLOGICAL ENVIRONMENT (attach biological survey reports if available)

- a. Biological survey reports from a qualified environmental professional can provide much of the necessary information for evaluating a project's potential to impact aquatic resources. If not available, a general characterization of the plants and animals at the site should be provided.
- b. Please list any plants and animals found within or near the project area that are listed as threatened or endangered under the Endangered Species Act of 1973). <http://endangered.fws.gov/esa.html>

3. SPECIAL AQUATIC SITES Is the project site located at or adjacent to any of the following areas? (Show on vicinity drawings the extent of the special sites, if they are present, clearly labeling each type.)

	Dredge Site	Discharge Site	Construction Site
Sanctuaries and Refuges (protected wildlife areas)			
Wetlands (swamps, marshes, bogs)			
Mudflats			
Vegetated Shallows (seagrass bed)			
Coral Reefs			
Riffle and Pool Complexes			

4. HUMAN USE CHARACTERISTICS

- a. What is the existing land use zoning for the site and its vicinity?
- b. What is on the land (including dwellings, facilities, etc.) at or near the site?
- c. Do any of the following occur at or near the site?

	Dredge Site	Discharge (fill) Site	Construction Site
Local fresh water supply			
Fishing (recreational, commercial)			

MITIGATION

What can you do to avoid or minimize adverse effects of your proposal on the environment? For instance, a project might be relocated to a non-aquatic site, the footprint of fill or dredging can be minimized to only that which is necessary to achieve project purpose, a project footprint might be moved within a site to avoid aquatic resources, and/or different construction methods could be used.

Please see the Honolulu District's Compensatory Mitigation and Monitoring Guidelines on-line on our web site (<http://www.poh.usace.army.mil/regulatory.asp>), or contact the Corps office listed below to request a hard copy. Thank you for your cooperation in this manner. If you have any questions, please contact the Corps of Engineers, Regulatory Branch at (808) 438-9258 in Honolulu or at (671) 339-2108 in Guam.

**U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
(33 CFR 325)**

OMB APPROVAL NO. 0710-0003
EXPIRES: 31 AUGUST 2012

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Middle - Last - Company - E-mail Address -			8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Middle - Last - Company - E-mail Address -		
6. APPLICANT'S ADDRESS: Address- City - State - Zip - Country -			9. AGENT'S ADDRESS: Address- City - State - Zip - Country -		
7. APPLICANT'S PHONE NOs. w/AREA CODE a. Residence b. Business c. Fax			10. AGENTS PHONE NOs. w/AREA CODE a. Residence b. Business c. Fax		

STATEMENT OF AUTHORIZATION

11. I hereby authorize, _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT

DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)			
13. NAME OF WATERBODY, IF KNOWN (if applicable)		14. PROJECT STREET ADDRESS (if applicable) Address	
15. LOCATION OF PROJECT Latitude: °N Longitude: °W		City -	State- Zip-
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID Municipality Section - Township - Range -			

24. Is Any Portion of the Work Already Complete? Yes No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address-

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

USACE, HONOLULU DISTRICT, REGULATORY BRANCH

DRAWING CHECKLIST

1. GENERAL

- Use clear black lettering and fewest number of sheets possible; use 8 1/2- by 11-inch sheets
- State the purpose of the proposed or existing work
- List property owners and indicate number by number on plan view drawing
- Show survey datum used in plan and elevation drawings
- Use a graphic scale on all drawings
- Use a north arrow; prepare drawing with north being directed to the top of the page
- Label all proposed and existing work as such (e.g., Proposed Pier, Proposed Fill...)

2. TITLE BLOCK

- A completed title block (first example) must be on every sheet; for subsequent sheets you can use the abbreviated form (second example). All sheets will include the date and/or revision date.

PURPOSE: DATUM: ADJACENT PROPERTY OWNERS: 1. 2.	APPLICANT REFERENCE: POH-200*-**** LOCATION ADDRESS TAX MAP KEY:	PROPOSED: IN: NEAR/AT: COUNTY: STATE: SHEET * OF * DATE:
---	---	--

Reference: POH- Applicant: Proposed: At ,State Sheet * of * Date
--

3. VICINITY MAP

- Clearly show location of project (e.g., arrow, circle, etc.)
- List latitude and longitude
- Show and label waterbodies.
- Show and label primary and secondary roads.

4. PLAN VIEW

- Show shorelines:
 Tidal: Show mean high water (MHW) line, mean higher high water (MHHW) line
 Lakes or streams: Show the ordinary high water (OHW) line
- Show dimensions of proposed structures/fills; distance to property lines; encroachment beyond applicable shoreline; show wetland boundaries and specific impacts to wetlands
- Indicate location, quantity, and type of fill, if any
- Show all existing structures or fills on subject and adjacent properties
- Show direction of currents such as tidal ebb and flood
- Show types and location of aquatic and shoreline vegetation and corals/coral reefs.
- Indicate adjacent property ownership

5. ELEVATION AND/OR SECTION VIEW

- Show shorelines, MHW line, MHHW line, OHW line, wetland boundary
- Show original and proposed elevations, water depths, dimensions of proposed structures or fills, and pertinent vertical dimensions to top and base of structure/fill; use the same vertical and horizontal scale, if possible
- Use equal horizontal and vertical scales on Section View. Do not skew vertical scale.

**Project Drawing Recommendations
U. S. Army Corps of Engineers, Honolulu District
Section 10 of the Rivers & Harbors Act Permit Applications**

Section 10 of the Rivers and Harbors Act of 1899 requires a permit for any structures or work in, over, or under a navigable water of the United States.

The drawings submitted with your application should show general project details in such a manner that evaluators and the general public can obtain a full understanding of the proposed project. You should avoid cluttering the drawing with too much information that causes the drawing to be difficult to read and understand.

Drawings designed for other uses may not be suitable for application purposes. For example, engineering and construction drawings, while showing project details well, often do not include the information the Corps' evaluator needs to assess the project's impacts. The general rule is to keep drawings as simple as possible while still providing the necessary information.

Clean drawings are essential to prompt evaluation of your application. The ultimate objective is a set of drawings that allows someone who is unfamiliar with the project to get a clear and accurate understanding of the project, its location, and the details of how streams, wetlands, shorelines, or waterbodies will be affected. **Failure to provide adequate drawings can result in a delay of your application's review by the Corps.**

Typical drawing sets include a vicinity map (or maps), cross-section (elevation) views and plan (top) views.

All drawings must be submitted on 8 ½ by 11 sheets of paper. Because drawings are copied, scanned, and sent to multiple parties, this size is necessary. If drawings are reduced, please make sure that the text and labels are legible at the smaller size and that the scale is adjusted to the reduction (include a bar scale that indicates correct dimensions). Drawings must be numbered consecutively (i.e. Sheet 1 of 6, Sheet 2 of 6, etc) beginning with the vicinity map and include a title block.

The title block should include the applicant's name, waterway, date, brief (2-4 word) description of the proposed project and the sheet number of total number in the set (e.g., 1 of 5). Below is an example:

PURPOSE: DATUM: ADJACENT PROPERTY OWNERS: 1. 2.	APPLICANT REFERENCE: POH-200*-.**** LOCATION ADDRESS TAX MAP KEY:	PROPOSED: IN: NEAR/AT: COUNTY: STATE: SHEET * OF * DATE:
---	---	--

- Indicate types and location of aquatic and shoreline vegetation and corals/coral reefs.
- Show control measures for preventing impacts from disturbed silts, stabilization of disturbed areas, etc.

For Cross-Sectional View, provide the following information:

- The location of the existing shoreline and water elevation as described above.
- The water depth or tidal elevation at the waterward face of project.
- The dimensions of the activity or structure, and the distance it extends into the waterbody as described above.
- Indicate dredge and/or fill grades as appropriate.
- Indicate existing and proposed contours and elevations. Show slope angles as a ratio, e.g., 3 feet horizontal to 1 foot vertical would be shown as 3:1.
- Indicate types and location of aquatic and shoreline vegetation present on site.
- Indicate type and location of material used in construction and method of construction.
- Indicate height of structure.

Please review the sample drawing(s) included with this package. They are provided to ensure that you submit all the information needed on each drawing.

For assistance in developing project drawings, contact the Corps of Engineers Honolulu District Regulatory Office at:

Phone: (808) 438-9258

Mailing address: Honolulu District Corps of Engineers
Regulatory Branch
Building 230
Fort Shafter, HI 96858-5440

**Project Drawing Recommendations
For U. S. Army, Corps of Engineers Honolulu District
Section 404 (Clean Water Act)
Permit Applications**

Section 404 of the Clean Water Act requires a permit for discharge of dredged or fill material into all waters of the United States, including wetlands.

The drawings submitted with your application should show general project details in such a manner that evaluators (project managers) and the general public can obtain a full understanding of what is proposed. Avoid cluttering the drawing with too much information that causes the drawing to be difficult to read and understand. Drawings designed for other uses may not be suitable for application purposes. For example, engineering and construction drawings, while showing project details well, often do not include the information the Corps' evaluators need to assess a project's impacts. The general rule is to keep drawings as simple as possible while still providing the necessary information.

Clean drawings are essential to prompt evaluation of your application. The ultimate objective is a set of drawings that allows someone who is unfamiliar with the project to get a clear and accurate understanding of the project, its location, and the details of how streams, wetlands or shorelines will be affected. **Failure to provide adequate drawings can result in a delay of your application's review by the Corps.** Typical drawing sets include a vicinity map (or maps), cross-section (elevation) views and plan (top) views.

All drawings must be submitted on 8 ½ by 11 sheets of paper. Because drawings are copied, scanned, and sent to multiple parties, this size is necessary. If drawings are reduced, please make sure that the text and labels are legible at the smaller size and that the scale is adjusted to the reduction (include a bar scale that indicates correct dimensions). Drawings must be numbered consecutively (i.e. Sheet 1 of 6, Sheet 2 of 6, etc) beginning with the vicinity map and include a title block.

The title block should include the applicant's name, location, waterway, date, brief (2-4 word) description of the proposed project and the sheet number of total number in the set (e.g., 1 of 5). Below is an example:

PURPOSE: DATUM: ADJACENT PROPERTY OWNERS: 1. 2.	APPLICANT REFERENCE: POH-200*.* LOCATION ADDRESS TAX MAP KEY	PROPOSED: IN: NEAR/AT: COUNTY: STATE: SHEET * OF * DATE:
---	--	---

- Indicate types and location of wetland and/or riparian vegetation.
- Show erosion control measures, stormwater runoff control, stabilization of disturbed areas, etc.

For Cross-Sectional Views, provide the following information:

- The location of the existing shoreline (or wetland boundary) and water elevation as described above.
- The water depth at the waterward face of project.
- The dimensions of the activity or structure, and the distance it extends into the waterbody as described above.
- Indicate dredge and/or fill grades as appropriate.
- Indicate existing and proposed contours and elevations.
- Indicate types and location of wetland and riparian vegetation present on site.
- Indicate type and location of material used in construction and method of construction.
- Indicate height of structure.

If a site includes a wetland, submit a wetland delineation with a map showing data reference points and wetland boundaries. It is useful to overlay a copy of the proposed work drawings on the wetland boundary drawings to show areas of fill, etc.

Please review the sample drawing(s) included with this package. They are provided to ensure that you submit all the information needed on each drawing.

For assistance in developing project drawings, contact the Corps of Engineers Honolulu District Regulatory Office at:

Phone: (808) 438-9258

Mailing address: Honolulu District Corps of Engineers
Regulatory Branch
Building 230
Fort Shafter, HI 96858-5440

Simeon, Malynne

From: Apana, Elizabeth E CONTRACTOR @ POH [Elizabeth.E.Apana@usace.army.mil]
Sent: Monday, August 04, 2014 1:53 PM
To: Simeon, Malynne
Cc: Apana, Elizabeth E CONTRACTOR @ POH
Subject: Special Management Area Ordinance Chapter 25, Revised Ordinance of Honolulu Draft Environmental Assessment: Renovations and New Construction on Dwellings on Evershine Property (UNCLASSIFIED)

Attachments: ecr-Questionnaire.doc; ENG Form 4345 2010.pdf; General Drawing Checklist.pdf; Sect 10 Rivers and Harbors Act Drawing Recommendations.pdf; Sect 404 Clean Water Act Drawing Recommendations.pdf



ecr-Questionnaire.doc (54 KB) ENG Form 4345 2010.pdf (559 KB) ... General Drawing Checklist.pdf ... Sect 10 Rivers and Harbors Act Drawing Recommendations.pdf ... Sect 404 Clean Water Act Drawing Recommendations.pdf ...

Classification: UNCLASSIFIED

Caveats: NONE

Aloha Ms. Simeon,

In response to your letter dated 25 July 2014 requesting comments on the Draft Environmental Assessment for the property located at 525,555,561,567 Portlock Road - Maunaloa for the project: Renovations and New Construction of Dwellings on Evershine Property, the following information and attachments are for your consideration

Please be advised, if the proposed project involves work in waters of the U.S., Department of the Army (DA) authorization may be required.

Under Section 10 of the Rivers and Harbors Act, structures and/or work in or affecting the course, location, condition, or capacity of navigable waters of the U.S. require DA authorization. Navigable waters of the U.S. are waters subject to the ebb and flow of the tide. Under Section 404 of the Clean Water Act, DA authorization is required for discharges of dredged or fill material into waters of the U.S., including wetlands. Generally, discharges of fill material include materials that change the bottom elevation of a water of the U.S. and includes rock, sand, soil, debris, overburden, etc. Waters of the U.S. include navigable waters of the U.S. and other waters including wetlands, rivers, streams, lakes, and ponds.

Thank you for your cooperation with the DA Regulatory Program. Please contact this office if you have any questions, to request a jurisdictional determination, or to submit a permit application package (see enclosures). You may contact the Regulatory Office by telephone at (808) 835-4303, by email at CEPOH-RO@usace.army.mil, or by mail at the following address:

Mahalo,

E. Brandilywn Apana, Administrative Support Assistant U.S. Army Corps of Engineers
Honolulu District, Regulatory Office, CEPOH-RO Building 214 Fort Shafter, Hawaii
96858-5440
808.835.4303

U.S. Army Corps of Engineers, Honolulu District Regulatory Office Building 230 Fort Shafter, HI 96858

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED
Caveats: NONE

Department of Mathematics

University of California, Berkeley



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

RECEIVED

August 11, 2014

'14 AUG 19 P1:18

Regulatory Office

SUBJECT: Special Management Area Ordinance Chapter 25, Revised Ordinance of Honolulu Draft Environmental Assessment: Renovations and New Construction on Dwellings on Evershine Property

Ms. Malynee Simeon
State of Hawaii
Department of Planning and Permitting
Zoning Regulations & Permits Branch
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Simeon:

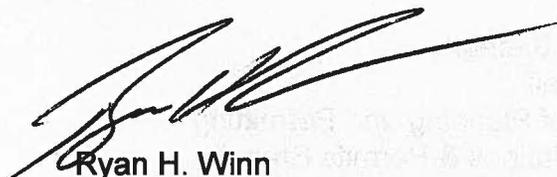
In response to your letter dated 25 July 2014 requesting comments on the Draft Environmental Assessment for the properties located at 525,555,561, and 567 Portlock Road - Maunalua for the project: Renovations and New Construction of Dwellings on Evershine Property, the following information and attachments are for your consideration

Please be advised, if the proposed project involves work in waters of the U.S., Department of the Army (DA) authorization may be required. Under Section 10 of the Rivers and Harbors Act, structures and/or work in or affecting the course, location, condition, or capacity of navigable waters of the U.S. require DA authorization. Navigable waters of the U.S. are waters subject to the ebb and flow of the tide. Under Section 404 of the Clean Water Act, DA authorization is required for discharges of dredged or fill material into waters of the U.S., including wetlands. Generally, discharges of fill material include materials that change the bottom elevation of a water of the U.S. and includes rock, sand, soil, debris, overburden, etc. Waters of the U.S. include navigable waters of the U.S. and other waters including wetlands, rivers, streams, lakes, and ponds.

Thank you for your cooperation with the DA Regulatory Program. Please contact this office if you have any questions, to request a jurisdictional determination, or to submit a permit application package (see enclosures). You may contact the Regulatory Office by telephone at (808) 835-4303, by email at CEPOH-RO@usace.army.mil, or by mail at the following address:

U.S. Army Corps of Engineers
Honolulu District, Regulatory Office, CEPOH-RO
Building 214
Fort Shafter, Hawaii 96858-5440
808.835.4303

Sincerely,



Ryan H. Winn
Acting Chief, Regulatory Office

Enclosures

QUESTIONNAIRE

A complete Department of the Army Permit Application consists of the application form (ENG Form 4345), drawings and environmental information necessary to determine a project's probable impact on the public interest (33 CFR Part 325.1 (d)(1) and Part 325.3(a)). Based on our experience, the environmental information necessary to make the public interest determination is often inadequate when only the ENG Form 4345 form is submitted by applicants. Project managers must then request additional information from applicants, resulting in delays in project evaluation. In order to provide more efficient processing of your application, this questionnaire has been developed to supplement the information required in ENG Form 4345 and to simplify your submittal of environmental assessment information.

A. LOCATION (supplement to Blocks 15-16 of ENG Form 4345):

1. Please provide the Tax Map Key number(s) for the project site: _____
 2. Please provide the Latitude _____ and Longitude _____.
 3. Please provide the watershed in which work is proposed: _____
-

B. DISCHARGE OF DREDGED AND/OR FILL MATERIAL (Blocks 20-22 of ENG Form 4345 also pertain to discharges of dredged and/or fill material).

1. State the source of the dredged or fill material.*
2. State the method of discharge.
3. Indicate the location of the discharge within the project site. This is best accomplished through a plan view drawing of the site that shows the footprint of filling (discharge). A cross-sectional view with existing and proposed contours (elevations) also provides necessary information on the scope of proposed work.**
4. What types of structures or facilities would be constructed on the fill area? (Show on drawings their dimensions, layout, etc.)

*Note that Blocks 21 and 22 of ENG Form 4345 require both the volume (usually given in cubic yards) *and* surface area (square feet, acres, etc.) of fill.

**Please submit any drawings on 8 ½ x 11" paper whenever possible.

C. DREDGING PROJECTS

1. Please provide plans showing the dredging footprint within the project site. Include cross-sectional views depicting the existing and proposed contours. Also include a location/vicinity map and plan view (if appropriate) of the area(s) where dredge spoil will be stockpiled, processed, and disposed.
2. What is the type and composition of the material to be dredged?

3. How much time will be required to complete the dredging (construction window)? Will the dredging project be accomplished in phases? If so, please describe. Is maintenance dredging proposed, and, if so, what is the timeframe of the dredging cycle?
 4. How much material will be dredged?
 - a. Volume:
 - b. Surface area:
 5. State what dredging method(s) will be used, and indicate why that method(s) is proposed.
 6. Where will the dredged material be de-watered?
 7. Do you plan to transport dredged material for the purpose of disposing it in the ocean?
 - a. Where do you plan to dispose of the dredged material?
 - b. How much material (volume) will be disposed?
 - c. What is the type and composition of the material?
 - d. How long do you plan to dispose of the material?
 - e. How will you transport the material to the ocean dump site?
-

D. STRUCTURES IN NAVIGABLE WATERS

1. What specific structures will be constructed (type and size)?
 2. What will the structures be used for?
-

E. EXISTING ENVIRONMENT

Please submit photos when possible!

1. PHYSICAL ENVIRONMENT

- a. How would you generally describe the project area and surrounding area?
 - (1) Level of development:
 - (2) Existing land and water use:
 - (3) Other general features:
- b. What kind of substrate (soil) is found at the project site? In absence of site-specific soil surveys, the United States Department of Agriculture, **NRCS**
- c. What is the range of water levels which occur (during normal tides and during storm of flood periods)?
- d. Describe the water currents and water circulation patterns at the project site.
- e. What is the salinity (salt, brackish, or fresh) of the water at the project site?
- f. What is the quality of the water at the project site? For instance, in Hawaii a stream may be listed as a 303(d) Impaired Water by the State of Hawaii's Department of Health (DOH). See DOH's web site below:

<http://www.hawaii.gov/health/environmental/env-planning/wqm/wqm.html#303pcd>

- g. Is this area a groundwater recharge area?
- h. What is the history or possibility of contaminants/pollutants in the substrate (soil) at the source of fill material?
- i. Have there been problems with erosion at or near the project site?
- j. Is the project site located in or near a drainage way or flood plain? If yes, describe.
- k. What is the quality of the air at the project site? Will the proposed project have an adverse, or insignificant, effect on air quality at the site? Will the impacts to air quality be temporary or permanent?
- l. What are the existing noise levels at the project site? Will the proposed project have an adverse, or insignificant, effect on noise levels at the site? Will the impacts to noise levels be temporary or permanent?

2. BIOLOGICAL ENVIRONMENT (attach biological survey reports if available)

- a. Biological survey reports from a qualified environmental professional can provide much of the necessary information for evaluating a project's potential to impact aquatic resources. If not available, a general characterization of the plants and animals at the site should be provided.
- b. Please list any plants and animals found within or near the project area that are listed as threatened or endangered under the Endangered Species Act of 1973). <http://endangered.fws.gov/esa.html>

3. SPECIAL AQUATIC SITES Is the project site located at or adjacent to any of the following areas? (Show on vicinity drawings the extent of the special sites, if they are present, clearly labeling each type.)

	Dredge Site	Discharge Site	Construction Site
Sanctuaries and Refuges (protected wildlife areas)			
Wetlands (swamps, marshes, bogs)			
Mudflats			
Vegetated Shallows (seagrass bed)			
Coral Reefs			
Riffle and Pool Complexes			

4. HUMAN USE CHARACTERISTICS

- a. What is the existing land use zoning for the site and its vicinity?
- b. What is on the land (including dwellings, facilities, etc.) at or near the site?
- c. Do any of the following occur at or near the site?

	Dredge Site	Discharge (fill) Site	Construction Site
Local fresh water supply			
Fishing (recreational, commercial)			

Scenic areas			
Agriculture (type)			
Aquaculture (type)			
Historic sites (type)			
Other cultural resources (type)			
Parks, monuments, preserves, etc.			
Other (type)			

F. ENVIRONMENTAL EFFECTS OF PROPOSED PROJECT

Briefly describe the environmental effects which may be expected as a result of your proposal, referring to the items listed in Section E above. **Please don't answer "none" ..all projects have some effects.**

1. Physical environment (effects on land, water, air, soil, etc.)
2. Biological environment (effects on plants, animals, and habitats)
3. Special aquatic sites (effects on wetlands, coral reefs, etc.)
4. Human use (how existing human activities would be affected)
5. Historical/Cultural resources. The Corps must evaluate permit applications pursuant to Section 106 of the National Historic Preservation Act. In many cases, the Corps must coordinate its determination of a project's potential to adversely affect historic sites with the local Historic Preservation Officer. The Corps encourages applicants to contact their local Historic Preservation Officer as soon as possible in the project planning process to address any issues relevant to Section 106. The State of Hawaii's Historic Preservation Office can be found at <http://www.hawaii.gov/dlnr/hpd/hpgreeting.htm> . In **Guam, the Historic Preservation Officer can be found at**
6. Indirect impacts (will the project eventually encourage or discourage residential, agricultural, urban, industrial or resort activities?)
7. Cumulative impacts (Is this project similar in purpose, characteristics, and location compared to previous projects? Will this project lead to or be followed by similar projects? Are there other activities in the area similar to your proposed activity?)
8. Other impacts

ALTERNATIVES

1. List other sites which may be suitable for this proposal and indicate whether these are or could become available to you. If none, explain why.
2. If your project involves the discharge of fill material to convert wetlands or submerged areas to fastland (dry land), list any existing fastland sites which are or could become available to you. If none, clearly explain why.
3. List other methods or project designs which would fulfill the basic purpose of your proposal. Which ones are reasonable for you? If none, explain why.
4. If your permit application were denied, what other alternatives would you have?

MITIGATION

What can you do to avoid or minimize adverse effects of your proposal on the environment? For instance, a project might be relocated to a non-aquatic site, the footprint of fill or dredging can be minimized to only that which is necessary to achieve project purpose, a project footprint might be moved within a site to avoid aquatic resources, and/or different construction methods could be used.

Please see the Honolulu District's Compensatory Mitigation and Monitoring Guidelines on-line on our web site (<http://www.poh.usace.army.mil/regulatory.asp>), or contact the Corps office listed below to request a hard copy. Thank you for your cooperation in this manner. If you have any questions, please contact the Corps of Engineers, Regulatory Branch at (808) 438-9258 in Honolulu or at (671) 339-2108 in Guam.

The first part of the paper discusses the importance of the study of the history of the United States. It is argued that a knowledge of the past is essential for a full understanding of the present. The author then proceeds to discuss the various factors that have shaped the development of the United States, including geography, economics, and politics.

In the second part of the paper, the author examines the role of the federal government in the development of the United States. It is argued that the federal government has played a central role in the process of nation-building, and that its actions have had a profound impact on the lives of all Americans.

17. DIRECTIONS TO THE SITE

18. Nature of Activity (Description of project, include all features)

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type	Type	Type
Amount in Cubic Yards	Amount in Cubic Yards	Amount in Cubic Yards

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

24. Is Any Portion of the Work Already Complete? Yes No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address-

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT DATE SIGNATURE OF AGENT DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

USACE, HONOLULU DISTRICT, REGULATORY BRANCH

DRAWING CHECKLIST

1. GENERAL

- Use clear black lettering and fewest number of sheets possible; use 8 1/2- by 11-inch sheets
- State the purpose of the proposed or existing work
- List property owners and indicate number by number on plan view drawing
- Show survey datum used in plan and elevation drawings
- Use a graphic scale on all drawings
- Use a north arrow; prepare drawing with north being directed to the top of the page
- Label all proposed and existing work as such (e.g., Proposed Pier, Proposed Fill...)

2. TITLE BLOCK

- A completed title block (first example) must be on every sheet; for subsequent sheets you can use the abbreviated form (second example). All sheets will include the date and/or revision date.

PURPOSE: DATUM: ADJACENT PROPERTY OWNERS: 1. 2.	APPLICANT REFERENCE: POH-200*-**** LOCATION ADDRESS TAX MAP KEY:	PROPOSED: IN: NEAR/AT: COUNTY: STATE: SHEET * OF * DATE:
---	---	--

Reference: POH- Applicant: Proposed: At ,State Sheet * of * Date
--

3. VICINITY MAP

- Clearly show location of project (e.g., arrow, circle, etc.)
- List latitude and longitude
- Show and label waterbodies.
- Show and label primary and secondary roads.

4. PLAN VIEW

- Show shorelines:
 - Tidal: Show mean high water (MHW) line, mean higher high water (MHHW) line
 - Lakes or streams: Show the ordinary high water (OHW) line
- Show dimensions of proposed structures/fills; distance to property lines; encroachment beyond applicable shoreline; show wetland boundaries and specific impacts to wetlands
- Indicate location, quantity, and type of fill, if any
- Show all existing structures or fills on subject and adjacent properties
- Show direction of currents such as tidal ebb and flood
- Show types and location of aquatic and shoreline vegetation and corals/coral reefs.
- Indicate adjacent property ownership

5. ELEVATION AND/OR SECTION VIEW

- Show shorelines, MHW line, MHHW line, OHW line, wetland boundary
- Show original and proposed elevations, water depths, dimensions of proposed structures or fills, and pertinent vertical dimensions to top and base of structure/fill; use the same vertical and horizontal scale, if possible
- Use equal horizontal and vertical scales on Section View. Do not skew vertical scale.

**Project Drawing Recommendations
U. S. Army Corps of Engineers, Honolulu District
Section 10 of the Rivers & Harbors Act Permit Applications**

Section 10 of the Rivers and Harbors Act of 1899 requires a permit for any structures or work in, over, or under a navigable water of the United States.

The drawings submitted with your application should show general project details in such a manner that evaluators and the general public can obtain a full understanding of the proposed project. You should avoid cluttering the drawing with too much information that causes the drawing to be difficult to read and understand.

Drawings designed for other uses may not be suitable for application purposes. For example, engineering and construction drawings, while showing project details well, often do not include the information the Corps' evaluator needs to assess the project's impacts. The general rule is to keep drawings as simple as possible while still providing the necessary information.

Clean drawings are essential to prompt evaluation of your application. The ultimate objective is a set of drawings that allows someone who is unfamiliar with the project to get a clear and accurate understanding of the project, its location, and the details of how streams, wetlands, shorelines, or waterbodies will be affected. **Failure to provide adequate drawings can result in a delay of your application's review by the Corps.**

Typical drawing sets include a vicinity map (or maps), cross-section (elevation) views and plan (top) views.

All drawings must be submitted on 8 ½ by 11 sheets of paper. Because drawings are copied, scanned, and sent to multiple parties, this size is necessary. If drawings are reduced, please make sure that the text and labels are legible at the smaller size and that the scale is adjusted to the reduction (include a bar scale that indicates correct dimensions). Drawings must be numbered consecutively (i.e. Sheet 1 of 6, Sheet 2 of 6, etc) beginning with the vicinity map and include a title block.

The title block should include the applicant's name, waterway, date, brief (2-4 word) description of the proposed project and the sheet number of total number in the set (e.g., 1 of 5). Below is an example:

PURPOSE: DATUM: ADJACENT PROPERTY OWNERS: 1. 2.	APPLICANT REFERENCE: POH-200*-.**** LOCATION ADDRESS TAX MAP KEY:	PROPOSED: IN: NEAR/AT: COUNTY: STATE: SHEET * OF * DATE:
---	---	--

The vicinity, or location map must show the general and specific areas where the project is located. A topographic (quad) map is useful as is a street map. Include street address (if any) and longitude/latitude. Major roads, identifiable landmarks, existing structures and adjacent property uses need to be identified. The permit evaluator should be able to go directly to the site based on the vicinity maps. In summary, ensure the vicinity map is zoomed out far enough so one who is unfamiliar with the area can easily place him/herself in the landscape.

For plan views, provide the following information:

- A north arrow. Use the top of the page as “north”.
- The name of the water body and the larger water body it flows into (if applicable).
- The direction of flood (incoming tide) and ebb (outgoing tide).
- The location of the existing shoreline and water elevation (level) –
 - Show the Ordinary High Water (OHW) line for fresh waters (rivers) or Mean High Water (MHW) line for tidal waters when applying for permits under Section 10 of the Rivers and Harbors Act.

Note: Be sure to indicate the source of your water datum. For example, a common reference elevation for tidal areas is the Mean Lower Low Water (MLLW) line – informally called the 0-foot tide line.

- The dimensions of the activity or structure, the distance from property lines, and the distance it extends into the waterbody beyond the Ordinary High or Mean High Water Line, as appropriate.
- Show existing structures on subject and adjoining properties and indicate adjoining property ownership. This should include existing overwater structures as well as landward structures.
- If fill material is to be placed, identify the type of material, amount of material (cubic yards), and area to be filled (acres).
- If the project involves dredging (or excavating), identify the type of material to be removed, the amount of material (in cubic yards), the area to be dredged, the method of dredging, and the location of disposal site. Dredging in areas shallower than -10 feet needs to be clearly identified on drawings.
- Identify any part of the activity that has been completed.

- Indicate types and location of aquatic and shoreline vegetation and corals/coral reefs.
- Show control measures for preventing impacts from disturbed silts, stabilization of disturbed areas, etc.

For Cross-Sectional View, provide the following information:

- The location of the existing shoreline and water elevation as described above.
- The water depth or tidal elevation at the waterward face of project.
- The dimensions of the activity or structure, and the distance it extends into the waterbody as described above.
- Indicate dredge and/or fill grades as appropriate.
- Indicate existing and proposed contours and elevations. Show slope angles as a ratio, e.g., 3 feet horizontal to 1 foot vertical would be shown as 3:1.
- Indicate types and location of aquatic and shoreline vegetation present on site.
- Indicate type and location of material used in construction and method of construction.
- Indicate height of structure.

Please review the sample drawing(s) included with this package. They are provided to ensure that you submit all the information needed on each drawing.

For assistance in developing project drawings, contact the Corps of Engineers Honolulu District Regulatory Office at:

Phone: (808) 438-9258

Mailing address: Honolulu District Corps of Engineers
Regulatory Branch
Building 230
Fort Shafter, HI 96858-5440

**Project Drawing Recommendations
For U. S. Army, Corps of Engineers Honolulu District
Section 404 (Clean Water Act)
Permit Applications**

Section 404 of the Clean Water Act requires a permit for discharge of dredged or fill material into all waters of the United States, including wetlands.

The drawings submitted with your application should show general project details in such a manner that evaluators (project managers) and the general public can obtain a full understanding of what is proposed. Avoid cluttering the drawing with too much information that causes the drawing to be difficult to read and understand. Drawings designed for other uses may not be suitable for application purposes. For example, engineering and construction drawings, while showing project details well, often do not include the information the Corps' evaluators need to assess a project's impacts. The general rule is to keep drawings as simple as possible while still providing the necessary information.

Clean drawings are essential to prompt evaluation of your application. The ultimate objective is a set of drawings that allows someone who is unfamiliar with the project to get a clear and accurate understanding of the project, its location, and the details of how streams, wetlands or shorelines will be affected. **Failure to provide adequate drawings can result in a delay of your application's review by the Corps.** Typical drawing sets include a vicinity map (or maps), cross-section (elevation) views and plan (top) views.

All drawings must be submitted on 8 ½ by 11 sheets of paper. Because drawings are copied, scanned, and sent to multiple parties, this size is necessary. If drawings are reduced, please make sure that the text and labels are legible at the smaller size and that the scale is adjusted to the reduction (include a bar scale that indicates correct dimensions). Drawings must be numbered consecutively (i.e. Sheet 1 of 6, Sheet 2 of 6, etc) beginning with the vicinity map and include a title block.

The title block should include the applicant's name, location, waterway, date, brief (2-4 word) description of the proposed project and the sheet number of total number in the set (e.g., 1 of 5). Below is an example:

PURPOSE: DATUM: ADJACENT PROPERTY OWNERS: 1. 2.	APPLICANT REFERENCE: POH-200*.* LOCATION ADDRESS TAX MAP KEY	PROPOSED: IN: NEAR/AT: COUNTY: STATE: SHEET * OF * DATE:
---	--	---

The vicinity, or location map must show the general and specific areas where the project is located. A topographic (quad) map is useful as is a street map. Include street address (if any) and longitude/latitude. Major roads, identifiable landmarks, existing structures and adjacent property uses need to be identified. The permit evaluator should be able to go directly to the site based on the vicinity maps. In summary, ensure the vicinity map is zoomed out far enough so one who is unfamiliar with the area can easily place him/herself in the landscape.

For plan views, provide the following information:

- A north arrow. Use the top of the page as “north”.
- The name of the waterbody (include name of waterbody adjacent to project wetlands, if any).
- The direction of flow for fresh waters streams, rivers, etc.
- The location of the existing shoreline and water elevation (level) –
 - Show the Ordinary High Water (OHW) line for fresh waters or the Mean Higher High Water (MHHW), also called the high tide line, for tidal waters when applying for a permit under Section 404 of the Clean Water Act.
 - Show the delineated wetland boundary.

Note: Be sure to indicate the source of your water datum. For example, a common reference elevation for non-tidal areas is the National Geodetic Vertical Datum (NGVD) – informally called “mean sea level”.

- The dimensions of the activity or structure, the distance from property lines, and the distance it extends into the waterbody beyond the Ordinary High or Mean Higher High Water Line, and/or wetland boundaries, as appropriate.
- Show existing structures on subject and adjoining properties and indicate adjoining property ownership.
- If fill material is to be placed, identify the type of material, amount of material (cubic yards), and area to be filled (acres).
- If the project involves dredging (or excavating), identify the type of material to be removed, the amount of material (in cubic yards), the area to be dredged, the method of dredging, and the location of disposal site.
- Identify any part of the activity that has been completed.

- Indicate types and location of wetland and/or riparian vegetation.
- Show erosion control measures, stormwater runoff control, stabilization of disturbed areas, etc.

For Cross-Sectional Views, provide the following information:

- The location of the existing shoreline (or wetland boundary) and water elevation as described above.
- The water depth at the waterward face of project.
- The dimensions of the activity or structure, and the distance it extends into the waterbody as described above.
- Indicate dredge and/or fill grades as appropriate.
- Indicate existing and proposed contours and elevations.
- Indicate types and location of wetland and riparian vegetation present on site.
- Indicate type and location of material used in construction and method of construction.
- Indicate height of structure.

If a site includes a wetland, submit a wetland delineation with a map showing data reference points and wetland boundaries. It is useful to overlay a copy of the proposed work drawings on the wetland boundary drawings to show areas of fill, etc.

Please review the sample drawing(s) included with this package. They are provided to ensure that you submit all the information needed on each drawing.

For assistance in developing project drawings, contact the Corps of Engineers Honolulu District Regulatory Office at:

Phone: (808) 438-9258

Mailing address: Honolulu District Corps of Engineers
Regulatory Branch
Building 230
Fort Shafter, HI 96858-5440

December 14, 2014

Mr. Ryan H. Winn
Acting Chief
Honolulu District, Regulatory Office, CEPOH-RO
Building 214
U.S. Army Corps of Engineers
Fort Shafter HI 96858-5440

Subject: Special Management Area Ordinance Chapter 25, Revised Ordinance of Honolulu Draft Environmental Assessment: Renovations and New Construction on Dwellings on Evershine Property - Tax Map Key: (1) 3-9-026: 044 through 048

Dear Mr. Winn:

In response to your letter dated August 11, 2014, we wish to thank you for taking the time to review our submittal and provide comments. It is not anticipated at this time that the work on this project will affect the adjacent navigable waters, nor is there dredging, filling or dumping of materials into the water planned. Measures will also be taken to prevent accidental dumping and run off. Should a jurisdictional determination be required later on for the project, the Regulatory Office will be contacted. Need for a Department of the Army Permit is not anticipated for the proposed work at this time. As previously stated, no dredging, filling or dumping of materials into navigable waters is part of the current work to the property.

Should you have further questions regarding the DEA for 525/567 Portlock Road please contact me at (808) 566-5412.

Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)



DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

RECEIVED

KIRK CALDWELL
MAYOR

'14 SEP -5 P2:49

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



LORI M.K. KAHIKINA, P.E.
DIRECTOR

TIMOTHY A. HOUGHTON
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO
PRO 14-113

August 28, 2014

MEMORANDUM

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  LORI M.K. KAHIKINA, P.E., DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: RENOVATIONS AND NEW CONSTRUCTION OF DWELLINGS ON
EVERSHINE PROPERTY

We have reviewed the subject document as transmitted to us by your letter dated July 25, 2014, ref. #2014/ED-6(MS). We foresee no significant impacts to our services or facilities at this time.

Department of Planning and Permitting, Wastewater Branch has the lead role in issuing sewer connection permits.

Should you have any questions, please call Liz Lau, Civil Engineer, at 768-3470.

December 14, 2014

Ms. Lori M.K. Kahikina, P.E.
Director
Department of Environmental Services
1000 Uluohia Street, Suite 308
Kapolei HI 96707

Attn: Ross S. Tanimoto

Subject: Memorandum dated July 25, 2014 on Special Management Area Ordinance Chapter 25 for the Renovations and New Construction of Dwellings on Evershine Property – Tax Map Key 3-9-026: 044 through 048.

Dear Ms. Kahikina:

We are in receipt of your letter dated August 28, 2014. We wish to thank you for taking the time to review our application. We anticipate your review during the permitting process on this project.

Should you have further comments or questions regarding the Environmental Analysis, please contact me at (808) 566-5412 or via e-mail: khmitchell@khma.com.

Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via e-mail: kpoland@rimarchitects.com)





United States Department of the Interior



FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i 96850

In Reply Refer To:
2014-TA-0379

Mr. George Atta, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

AUG 25 2014
14 AUG 26 P 1:05
RECEIVED
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Subject: Technical Assistance for the Draft Environmental Assessment for the Proposed Renovations and New Construction of Dwellings on the Evershine Property in Portlock, O'ahu.

Dear Mr. Atta:

The U.S. Fish and Wildlife Service (Service) received your letter, dated July 25, 2014, in which you requested our comments on the draft environmental assessment (DEA) for the proposed renovations and new construction of dwellings on the Evershine Property in Portlock, on the island of O'ahu. The proposed project involves the renovation of the existing 12,155 square (sq) foot (ft) main house and the 14,000 sq ft boathouse, and the addition of a new 3,280 sq ft house. The boathouse is built flush to the low lying coastal cliffline. No work is proposed at this time for the private harbor. New parking areas will also be added to accommodate 42 vehicles. Alternatives considered are the restoration of the natatorium, or no action at all. The below comments are provided in accordance with section 7 of the Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq.*), as amended (ESA); the Fish and Wildlife Coordination Act of 1934 (16 U.S.C. 661 *et seq.*; 48 Stat. 401); and the Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-712), as amended (MBTA).

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity Mapping Program. There is no designated or proposed critical habitat under the ESA, or National Wildlife Refuges, wilderness areas, or wildlife preserves in the vicinity of the proposed project. However, our records indicate the federally endangered Hawaiian hoary bat (*Lasirus cinereus semotus*), and the endangered hawksbill turtle (*Eretmochelys imbricata*) and threatened green turtle (*Chelonia mydas*), collectively referred to as sea turtles, may occur within the project vicinity. Hawaiian seabirds (e.g., White fairy Terns (*Gygis alba*) and wedge-tailed shearwater (*Puffinus pacificus*), protected under the MBTA, may also occur in the project area. In addition, the endangered Hawaiian



monk seal (*Monachus schauinslandi*) may use beach habitat in the vicinity of the proposed project. The National Marine Fisheries Service (NMFS) is the Federal agency that consults on potential impacts to monk seals, both in their on-shore and ocean habitats. Therefore, we did not review the proposed project for potential project impacts to monk seals. We recommend that you contact NMFS regarding the presence of monk seals in the area and potential impacts to the species from the project.

Because the implementation of the renovations and construction of new housing structure have the potential to negatively impact the coastal and marine (specifically the boathouse renovations) environment within and surrounding the project area, we suggest incorporating the below information into your DEA:

The Hawaiian hoary bat roosts in both exotic and native woody vegetation and, while foraging, will leave young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the breeding season, there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts to the endangered Hawaiian hoary bat, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Site clearing should be timed to avoid disturbance to Hawaiian hoary bats in the project area.

To minimize and avoid artificial lighting impacts to sea turtles and seabirds, a comprehensive lighting plan should be developed and incorporated into the project description. If lights cannot be eliminated due to safety or security concerns then they should be positioned low to the ground, be motion-triggered and be shielded and/or full cut-off. Effective light shields should be completely opaque, sufficiently large, and positioned so that the bulb is only visible from below and so that light from the shielded source cannot be seen from the beach. Construction activities should occur during daylight hours only.

If tree trimming is part of your project, please examine all trees slated to be cut to determine if there are white fairy terns nesting in them. White fairy terns often nest in urban parks and residential areas from Hawaii Kai to Hickam Air Force Base. White fairy terns do not build nests, instead they lay a single egg directly on a ledge, tree branch, or other suitable location. The egg will hatch after approximately 35 days, after which it takes 45 days for the chick to be mature enough to leave the nest on its own. Signs that white fairy terns are present include accumulation of white feathers or white droppings underneath the tree.

The Service consults on sea turtles and their use of terrestrial habitats (beaches where nesting and/or basking is known to occur), whereas the National Marine Fisheries Service (NMFS) consults on sea turtles and their use of off-shore and open ocean habitats. We recommend that you consult with NMFS regarding the potential impacts from the proposed project to sea turtles in off-shore and open ocean habitats.

We also recommend that you include data on the coral reef resources around the base of the boathouse, how the project may impact these resources, and how to manage the potential impacts to avoid and minimize their effects in your DEA.

Since landscaping is part of your plan, please consider the fact that Hawaii's native ecosystems are heavily impacted by exotic invasive plants. Whenever possible we recommend using native plants for landscaping purposes. If native plants do not meet the landscaping objectives, we recommend choosing species that are thought to have a low risk of becoming invasive. The following websites are good resources to use when choosing landscaping plants: Pacific Island Ecosystems at Risk (<http://www.hear.org/Pier/>), Hawaii-Pacific Weed Risk Assessment (http://www.botany.hawaii.edu/faculty/daehler/wra/full_table.asp) and Global Compendium of Weeds (www.hear.org/gcw).

Because the proposed activities may cause soil erosion and sedimentation into the marine environment, we are attaching the Service's recommended Best Management Practices regarding sedimentation and erosion in aquatic environments. We encourage you to incorporate the relevant practices into your project design.

We appreciate your efforts to conserve endangered species. If you have any questions concerning these recommendations please contact Carrie Harrington, Fish and Wildlife Biologist (phone: 808-792-9400; fax: 808-792-9581).

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Nadig', with a stylized flourish at the end.

Aaron Nadig
Acting Assistant Field Supervisor:
Oahu, Kauai, NWHI, Am. Samoa

Enclosure: Service BMPs for erosion and sediment control

U.S. Fish and Wildlife Service Recommended Standard Best Management Practices

The U.S. Fish and Wildlife Service (USFWS) recommends the following measures to be incorporated into project planning to avoid or minimize impacts to fish and wildlife resources. Best Management Practices (BMPs) include the incorporation of procedures or materials that may be used to reduce either direct or indirect negative impacts to aquatic habitats that result from project construction-related activities. These BMPs are recommended in addition to, and do not over-ride any terms, conditions, or other recommendations prepared by the USFWS, other federal, state or local agencies. If you have questions concerning these BMPs, please contact the USFWS Aquatic Ecosystems Conservation Program at 808-792-9400.

1. Authorized dredging and filling-related activities that may result in the temporary or permanent loss of aquatic habitats should be designed to avoid indirect, negative impacts to aquatic habitats beyond the planned project area.
2. Dredging/filling in the marine environment should be scheduled to avoid coral spawning and recruitment periods, and sea turtle nesting and hatching periods. Because these periods are variable throughout the Pacific islands, we recommend contacting the relevant local, state, or federal fish and wildlife resource agency for site specific guidance.
3. Turbidity and siltation from project-related work should be minimized and contained within the project area by silt containment devices and curtailing work during flooding or adverse tidal and weather conditions. BMPs should be maintained for the life of the construction period until turbidity and siltation within the project area is stabilized. All project construction-related debris and sediment containment devices should be removed and disposed of at an approved site.
4. All project construction-related materials and equipment (dredges, vessels, backhoes, silt curtains, etc.) to be placed in an aquatic environment should be inspected for pollutants including, but not limited to; marine fouling organisms, grease, oil, etc., and cleaned to remove pollutants prior to use. Project related activities should not result in any debris disposal, non-native species introductions, or attraction of non-native pests to the affected or adjacent aquatic or terrestrial habitats. Implementing both a litter-control plan and a Hazard Analysis and Critical Control Point plan (HACCP – see <http://www.haccp-nrm.org/Wizard/default.asp>) can help to prevent attraction and introduction of non-native species.
5. Project construction-related materials (fill, revetment rock, pipe, etc.) should not be stockpiled in, or in close proximity to aquatic habitats and should be protected from erosion (e.g., with filter fabric, etc.), to prevent materials from being carried into waters by wind, rain, or high surf.
6. Fueling of project-related vehicles and equipment should take place away from the aquatic environment and a contingency plan to control petroleum products accidentally spilled during the project should be developed. The plan should be retained on site with the person responsible for compliance with the plan. Absorbent pads and containment booms should be stored on-site to facilitate the clean-up of accidental petroleum releases.
7. All deliberately exposed soil or under-layer materials used in the project near water should be protected from erosion and stabilized as soon as possible with geotextile, filter fabric or native or non-invasive vegetation matting, hydro-seeding, etc.



December 14, 2014

Mr. Aaron Nadig
Acting Assistant Field Supervisor: Oahu, Kauai, NWHI, Am. Samoa
Pacific Island Fish and Wildlife Office
Fish and Wildlife Service
United States Department of the Interior
300 Ala Moana Boulevard, Room 3-122
Honolulu HI 96850

**Subject: Technical Assistance for the Draft Environmental Assessment for the Proposed Renovations and New Construction of Dwellings on the Evershine Property in Portlock, O'ahu – Tax Map Key: (1) 3-9-026: 044 through 048
REF: 2014-TA-0379**

Dear Mr. Nadig:

In response to your letter we received on August 26, 2014, we thank you for taking the time to review and provide comments. The Draft Environmental Assessment (DEA) will be revised to include the information suggested in your letter. As suggested, The National Marine Fisheries Service (NMFS) will be contacted regarding the potential impacts from the proposed projects on sea turtles in off-shore and open ocean habitats. We will look into coral reef resources around the base of the boathouse to see if they will be impacted by the project, and management and impact minimization measures will be outlined in the revised DEA.

Should you have further comments or questions on the DEA for 525/567 Portlock Road, please contact me at (808) 566-5412.

Sincerely,

Kurt H. Mitchell AIA, NCARB, RDI
President/CEO

Copy: Kate Poland (via email: kpoland@rimarchitects.com)



APPENDIX

F

EXISTING & CLOSED PERMITS



K H M A

PRIVATE RESIDENCE
525/567 PORTLOCK ROAD

ISLAND OF OAHU

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 44, 45, 46, 48	Conditional Use Permit Minor	2005/CUP-95	CUPm for 4-lot joint development, 555, 561 & 567 Portlock Road, Maunaloa, TMK 3-9-26: 44, 45, 46 & 48 (Fee Owner: Evershine II LP)	Rejection letter mailed	9/26/2005	10/14/2005
3-9-26: 44, 45, 46, 48	Flood Determination	1999/FD-13	Evershine VIII, Ltd/Flood determination/567 Portlock Road	FD accepted	11/12/1999	12/9/1999
3-9-26: 44, 45, 46, 48	Land Permit Applications	72/SUB-535	SUB INTO 4 LOTS; DESIG OF EASE 1 TO 6 *	Approved	09/6/1973	9/6/1973
3-9-26: 44	Land Permit Applications	88/LUV-36	SETBACK ENCROACHMENT; KAWAMOTO	CR	12/12/1988	1/17/1989
3-9-26: 44, 45, 46, 48	Land Permit Applications	88/SUB-165	DELETE ESMTS 1, 3 & 6.	Expired	7/21/1988	10/21/1988
3-9-26: 44	Land Permit Applications	96/SUB-137	DES OF ESMT A AFFECT LOT 1; EROSION TO LOTS 4-B & 4-C & REDESIG. OF SAIDLOTS 4-B & 4-C AS LOT 5 OF 1.881 ACS & LOT 4 OF 1.727 ACS	Approved	7/22/1996	9/19/1996
3-9-26: 44, 45, 46	Land Permit Applications	98/CUP1-44	JOINT DEVELOPMENT (TMK 3-9-26: 44 AND 45).	APPROVED subject to CONDITIONS	08/3/1998	9/11/1998
3-9-26: 44	Land Permit Applications	98/MSS-17	REPLACE EXISTING METAL PICKET FENCE WITH 42-INCH HIGH CHAIN-LINKFENCE AND INSTALL 6-FOOT HIGH CHAIN-LINK FENCE	Approved	08/3/1998	8/13/1998
3-9-26: 44	Minor Shoreline Structure Permit	2001/MSS-16	New chain link fence at left and rear (along shoreline) of property/ Evershine VIII	Denial letter mailed	9/7/2001	10/15/2001

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 44	Minor Shoreline Structure Permit	2001/MSS-3	New 6-foot chain link fence at left and rear property lines; Evershine VIII	Rejection letter mailed	1/9/2001	1/22/2001
3-9-26: 44, 45, 46	Sewer Connection Permit	2008/SCP-0098	TMK: 39026044, 39026045, 39026046] EVERSHINE LLC - NEW STAFF QUARTERS.	Permit transmitted BLDG	4/3/2008	4/3/2008
3-9-26: 44	Shoreline Setback Variance	1998/SV-501	Permit application - Subject: SV app w/maps docs & chk: \$200.00 #014029	Partial approval letter mailed	12/7/1998	4/30/1999
3-9-26: 45, 46	Stormwater Permits	SWP2004-02-0008	Evershine VIII Residence / 3-9-026:44, 45, and 46 / Evershine VIII LP	Drain connection selected	2/9/2004	NA
3-9-26: 44, 45	Zoning Variance	1998/VAR-506	Permit application - transmittal of VAR App, Hardship Justification Statements, pictures & drawings fr Christine Nahinu/Kober Hanssen Mitchell Architects re remodeling of residence (Ck \$200.00 #24233)	Mailed approval letter	12/2/1998	4/23/1999
3-9-26: 44, 45, 46	Subdivision	1999/SUB-258	EASE / Hawaii Kai -- Portlock Road / TMK 3-9-26: 44, 45 and 46	Draft recommendation reviewed	12/17/1999	NA
3-9-26: 44	Building Permit	172709(HIST)	Repair	Converted	2/23/1982	10/7/1982
3-9-26: 44	Building Permit	184168	Alteration, electrical & Plumbing	NK Status	8/29/1988	8/30/1983
3-9-26: 44	Building Permit	253484	Alteration	Completed	02/20/1992	5/3/1988
3-9-26: 44	Building Permit	264340	Alteration & Electrical Work	Completed	2/20/1992	1/13/1989
3-9-26: 44	Building Permit	267410	Addition	Completed	2/20/1992	3/31/1989
3-9-26: 44	Building Permit	267411	Alteration	Completed	2/20/1992	3/31/1989

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 44	Building Permit	268492	Electric & Plumbing Work	Expired	6/29/1990	4/25/1989
3-9-26: 44	Building Permit	274760	Alteration, Interior Renovation, Electrical & Plumbing Work	Completed	3/12/1996	0911/1989
3-9-26: 44	Building Permit	281048	Addition	Completed	11/28/1994	0216/1990
3-9-26: 44	Building Permit	421612	Addition	Completed	6/3/1999	9/1/1998
3-9-26: 44	Building Permit	424149	Fence	Completed	1/5/1999	11/6/1998
3-9-26: 44	Building Permit	428197	Fence, Electrical Work	Closed	2/11/2002	3/3/1999
3-9-26: 44	Building Permit	A2005-10-1042	ALTERATIONS TO EXISTING BOAT HOUSE, TO INCLUDE REMOVAL OF WALLS AND PORTION OF BEAMS.	POSSE BP subjob created	10/22/2005	10/20/2005
3-9-26: 44	Building Permit	A2005-10-1043	DEMO EXISTING TENNIS PAVILION, FENCE AND LIGHTS	POSSE BP subjob created	10/22/2005	10/20/2005
3-9-26: 44	Building Permit	2005/IBP0768	TENNIS PAVILION & BBQ AREA WITH BATHROOM.	Job Closed - No Response	5/27/2006	11/28/2005
3-9-26: 44, 45, 46	Building Permit	A2005-10-1042	ALTERATIONS TO EXISTING BOAT HOUSE, TO INCLUDE REMOVAL OF WALLS AND PORTION OF BEAMS.	Plan Review in Progress		10/20/2005
3-9-26: 44, 45, 46	Building Permit	A2005-10-1439	DEMOLISH EXIST DWELLING (FORMER STAFF QUARTERS)	Plan Review in Progress		10/30/2005
3-9-26: 44, 45, 46	Building Permit	A2005-11-1191	New Staff Quarters	Permit Approved		11/28/2005
3-9-26: 44	Building Permit	A2005-12-1198	RENOVATIONS TO EXISTING BOATHOUSE. TO INCLUDE, PLUMBING & ELECTRICAL.	Plan Review in Progress		12/23/2005
3-9-26: 45	Building Permit	428198	Fence & Electrical Work	Closed	8/4/2003	3/3/1999
3-9-26: 44, 45, 46	Subdivision	1999/SUB-258	Hawaii Kai -- Portlock Road / TMK 3-9-26: 44, 45 and 46	Draft recommendation reviewed	12/17/2014	

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 46	Building Permit	254214	Alteration; Plumbing & Electrical Work	Completed	5/19/1988	2/20/1992
3-9-26: 46	Building Permit	424150	Fence	Completed	11/6/1998	1/5/1999
3-9-26: 46	Building Permit	424148	Fence	Completed	11/6/1998	6/3/1999
3-9-26: 46	Building Permit	428196	Fence & Electrical Work	Application Closed	3/3/1999	8/18/2003
3-9-26: 46	Land Permit Applications	98/SUB-128	SUBD OF LOT 4 INTO 2 LOTS: LOT 4-A OF 70,333 SF & LOT 4-B OF 4,895 SF; CANC OF SWR ESMT D & E; CONS OF LOT 3 & LOT 4-B INTO LOT 3-A OF 27,392SF	Approved	7/6/1998	9/3/1998
3-9-26: 46	Building Permit	A1999-02-0102	Electrical Work & Fence	Permit Application Closed	3/3/1999	8/18/2003
3-9-26: 46, 47, 48	POSSE Building Permit	728750	Remove damaged sidewalk and replace. 2013/IBP08132	Permit Application Closed	8/20/2013	8/20/2013
3-9-26: 46	POSSE Building Permit	744162	Electrical Meter Replacement & Relocation - New Location of Meter: At front of property. New meter will not be located in the setback area.	Inspection in Progress	3/11/2014	
3-9-26: 46	Trenching Permit	TP-98-8763	Trenching	Permit Closed	5/21/1998	8/13/1999
3-9-26: 46	Trenching Permit	TP2006-02-0149	EVERSHINE VIII GUEST HOUSE / ELECTRICAL / WASA ELECTRICAL SERVICES / PORTLOCK RD		2/1/2006	3/27/2007
3-9-26: 46	Trenching Permit	TP2007-03-0244	EVERSHINE VIII GUEST HOUSE / ELECTRICAL / WASA ELECTRICAL SERVICES / PORTLOCK RD		3/20/2007	1/30/2009

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 47	Building Permit	A2005-10-1052	ALTERATIONS TO EXISTING GUEST HOUSE TO REMOVE INTERIOR WALLS AND ROOF	POSSE BP subjob created	10/20/2005	10/22/2005
3-9-26: 47	Building Permit	A2012-04-0908		POSSE BP subjob created	4/11/2012	4/12/2012
3-9-26: 47	Building Permit	A2012-10-1277	Garage Unit - Building Permit	POSSE BP subjob created	10/9/2012	10/9/2012
3-9-26: 47	Building Permit	A2012-10-2154		POSSE BP subjob created	10/17/2012	10/17/2012
3-9-26: 47	Building Permit	A2012-10-2155		POSSE BP subjob created	10/17/2012	10/17/2012
3-9-26: 47	Building Permit	A2013-01-2181		POSSE BP subjob created	1/25/2013	1/29/2013
3-9-26: 47	Building Permit	A2013-03-0292		POSSE BP subjob created	3/5/2013	3/5/2013
3-9-26: 47	Building Permit	A2013-03-1764		POSSE BP subjob created	3/25/2013	3/25/2013
3-9-26: 47	Building Permit	A2013-07-2084		POSSE BP subjob created	7/26/2013	7/29/2013
3-9-26: 47	Building Permit	A2002-10-1510	build new cmu fence 6' max ht located right side of property.	Plans Review in Progress	10/31/2002	

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 47	Building Permit	A2005-10-1052	ALTERATIONS TO EXISTING SINGLE FAMILY DWELLING TO REMOVE INTERIOR WALLS, PORTION OF ROOF; DEMOLISH EXIST TENNIS PAVILION & EXTERIOR LIGHTING	Permit approved to issue	10/22/2005	
3-9-26: 47	Building Permit	670551	ALTERATION, ELECTRICAL, PLUMBING AND AIR CONDITIONING TO AN EXISTING DWELLING	Inspection in Progress	11/28/2005	4/26/2011
3-9-26: 47	Building Permit	A2005-11-1239	TENNIS PAVILION & OPEN B.B.Q. AREA - NEW TENNIS PAVILION & BBQ AREA W/ BATHROOM (1/2 BATH).	Permit approved to issue	11/29/2005	
3-9-26: 47	Building Permit	605160	DEMOLISH & REPLACE PORTION OF EXISTING SIDEWALK & CURB RAMP	Permit Application Closed	9/19/2006	11/22/2006
3-9-26: 47	Building Permit	669376	New Rock Veneer on EX CMU Retaining Walls at Front of Property (for decorative purposes only)	Permit Application Closed	3/31/2011	3/15/2012
3-9-26: 47	Building Permit	670119	New Rock Veneer on EX CMU Retaining Walls at Front of Property (for decorative purposes only), & New CRM Walls	Permit Application Closed	4/8/2011	3/15/2012

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 47	Building Permit	700511	ALTERATION TO AN EXISTING SFD (BDRM STE #3-RECONFIG BTHRM, BDRM STE #2-MOVE BTHRM, GUEST SVCS-BDRM STE #4 TO ADD BTHRM...RECONFIG-MEDIA, POWDER, KITCHEN, BKFT-CHG MAID'S BDRM & ADD BATH, Mstr STE-RECONFIG M BATH & CLOSET LOCATIONS). NEW DRIVEWAY, NEW 6' MAX HT WALL CUT DARK BALSAL (AT DRIVEWAY) (2012/IBP04902) ***03/7/13 - CHANGE OF ELECTRICAL CNTR FROM SHOCKWAVE ELECTRIC INC TO WASA ELECTRICAL SERVICES	Permit Application Closed	4/12/2012	
3-9-26: 47	Building Permit	718423	NEW 9'-0" MAX HT RETAINING WALL @ MID-FRONT PORTION OF THE PROPERTY	Inspection in Progress	1/29/2013	
3-9-26: 47	Building Permit	720149	Remove existing wall and reconstruction 6' CRM at front of property.	Permit Application Closed	3/5/2013	8/20/2013
3-9-26: 47	Building Permit	724068	ALTERATION TO EX SFD	Inspection in Progress	3/25/2013	
3-9-26: 47	Building Permit	728750	Remove damaged sidewalk and replace.	Permit Application Closed	7/29/2013	8/20/2013

APPENDIX F: LIST OF EXISTING AND CLOSED PERMITS

TMK	PERMIT TYPE	PERMIT NO.	DESCRIPTION	STATUS	DATE CREATED	ISSUE DATE
3-9-26: 48	Building Permit	700511	ALTERATION TO AN EXISTING SFD (BDRM STE #3-RECONFIG BTHRM, BDRM STE #2-MOVE BTHRM, GUEST SVCS-BDRM STE #4 TO ADD BTHRM...RECONFIG-MEDIA, POWDER, KITCHEN, BKFT-CHG MAID'S BDRM & ADD BATH, Mstr STE-RECONFIG M BATH & CLOSET LOCATIONS). NEW DRIVEWAY, NEW 6' MAX HT WALL CUT DARK Balsa (AT DRIVEWAY) (2012/IBP04902) ***03/7/13 - CHANGE OF ELECTRICAL CNTR FROM SHOCKWAVE ELECTRIC INC TO WASA ELECTRICAL SERVICES***	Inspection in Progress	4/12/2012	
3-9-26: 48	Building Permit	718423	NEW 9'-0" MAX HT RETAINING WALL @ MID-FRONT PORTION OF THE PROPERTY	Inspection in Progress	1/29/2013	
3-9-26: 48	Building Permit	724068	ALTERATION TO EX SFD	Inspection in Progress	3/25/2013	
3-9-26: 48	Building Permit	728750	Remove damaged sidewalk and replace. 2013/IBP08132	Inspection in Progress	7/29/2013	
3-9-26: 47, 48	Flood Determination	2002/FD-23	Flood Determination for 525 Portlock Road for Evershine VIII, Honolulu	FD Accepted	12/10/2002	12/13/2002
3-9-26: 48	Grading Permit	GP2013-08-0434	grading permit	Permit Closed	8/21/2012	8/21/2012
3-9-26: 47, 48	Land Permit Applications	98/CUP1-38	JOINT DEVELOPMENT (TMK 3-9-26: 47 AND 48)	Approved	8/10/1998	8/10/1998