

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawai'i**

July 9, 2021

**Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i**

REGARDING: Conservation District Enforcement Case OA 21-54 Regarding Noncompliance with the Board of Land and Natural Resources Findings in Conservation District Enforcement OA 05-50 Located at Palolo Hillside Lots, Palolo Valley, O'ahu

LANDOWNER: Dominis G Anderson Trustee of the Dominis G Anderson 2009 Trust; and,

Leni A Knight

LOCATION: 3552 Pakui Street, Palolo Hillside Lots, O'ahu

TAX MAP KEY: (1) 3-3-034:001

SUBZONE: General

Staff is bringing this matter back to the Board of Land and Natural Resources after 15 years of non-action.

DESCRIPTION OF AREA:

The subject 7.99-acre parcel is located on the east hillside of Palolo Valley. Residential land uses surround three (3) sides of the subject parcel: to the east above on Wilhemina Rise; to the south across Pakui Street, and below along 10th Avenue in Palolo Valley. The parcel lies within the General Subzone of the State Land Use Conservation District (*Exhibits 1,2,3*).

According to previously submitted environmental reports for TMK: (1) 3-3-034:001, the subject area contains slopes that are approximately 40% to 50%. In addition, the area is described as Rock Land (rRK). According to the United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of Hawaii Agricultural Experiment Station describes rock land (rRK) as "areas where exposed rock covers 25 to 90 percent of the surface ... The rock outcrops and very shallow soils are the main characteristics ... It has a high shrink-swell potential. Buildings on the steep slopes are

susceptible to sliding when the soil is saturated. Foundations and retaining walls are susceptible to cracking." (*Exhibit 4,5,6,7*).

BACKGROUND:

There are two (2) Conservation District Use Permits (CDUP) for TMK: (1) 3-3-034:001. On August 24, 1984, the Board of Land and Natural Resources (BLNR) approved CDUP OA-1687 for fencing, clearing, planting and orchards subject to six (6) conditions. On October 11, 1985, the BLNR approved CDUP OA-1803 for twelve (12) picnic shelters and one (1) storage shed. Approved plans on file with the Department state that each of the twelve (12) picnic shelters and the one (1) storage shed are approximately 80 sq. ft – 8ft by 10ft by approximately 10ft or 11ft in height (*Exhibit 8,9,10*). City and County records note that construction of the twelve (12) picnic shelters and one (1) storage shed was completed in or around 1994 (*Exhibit 11*).

After receiving complaints regarding construction noise on the Palolo hillside, the OCCL conducted a cursory site inspection on March 3, 2005 and noted that unauthorized work was taking place (*Exhibit 12*). An onsite inspection occurred on the afternoon of March 14, 2005 which revealed the presence of a large "dwelling like" structure (*Exhibit 13*). Improvements included the construction and installation of decks, windows, and walls. Plans submitted by the former landowner to OCCL describe the unauthorized structure as having an upper area or second story consisting of 535.5 sq. ft, deck areas of 551 sq. ft, and a lower floor area or first story of 422 sq. ft (*Exhibit 14*). Based on the above, staff believes that the former landowner was building a residence on TMK: (1) 3-3-034:001.

On March 10, 2006, the BLNR found the former landowners of the property in violation of Chapter 13-5, Hawaii Administrative Rules (HAR), and Chapter 183C, Hawaii Revised Statutes (HRS), for unauthorized construction located at 3552 Pakui Street, Palolo, Island of Oahu, TMK: (1) 3-3-034:001, subject to eight (8) conditions (*Exhibit 15*). To resolve the violation, the BLNR ordered that landowners to pay a \$1,000.00 fine and either 1) submit an After-the-Fact Conservation District Use Application (CDUA), including a geotechnical study, for the unauthorized structure within six (6) months of the BLNR's decision; or 2) remove the structure. Staff notes that the fine was paid and an After-the-Fact CDUA was submitted to OCCL on September 7, 2006. Following staff's review, the application was deemed incomplete and was not accepted for processing¹ (*Exhibit 16*). No further after-the-fact CDUAs were submitted for the unauthorized structure.

UNRESOLVED LAND USE:

In or around 2018 and 2019, the OCCL received several inquiries from individuals interested in purchasing the parcel. On April 12, 2019, the OCCL responded to a Request for Information regarding TMK: (1) 3-3-034:001 from Ms. Leni Acosta Knight (*Exhibit 17*). Staff informed Ms. Knight of the unresolved violation and that the responsibility of

¹ Staff noted that the After-the-Fact CDUA and its attached plans were not readable and lacked the necessary details for analysis. Additionally, it was unclear in the applications whether improvements or modifications to the structure were proposed.

resolving the violation rests with the landowner. Based on emails exchanged with the OCCL, it appears that Mr. Dominis G Anderson was aiding Ms. Knight in her potential purchase of the property (**Exhibit 18**). In 2020, it appears that TMK: (1) 3-3-034:001 was purchased by Dominis G Anderson 2009 Trust and Ms. Leni A Knight (*refer to Exhibit 11*).

On January 13, 2021, Dominis G Anderson on behalf of the Dominis G Anderson 2009 Trust and Ms. Leni A Knight submitted a CDUA for a proposed single-family residence. On February 9, 2021, the OCCL informed Ms. Knight's representative of pending ENF: OA 05-50 and that it appeared the violation remained unresolved. Staff noted that Pursuant to HAR, §13-5-31 (e) *No permit application shall be processed by the department or board until any violations pending against the subject parcel are resolved*, the OCCL returned Ms. Knight's CDUA materials and application fee (**Exhibit 19**)².

Photos provided to and obtained by the OCCL as well as a cursory site visit to TMK: (1) 3-3-034:001 indicate that the unauthorized structure has not been removed (**Exhibits 20,21,22**). As the unauthorized structure has not been removed nor a permit secured and the violation is unresolved, the OCCL is bringing this matter before the BLNR for further action.

DISCUSSION:

Although the Board provided the former landowner with a pathway to legitimize the subject unauthorized structure, staff had hoped that the former landowner would have removed it. The CDUA that was received by OCCL from the former landowner and subsequently rejected was woefully inadequate to accommodate a use located on a severe slope with homes located downslope. It appears that the slope of the subject parcel ranges from 43.90% at its shallowest to 66.94% at its steepest according to the contour lines in **Exhibit 3**.

Due to the residential uses down slope of the subject area, the OCCL is concerned about potential ground disturbing activities on this steep hillside of Palolo Valley. The OCCL notes that in or around May of 2011 a rockfall event occurred at 2091A 10th Avenue which is less than a half of a mile North/Northeast of the subject property (**Exhibit 23**). Additionally, **Exhibit 12** of this submittal illustrates boulders around the unauthorized structure. The OCCL has concerns that work or ground disturbing activities on the Palolo Valley hillside may contribute to creating a potentially hazardous rockfall event or hill slump situation. Because the structure in question has no authorization, there is a concern regarding the structural integrity as well as its potential for causing down slope damage.

Moving forward, the OCCL believes that a proper Geotechnical Study is necessary to determine if the unauthorized structure can be safely removed.

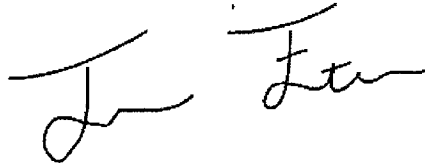
² Staff notes that in a letter dated April 12, 2019 Ms. Knight was informed of the unresolved violation.

AS SUCH, STAFF RECOMMENDS:

That pursuant to HRS, §183C-7, the Board of Land and Natural Resources deem the situation a continuing violation and order Dominis G Anderson trustee of the Dominis G Anderson 2009 Trust and Leni A Knight to conduct a geotechnical study to determine if the unauthorized structure can be safely removed, subject to the following conditions:

1. The landowner shall retain a licensed P.E. Geotechnical Engineer to assess the parcel and hillside as well as the potential removal of the unauthorized structure;
2. The landowner shall submit the Geotechnical Engineer's report to the Department within ninety (90) days of this Board Action;
3. The landowner shall follow and take the appropriate actions as recommended by the Geotechnical Engineer's report regarding the removal or stabilization of the unauthorized structure and potential hazards within one hundred eighty (180) days of this Board Action;
4. If the landowner is unable to remove the unauthorized structure or return it to its previously authorized specifications (8 by 10ft picnic or storage shed), the BLNR and the Department shall consider it an inaccessible and unlivable single-family residence and no applications will be processed for its modification or a single-family residence on the property;
5. The landowner shall be prohibited from utilizing the unauthorized structure if it cannot be safely removed;
6. The Landowner is fined \$500.00 for administrative costs associated with the subject violation;
7. The Landowner shall pay all fines (total \$500.00) within sixty (60) days of the date of the BLNR's action;
8. That the terms and conditions of the BLNR's decision in ENF: OA 21-54 are recorded in recordable form with the deed instrument;
9. That in the event of failure of the landowners to comply with any order herein, the landowner shall be fined an additional \$15,000.00 per day until the order is complied with;
10. That all fines and directions apply to Dominis G Anderson 2009 Trust, Dominis G Anderson Trustee, and Leni A Knight individually, jointly and severally; and,
11. That in the event of failure of the landowners to comply with any order herein, the matter shall be turned over to the Attorney General for disposition, including all administrative costs

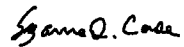
Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Trevor Fitzpatrick'.

Trevor Fitzpatrick, Staff Planner
Office of Conservation and Coastal Lands

SL

Approved for submittal:

A handwritten signature in cursive script, appearing to read 'Suzanne D. Case'.

Suzanne D. Case, Chairperson
Board of Land and Natural Resources

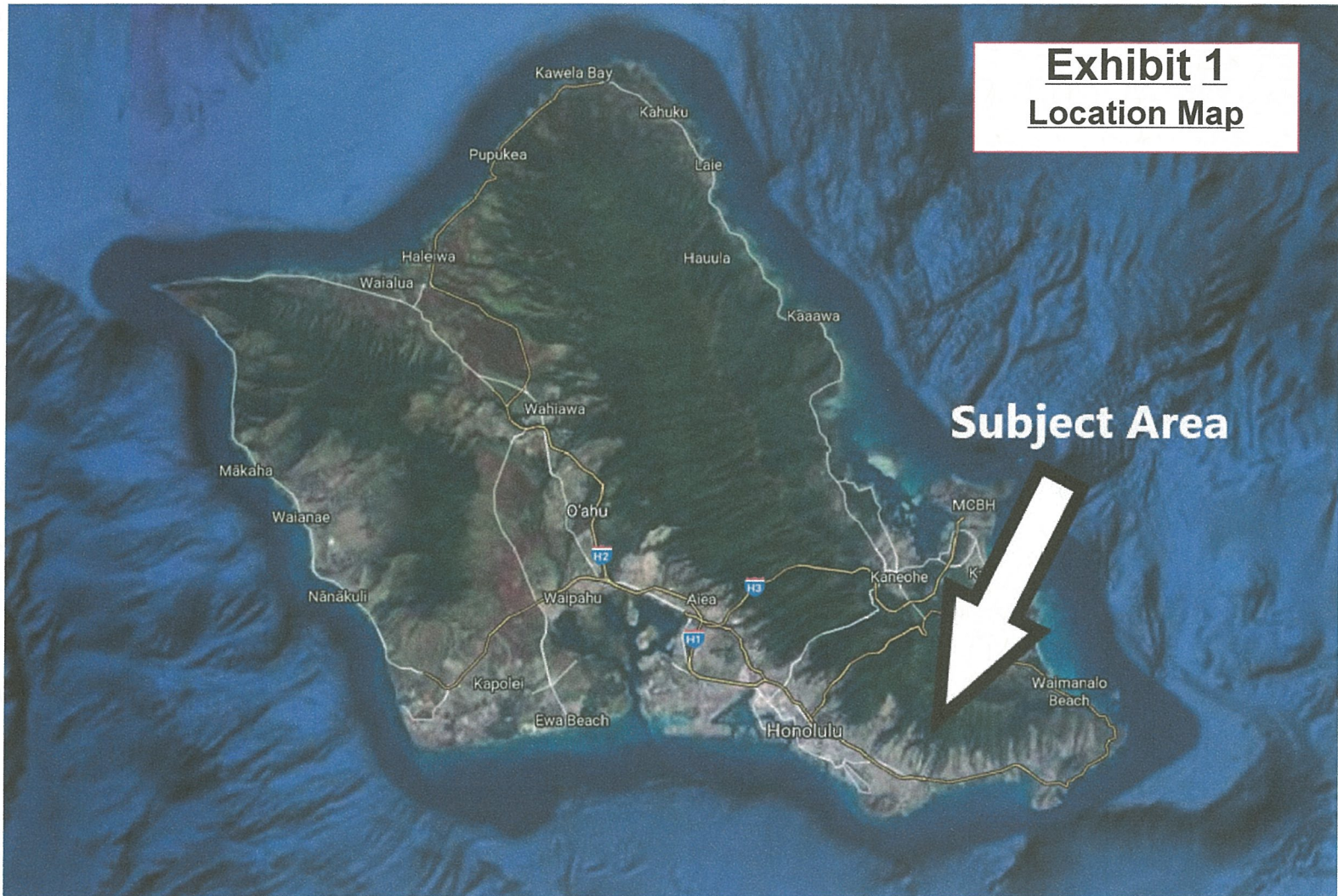




Exhibit 2

3554 PAKUI ST

Tuesday, April 20, 2021 | 10:39:53 AM

General Information

TMK: 33034001:0000

Building Value: \$37,000.00

Building Exemption: \$0.00

Land Value: \$115,900.00

Land Exempt: \$0.00

Acres: 0

Square Feet 348,078

Property Tax Class: Preservation

Honolulu / Waialae

Kahala

Zip Code: 96816

Realtor
Neighborhood: Palolo

Neighborhood: _____

show all addresses >>



Pukele Avenue Mini Park

show route

Tax Bill Owner Information

Name	Type	Address	Address 2	City State Zip
ANDERSON,DOMINIS G 2009 TR	Fee Owner			

2010 Census Information

Tract Number:	000902	City Council Member:	Tommy Waters
Block Number:	2001	Polling Place:	Palolo Elem Sch
Population (block):	753	Address:	2106 10th Ave
		Neighborhood Board:	Palolo

Voting Information

School and Transit Information

Elementary School:	Palolo/Anuenue	show route	Zoning (LUO) Designation:	P-1
High School:	KAIMUKI	show route	Ohana Zoning Designation:	Ineligible
Near Transit Route:		Yes	FEMA Flood Designation:	X
Near Bus Routes:		14	Tsunami Evacuation Zone:	No

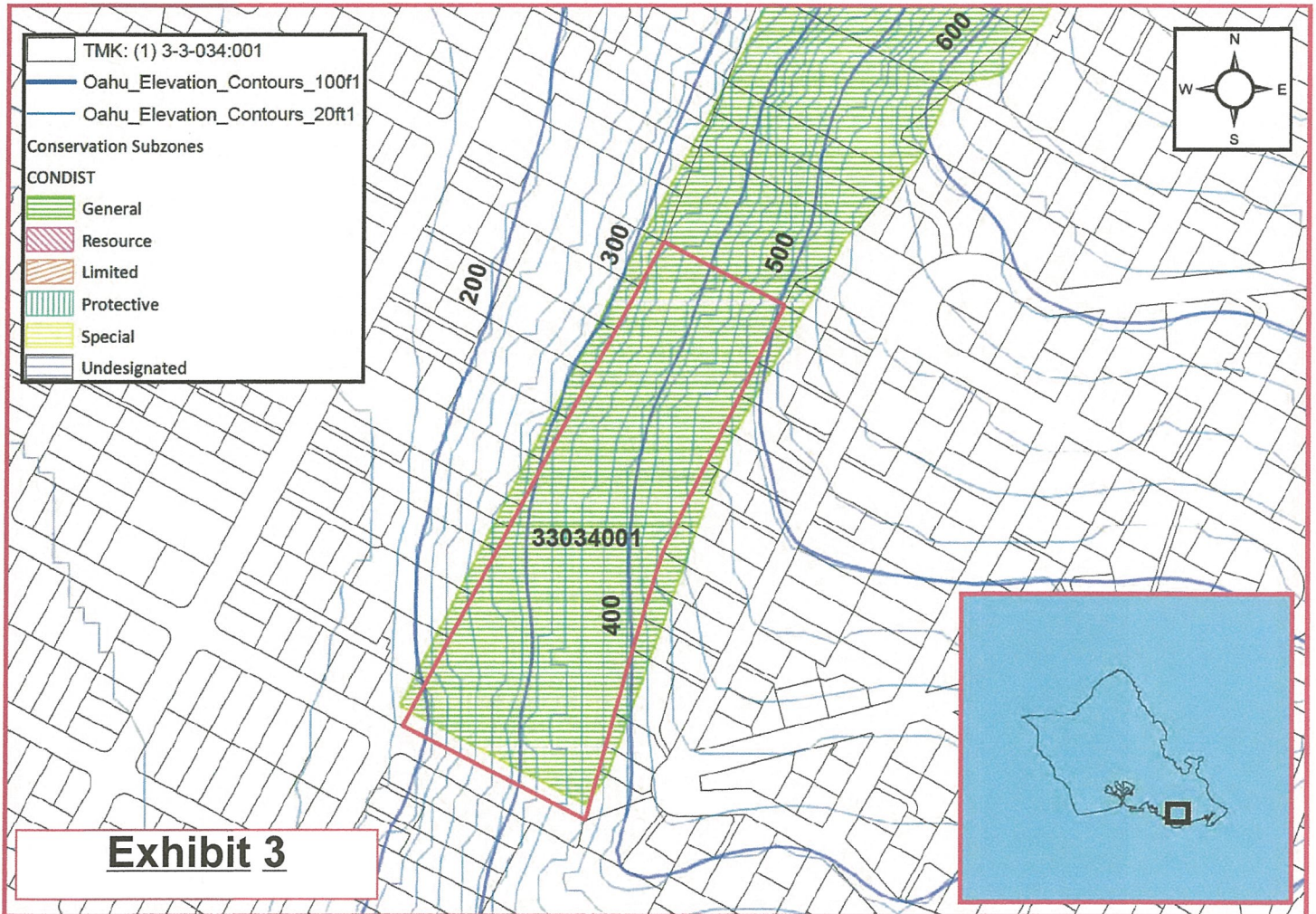
Zoning and Flood Information

Zoning (<u>LUO</u>) Designation:	P-1
Ohana Zoning Designation:	Ineligible
FEMA <u>Flood</u> Designation:	X
Tsunami Evacuation Zone:	No

[more public safety info >>](#)

TMK: (1) 3-3-034:001 Anderson/Knight Parcel

0 150 300 600 Feet



Produced by Trevor Fitzpatrick @ OCCL

All boundaries are approximate

Date: 4/29/2021

Exhibit 4**Rock Land**

Rock land (rRK) is made up of areas where exposed rock covers 25 to 90 percent of the surface. It occurs on all five islands. The rock outcrops and very shallow soils are the main characteristics. The rock outcrops are mainly basalt and andesite. This land type is nearly level to very steep. Elevations range from nearly sea level to more than 6,000 feet. The annual rainfall amounts to 15 to 60 inches.

Rock land is used for pasture, wildlife habitat, and water supply. The natural vegetation at the lower elevations consists mainly of kiawe, klu, piligrass, Japanese tea, and koa haole. Lantana, guava, Natal redtop, and molassesgrass are dominant at the higher elevations. This land type is also used for urban development. In many areas, especially on the island of Oahu, the soil material associated with the rock outcrops is very sticky and very plastic. It also has high shrink-swell potential. Buildings on the steep slopes are susceptible to sliding when the soil is saturated. Foundations and retaining walls are susceptible to cracking. (Capability classification VIIc, nonirrigated)

EXHIBIT 22

Exhibit 5

Maui, Molokai, and Lanai, State of Hawaii

Page 1 of 3

SOIL SURVEY OF THE ISLANDS OF KAUAI, OAHU, MAUI, MOLOKAI, AND LANAI, STATE OF HAWAII

BY DONALD E. FOOTE, ELMER L. HILL, SAKUICHI NAKAMURA, AND FLOYD STEPHENS, SOIL CONSERVATION SERVICE

SOILS SURVEYED BY DONALD E. FOOTE, CARL W. GURNSEY, ELMER L. HILL, BURTON R. LAUX, ROBERT C. MALMGREN, SAKUICHI NAKAMURA, GEORGE OTT, ERNEST ROBELLO, JR., FLOYD E. STEPHENS, AND DURWARD W. WOMACK, SOIL CONSERVATION SERVICE

UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, IN COOPERATION WITH THE UNIVERSITY OF HAWAII AGRICULTURAL EXPERIMENT STATION

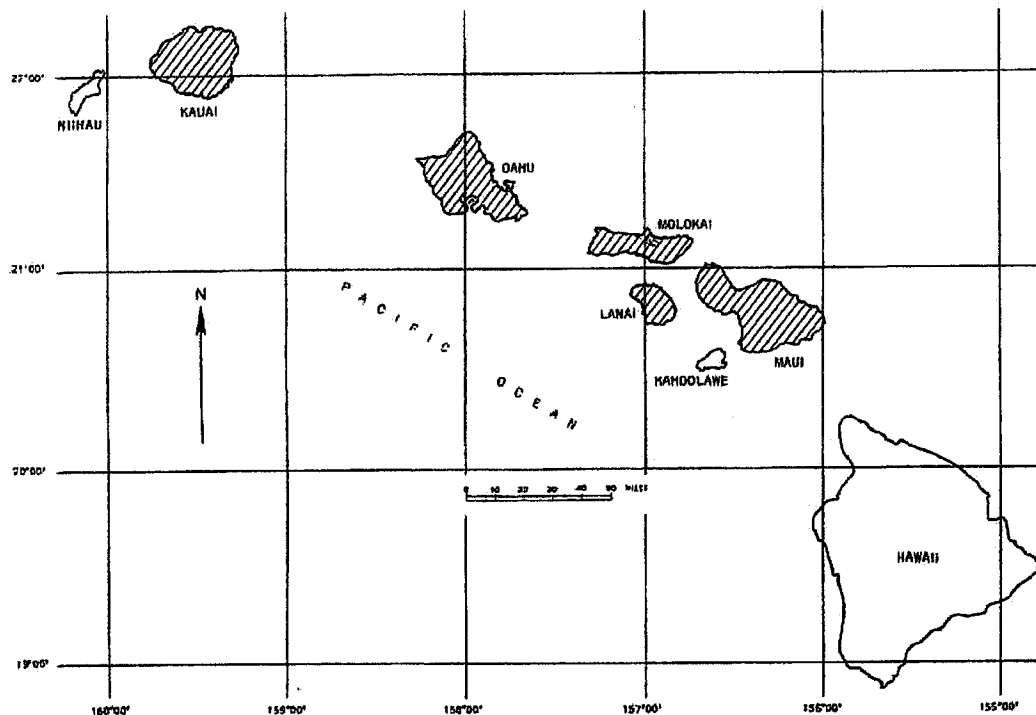


Fig.1 - Location of islands Kauai, Oahu, Maui, Molokai and Lanai, state of Hawaii

KAUAI, OAHU, MAUI, MOLOKAI, and LANAI - five of the eight major islands in the State of Hawaii-make up the survey area (fig. 1). The Hawaiian Islands, the 50th State of the United States, lie in the Pacific Ocean is the principal city and the State capital. It is on the crossroads of the Pacific and serves as a gateway to Asia and the South Pacific. The area surveyed covers 1,463,820 acres, or 2,287 square miles. The total land area of Kauai is 355,000 acres, or 555 square miles; Oahu 386,500 acres, or 604 square miles; Maui 465,920 acres, or 728 square miles; Molokai 166,400 acres, or 260 square miles; and Lanai 90,000 acres, or 140 square miles. Most of the soils on the islands formed in volcanic material. A few formed in organic material and coral sand. The climate is characterized by mild temperatures. Annual rainfall, most of which occurs during the period October to April, ranges from 10 inches to more than 400 inches. The economy of the islands depends mainly on farming and ranching and on tourism. Sugarcane and pineapple are the principal crops. Cattle ranching is the principal livestock industry.

How This Survey Was Made

Soil scientists made this survey to learn what kinds of soil are on the islands, where they are located, and how they can be used. They observed the steepness, length, and shape of slopes, the size and speed of streams, the kinds of native plants or crops, the kinds of rock, and many facts about the soils. They dug many holes to expose soil profiles. A profile is the sequence of natural layers, or horizons, in a soil; it extends from the surface down into the parent material that has not been changed much by leaching or by the action of plant roots.

The soil scientists made comparisons among the profiles they studied, and they compared these profiles with those on other islands of the United States and in places more distant. They classified and named the soils according to nationwide, uniform procedures. The soil series soil series and the soil phase soil phase are the categories of soil classification most used in a local survey (16).

Soils that have profiles almost alike make up a soil series. Except for different texture in the surface layer, all the soils of one series have major horizons that are similar in thickness, arrangement, and other important characteristics. Each soil series is named for a town or other geographic feature near the place where a soil of that series was first observed and mapped. Molokai and Lahaina, for example, are the names of two soil series. All the soils of the United States having the same series name are essentially alike in those characteristics that affect their behavior in the undisturbed landscape.

Soils of one series can differ in texture of the surface soil and in slope, stoniness, or some other characteristic that affects use of the soils by man. On the basis of such differences, a soil series is divided into phases. The name of a soil phase indicates a feature that affects management. For example, Molokai silty clay loam, 7 to 15 percent slopes, severely eroded, is one of several phases within the Molokai series.

After a guide for classifying and naming the soils had been worked out, the soil scientists drew the boundaries of the individual soils on aerial photographs. These photographs show woodlands, buildings, field borders, trees, and other details that help in drawing boundaries accurately. The soil map in the back of this publication was prepared from the aerial photographs.

The areas shown on a soil map are called mapping units. On most maps detailed enough to be useful in planning the management of fields, a mapping unit is nearly equivalent to a soil phase. It is not exactly equivalent, because it is not practical to show on such a map all the small, scattered bits of soil of some other kind that have been seen within an area that is dominantly of a recognized soil phase.

Some mapping units are made up of soils of different series, or of different phases within one series. Two such kinds of mapping units are shown on the soil map of the islands: soil complexes and soil associations.

A soil complex consists of areas of two or more soils, so intermingled or so small in size that they cannot be shown separately on the soil map. Each area of a complex contains some of each of the two or more dominant soils, and the pattern and relative proportions are about the same in all areas. The name of a soil complex consists of the names of the dominant soils, joined by a hyphen. Kemoo-Badland complex is an example.

A soil association is made up of adjacent soils that occur as areas large enough to be shown individually on the soil map but are shown as one unit because the time and effort of delineating them separately cannot be justified. There is a considerable degree of uniformity in pattern and relative extent of the dominant soils, but the soils may differ greatly one from another. The name of an association consists of the names of the dominant soils, joined by a hyphen. Amalu-Olokui association is an example.

In most areas surveyed there are places where the soil material is so rocky, so shallow, or so severely eroded that it cannot be classified by soil series. These places are shown on the soil map and are described in the survey, but they are called land types and are given descriptive names. Gullied land is a land type on the islands.

While a soil survey is in progress, samples of soils are taken, as needed, for laboratory measurements and for engineering tests. Laboratory data from the same kinds of soil in other places are assembled. Data on yields of crops under defined practices are assembled from farm or plantation records and from field or plot experiments on the same kinds of soil. Yields under defined management are estimated for all the soils.

But only part of a soil survey is done when the soils have been named, described, and delineated on the map, and the laboratory data and yield data have been assembled. The mass of detailed information then needs to be organized in such a way as to be readily useful to different groups of users, among them farmers, managers of woodland and rangeland, and engineers.

On the basis of yield and practice tables and other data, the soil scientists set up trial groups. They test these groups by further study and by consultation with farmers, agronomists, engineers, and others, then adjust the groups according to the results of their studies and consultation. Thus, the groups that are finally evolved reflect up-to-date knowledge of the soils and their behavior under present methods of use and management.

Exhibit 6

Google Earth Image of Eastern Palolo Valley
Hillside



TMK: (1) 3-3-034:001

Exhibit 7

3/23/2021 OCCL Photo of Unauthorized Structure and Hillside



Exhibit 8

CDUP OA-1687

REC 9 6 1984

REF. NO.: CPO-507-85
 FILE NO.: OA-4/5/84-1687
 180-Day Exp. Date: 10/2/84

Mr. & Mrs. T. E. Bonds
 5441 Opihi Street
 Honolulu, Hawaii 96821

Dear Mr. & Mrs. Bonds:

Conservation District Use Application for an Orchard and Fence and Wall Construction

We are pleased to inform you that the Board of Land and Natural Resources, at its meeting of August 24, 1984, approved your application subject to the following conditions:

1. That the applicant comply with all applicable statutes, ordinances, rules and regulations of the Federal, State and City and County governments, and applicable parts of Section 13-2-21 of Title 13, Chapter 2, Administrative Rules, as amended;
2. The applicant, its successors, and assigns shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury and death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit;
3. Other terms and conditions as prescribed by the Chairperson;
4. In the event any unanticipated sites or remains such as shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings, or walls are encountered during construction, the applicant shall stop work and contact the Historic Preservation Office at 548-7460 or 548-6408;
5. The construction, alteration, moving, demolition and repair of any building or other improvement on lands within the Conservation District, shall be subject to the building codes of the respective counties in which the lands are located; provided that prior to the commencement of any construction, alteration or repair of any build-

EXHIBIT 4

Mr. & Mrs. T. E. Bonds
Page 2

CFC-507-35
OA-1687

ing or other improvement, four (4) copies each of the final location map, plans and specifications shall be submitted to the Chairperson, or his authorized representative, for approval of which three (3) copies will be returned; and

6. Any work or construction to be done on the land shall be initiated within one (1) year of the approval of such use, and, all work and construction must be completed within three (3) years of the approval of such use.

Should you have any questions on any of these conditions, please contact Mr. Gordon Soh of our Planning Office at 548-7837.

Very truly yours,

~~SUSUMU ONO, Chairperson~~
SUSUMU ONO, Chairperson
Board of Land and Natural Resources

xc: Oahu Board Members
Oahu Land Agent
C&C: DGP/BLU

bxc: DAR
DOFAW
DOWALD
DOCARE
NARS
LAND MGMT.
STATE PARKS/HIST. SITES

AS:rw
as

Exhibit 9
CDUP OA-1803

OCT 22 1985

REF. NO.: CPO-1865-85
FILE NO.: OA-5/13/85-1803
180-Day Exp. Date: 11/9/85

Mr. and Mrs. T. E. Bonds
5441 Opihi Street
Honolulu, Hawaii 96821

Dear Mr. and Mrs. Bonds:

CONSERVATION DISTRICT USE APPLICATION
for Picnic Shelters and Storage Shed Use
Palolo, Oahu

We are pleased to inform you that the Board of Land and Natural Resources approved your application at its meeting of October 11, 1985, subject to the following conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules and regulations of the Federal, State and County governments, and applicable parts of Section 13-2-21, Administrative Rules, as amended;
2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury and death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit;
3. If any unanticipated sites or remains of historic or prehistoric interest (such as shell, bone or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered during construction, the applicant shall stop work and contact the Historic Preservation Office at 548-7460 or 548-6408 immediately;

EXHIBIT 5

M/M T. E. Bonds

CPO-1865-85
OA-1803

4. The applicant shall comply with all applicable Public Health Regulations;
5. The construction, alteration, moving, demolition and repair of any building or other improvement on lands within the Conservation District shall be subject to the building and grading codes of the respective counties in which the lands are located; provided that prior to the commencement of any construction, alteration, or repair of any building or other improvement, four (4) copies each of the final location map, plans, and specifications shall be submitted to the Chairperson, or his authorized representative, for approval of which three (3) copies will be returned;
6. Any work or construction to be done on the land shall be initiated within one (1) year of the approval of such use, and all work and construction must be completed within three (3) years of the approval of such use. Failure to comply with this condition shall render this application null and void;
7. The State of Hawaii shall not be responsible for any loss, liability, claim or demand for property damage, property loss, or personal injury including death caused by or resulting from any act or omission of the applicant or its contractor in connection with its exercise of the privileges herein granted;
8. That during construction of the project, the applicant take appropriate measures to prevent any loose boulders from rolling down the slopes and damaging the existing homes in the lower area;
9. That this approval does not grant any commercial use; and,
10. Other terms and conditions as prescribed by the Chairperson.

Please acknowledge receipt of this permit with the above noted conditions in the space provided below. Please sign two copies. Retain one and return the other.



4/29/2021

qPublic.net - City and County of Honolulu, HI - Report: 330340010000



CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division

Exhibit 11

Parcel Information

Parcel Number 330340010000
Location Address 3552 PAKU ST
Project Name
Legal Information POR LCAW 5931, PT 1 KEK O, PALOLO VALLEY, HON, HI 348,078 SF DES SUBJ/E (10-FT W DE) FOR SEWER
Property Class PRESERVATION
Land Area (approximate sq ft) 348,078
Land Area (acres) 7.9908

GIS Parcel Map

Owner Information

Owner Names
ANDERSON, DOMINIC S G 2009 TR Fee Owner
KNIGHT, LENA
[Show All Owners and Addresses](#)

Assessment Information

[Show Historical Assessments](#)

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2021	PRESERVATION	\$115,900	\$0	\$0	\$115,900	\$37,000	\$0	\$37,000	\$152,900	\$0	\$152,900

2021 amended values not to be posted until new tax rates are processed on or after July 20.

[How to calculate real property taxes](#)

Land Information

Property Class	Square Footage	Acreage	Agriculture Use Indicator
PRESERVATION	348,079	7.9908	

[Department of Planning and Permitting \(DPP\)](#)

Other Building and Yard Improvements

Description	Quantity	Year Built	Area
MASONRY UTILITY SHED	7	1994	80
MASONRY UTILITY SHED	6	1989	80

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page
08/13/2020		A75790367	FEE CONVEYANCE	Quitclaim deed	10/01/2020			
06/26/2020	\$165,000	A74880304	FEE CONVEYANCE	Deed	07/02/2020			
04/13/2004	\$1,000	2004-086222	FEE CONVEYANCE	Deed	04/30/2004			
11/04/1999	\$100,000	9900182326	FEE CONVEYANCE		11/16/1999			
04/18/1990		9000071000	FEE CONVEYANCE		05/16/1990			

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2020	\$1,885.56	(\$1,885.54)	\$0.00	\$0.00	\$0.00	\$0.02
2019	\$1,891.26	(\$1,891.26)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$1,847.94	(\$1,847.94)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$1,566.36	(\$1,566.36)	(\$78.31)	(\$43.07)	\$0.00	\$0.00
2016	\$1,564.65	(\$1,564.65)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$1,559.52	(\$1,559.52)	(\$77.98)	(\$42.89)	\$0.00	\$0.00
2014	\$1,442.67	(\$1,442.67)	(\$117.76)	(\$111.71)	\$0.00	\$0.00
2013	\$1,443.24	(\$1,443.24)	(\$44.60)	(\$8.17)	\$0.00	\$0.00
2012	\$302.67	(\$302.67)	(\$8.21)	(\$2.90)	\$0.00	\$0.00
2011	\$302.10	(\$302.10)	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$300.00	(\$300.00)	(\$15.00)	(\$6.89)	\$0.00	\$0.00
2009	\$259.35	(\$259.35)	(\$16.02)	(\$5.99)	\$0.00	\$0.00
2008	\$252.51	(\$252.51)	(\$2.73)	(\$0.14)	\$0.00	\$0.00
2007	\$245.10	(\$245.10)	(\$7.69)	(\$1.53)	\$0.00	\$0.00
2006	\$397.16	(\$397.16)	(\$39.72)	(\$7.19)	\$0.00	\$0.00

4/29/2021

qPublic.net - City and County of Honolulu, HI - Report: 330340010000

2005	\$390.46	(\$390.46)	(\$19.52)	(\$4.30)	\$0.00	\$0.00
2004	\$384.71	(\$384.71)	(\$19.24)	(\$0.38)	\$0.00	\$0.00
2003	\$420.95	(\$420.95)	\$0.00	\$0.00	\$0.00	\$0.00
2002	\$361.68	(\$361.68)	\$0.00	\$0.00	\$0.00	\$0.00
2001	\$357.05	(\$357.05)	\$0.00	\$0.00	\$0.00	\$0.00

[Treasury Division](#)
[How to calculate real property taxes](#)

Email us at bfstreasmailto:honolulu.gov regarding historical tax data questions.

Map



No data available for the following modules: Condominium/Apartment Unit information, Appeal information, Agriculture Assessment information, Residential Improvement information, Residential Additions, Commercial Improvement information, Sketches, Permit information, Current Tax Bill information.

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Last Data Upload: 4/26/2021, 5:08:24 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.118

Exhibit 12

Page 1 of 3



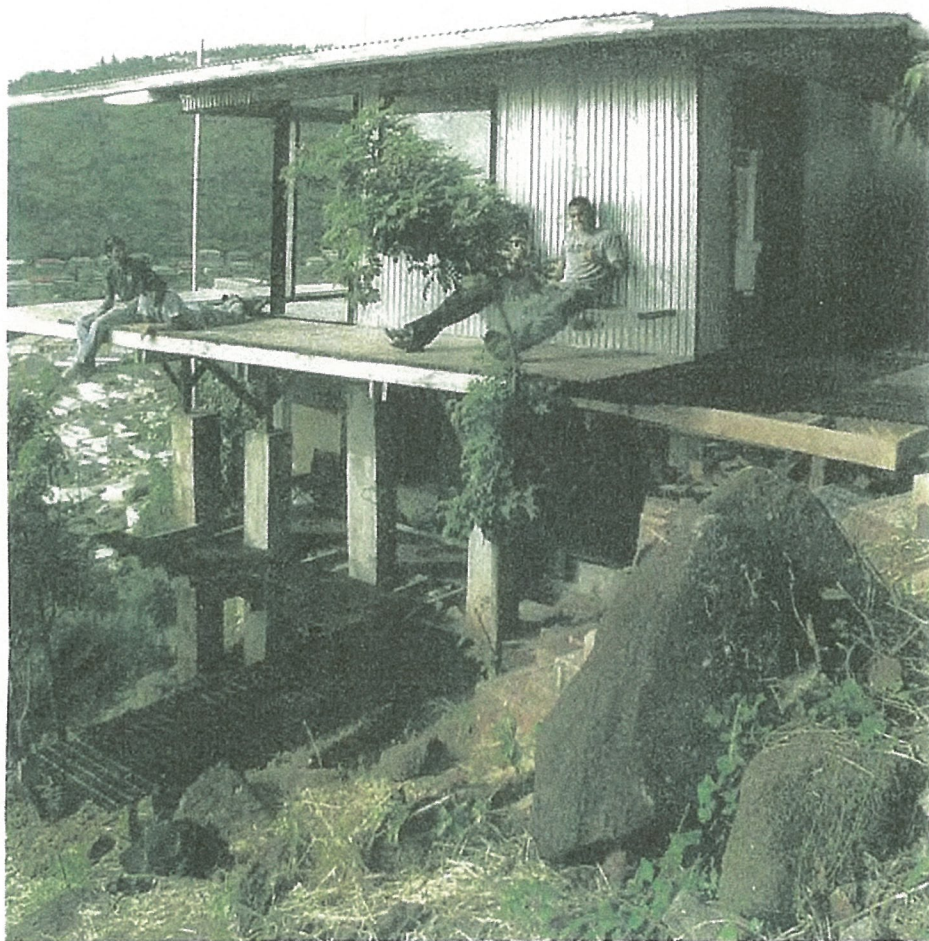
HSH-HA-HAWAII 2005

MAR. 01

EXHIBIT 12

Exhibit 12

Page 2 of 3



HSH-NA-Hawaii 2005 MARCH 1st

EXHIBIT 12

Exhibit 12

Page 3 of 3

subject
structure

03/03/05



EXHIBIT 12

Exhibit 13

Page 1 of 4



EXHIBIT 12

Exhibit 13

Page 2 of 4



EXHIBIT 13

Exhibit 13

Page 3 of 4



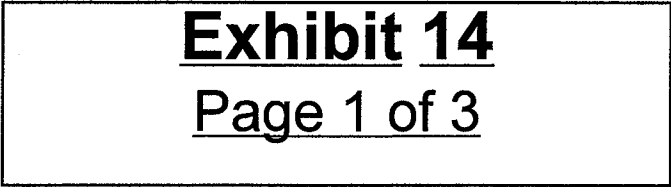
EXHIBIT 14

Exhibit 13

Page 4 of 4



EXHIBIT 13



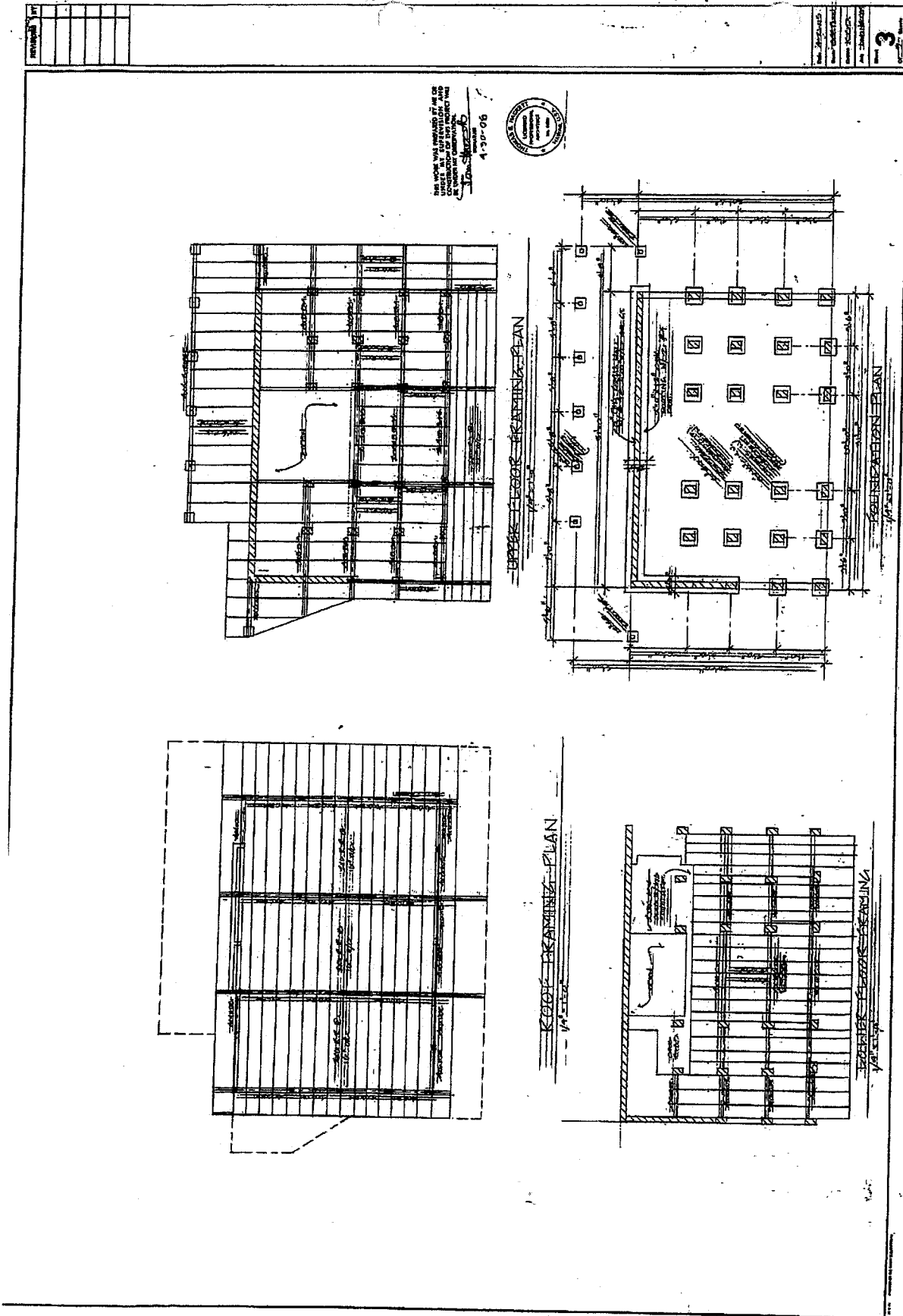


Exhibit 14
Page 2 of 3

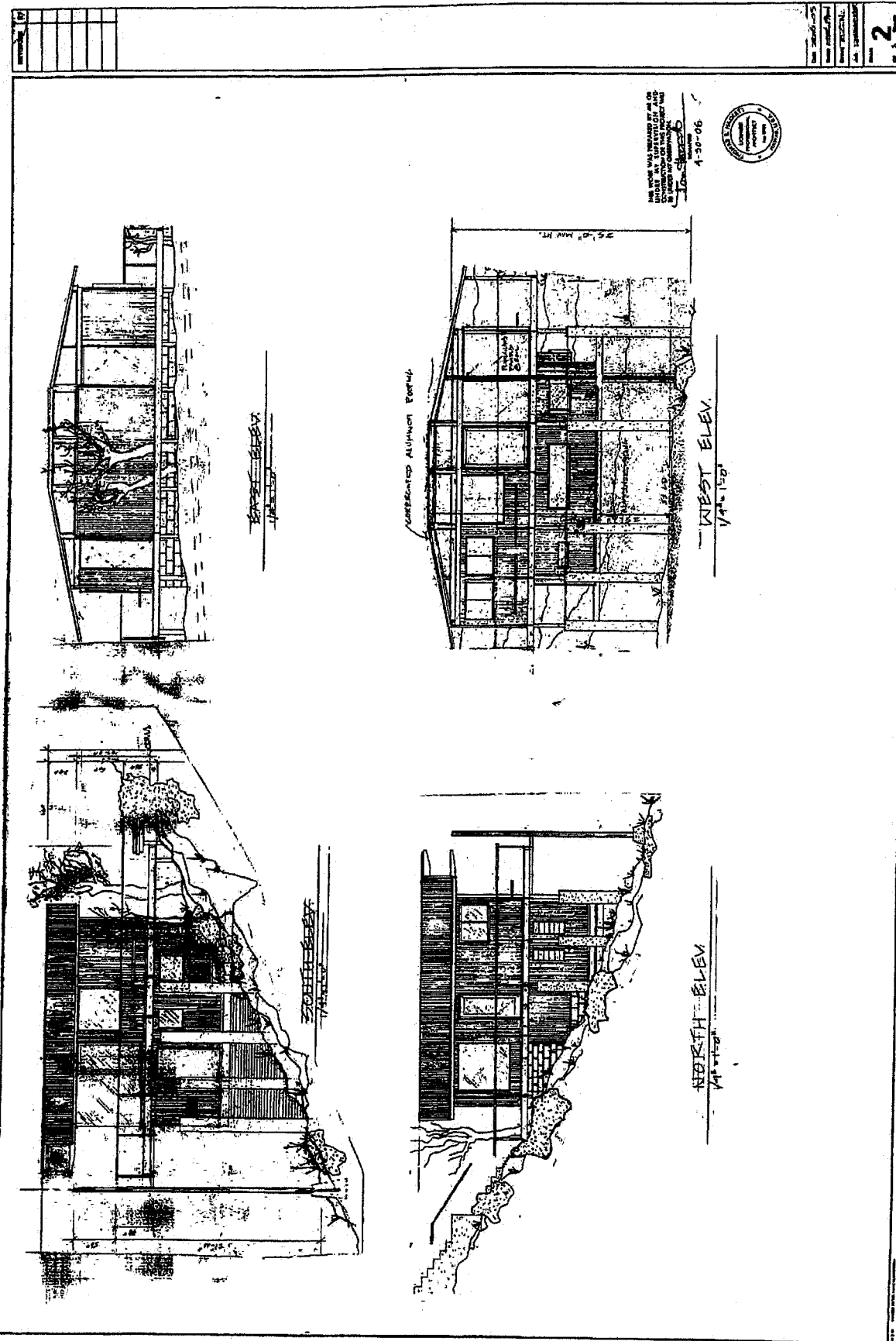
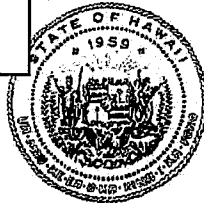


Exhibit 14
Page 3 of 3

Exhibit 15

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

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

ROBERT K. MASUDA
 DEPUTY DIRECTOR - LAND

DEAN NAKANO
 ACTING 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
 KAHOLAWE ISLAND RESERVE COMMISSION
 LAND
 STATE PARKS

REF:OCCL:TM

ENF: OA-05-50

CERTIFIED MAIL

Gregory Longnecker
 & Mami R. Phillips-Longnecker



Dear Mr. Longnecker & Ms. Phillips-Longnecker,

SUBJECT: Conservation District Enforcement File No. OA 05-50 Regarding Unauthorized Construction of Improvements to an Unauthorized Structure Located at 3554 Pakui Street, Palolo, Island of Oahu, TMK: (1) 3-3-034:001

RECEIVED
 OFFICE OF CONSERVATION
 AND COASTAL LANDS
 2006 APR -5 A 8:22
 DEPT. OF LAND &
 NATURAL RESOURCES
 STATE OF HAWAII

We wish to inform you that on March 10, 2006 the Board of Land and Natural Resources found you in violation of Chapter 13-5, Hawaii Administrative Rules, and Chapter 183C, Hawaii Revised Statutes, for unauthorized construction to an existing unauthorized structure located at 3554 Pakui Street, Palolo, Island of Oahu, TMK:(1) 3-3-034:001, subject to the following:

1. The landowner violated the provisions of Chapter 183C, Hawaii Revised Statutes (HRS), and chapter 13-5, Hawaii Administrative Rules (HAR), in one instance by failing to obtain the appropriate approval for unauthorized improvements within the Conservation District. The alleged is fined a total of \$500.00 for one Conservation District violation;
2. The landowner is fined an additional \$500.00 for administrative costs associated with the subject violations (\$100.00 DOCARE and \$400.00 OCCL staff);
3. The landowner shall pay all fines (total \$1,000.00) within ninety (90) days of the date of the Board's action;
4. The landowner shall submit an After the Fact Conservation District Use Application including a geo-technical evaluation within six (6) months of this determination. If it is not filed within that time period the structure shall be removed within sixty (60) days thereafter;
5. The landowner shall be prohibited from utilizing the unauthorized structure, unless a CDUP is obtained;

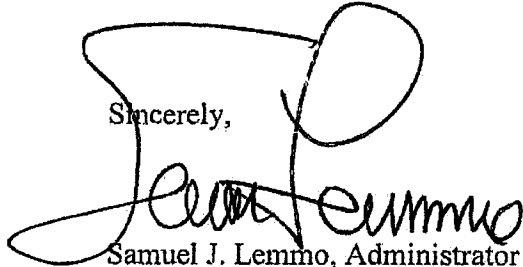
Gregory Longnecker
& Mami R. Phillips-Longnecker

ENF: OA 05-50

6. That the landowners, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim, or demand for property damage, personal injury, and death arising out of any act or omission of the landowner, its successors, assigns, officers, employees, contractors, and agents under these findings or relating to or connected with these findings;
7. That in the event of failure of the alleged to comply with any order herein, the landowner shall be fined an additional \$2,000.00 per day until the order is complied with; and
8. That in the event of failure of the landowner to comply with any order herein, the matter shall be turned over to the Attorney General for disposition, including all administrative costs.


Please acknowledge receipt of this letter, with the above noted conditions, in the space provided below. Please sign two copies. Retain one and return the other within (30) days. Should you have any questions, please contact Tiger Mills of our Office of Conservation and Coastal Lands at 587-0382.

Sincerely,



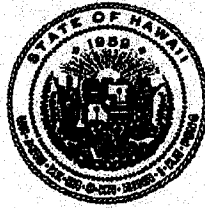
Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

Receipt acknowledged:


Signature

4/3/04
Date

cc: Chairperson
Oahu Board Member
Oahu District Land Office
DOCARE (Oahu)
City and County of Honolulu, DPP

Exhibit 16

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

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

ROBERT K. MASUDA
 DEPUTY DIRECTOR - LAND

DEAN NAKANO
 ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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 KAHOLAWE ISLAND RESERVE COMMISSION
 LAND
 STATE PARKS

REF.:OCCL:TM

Greg & Mamie Longnecker

CDUA: OA-3384

OCT - 4 2006

Dear Mr. & Ms. Longnecker,

SUBJECT: Conservation District Use Application (CDUA) OA-3384

The Office of Conservation and Coastal Lands (OCCL) is rejecting your application because it is incomplete. Review the CDUA instructions regarding **REQUIRED ATTACHMENTS** and include or address each requirement. The plans submitted for the unauthorized existing structure are unreadable. Please submit readable plans with your After the Fact application for the structure. Should you be proposing additional improvements, please include the additional improvements on construction plans and describe in detail. Please note, construction plans should include, but not be limited to: existing and proposed changes in contours, all buildings and structures with the indicated use and critical dimensions (including floor plans) in square footage, existing and proposed drainage, proposed utilities and other improvements.

Although the unauthorized structure did exist prior to your purchase of the property, you are applying to gain a permit for the unauthorized structure. Details regarding this unauthorized use must be included with your current application in addition to any proposed work. You have stated that you may modify the land under or around the structure in connection with the recommendations rendered by the Geoanalyst. Please include the implementation of the recommendations on your construction plans.

There are a number of attachments and exhibits included with your application. You may wish to reference them in your application for reviewers to understand the correlation of the attachment with your application. Pursuant to Chapter 343, HRS, and in accordance with Title 11, Chapter 200 a Draft Environmental Assessment (EA) of the After the Fact use must be attached. Should you believe that an EA should be exempt, please state why. Please review the Hawaii Administrative Rules (HAR) Chapter 13-5. What is the identified land use that you are applying for? Please respond to the Conservation District Criteria. Pursuant to §13-5-30, HAR, the applicant shall have the burden of demonstrating that a proposed land use is consistent with the criteria. Please note, the entire State lies within the Coastal Zone Management area. Please review Chapter 205A of the Hawaii Revised Statutes (HRS) and respond accordingly.

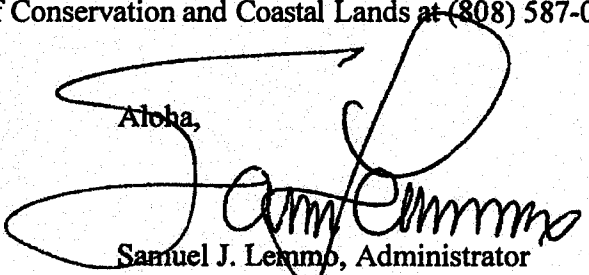
Greg & Mamie Longnecker

CDUA: OA-3384

The Office of Conservation and Coastal Lands suggests that you improve your application or contact a consultant to help in the preparation of the Conservation District Use Application (CDUA) and Environmental Assessment for submittal to the Department for processing. For Environmental Assessment requirements, you may wish to contact the State Office of Environmental Quality Control (OEQC) at 586-4185 regarding questions you may have concerning Environmental Assessments or you may go to their website at www.state.hi.us/health/oeqc/index for guidance. CDUAs that have been approved by the Board of Land and Natural Resources (BLNR) are a part of the public record and are made available for review at our Office located in Room 131 of the Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Hawaii.

The Department is returning your materials. Should you have any questions, please feel free to contact Tiger Mills of our Office of Conservation and Coastal Lands at (808) 587-0382.

Aloha,



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

cc: Chairperson's Office
Oahu Board Member
City & County of Honolulu, Department of Planning

Exhibit 17

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

SUZANNE D. CASE
 CHAIRPERSON
 BOARD OF LAND AND NATURAL RESOURCES
 COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
 FIRST DEPUTY

M. KALEO MANUEL
 DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
 BOATING AND OCEAN RECREATION
 BUREAU OF CONVEYANCES
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 FORESTRY AND WILDLIFE
 HISTORIC PRESERVATION
 KAHOLAWE ISLAND RESERVE COMMISSION
 LAND
 STATE PARKS

ref:OCCL:MC

Corr OA-19-97

Leni Acosta Knight

APR 12 2019

Dear Ms. Knight,

SUBJECT: REQUEST FOR INFORMATION
 3552 Pakui St., Honolulu, O'ahu
 Tax Map Key (TMK) Parcel (1) 3-3-034:001

The Office of Conservation and Coastal Lands (OCCL) has received your correspondence of regarding the status of an enforcement case on the above subject parcel. The parcel lies within the General Subzone of the State Land Use Conservation District.

On March 10, 2006 the Board of Land and Natural Resources found the landowner in violation of Hawai'i Administrative Rules (HAR) Chapter 13-5 and Hawai'i Revised Statutes (HRS) Chapter 183C for an unauthorized structure on the parcel (ref. Enf. OA-05-50).

The violation appears to be unresolved.

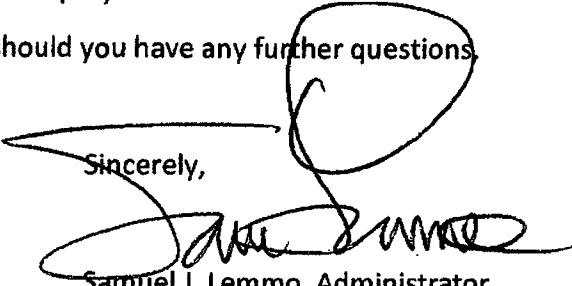
The burden to resolve any land use violation in the Conservation District rests with the landowner of a subject parcel.

You will need to follow up with the City and County regarding the status of any violations which they might have issued.

We apologize for the belated response to your enquiry.

Please call Michael Cain at OCCL, in writing, should you have any further questions.

Sincerely,


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

Conn. :
6A-19-97

Ms. Leni Acosta Knight



OFFICE OF THE ATTORNEY GENERAL
AND COASTAL LANDS

2018 DEC -7 P 12:03

HARD COPY IN MAIL

Date December 5, 2018

Mr. Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands
Kalanimoku Building
1151 Punchbowl St. Room 131
Honolulu, HI 96813

OFFICE OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Dear Mr. Lemmo,

SUBJECT: Conservation District Parcel (P - General) TMK: 1-3-3-034:001
3552 Pakui St.
Honolulu, Hawaii 96816

I am in escrow for this above parcel and am presently doing my Due Diligence on it. In several of the documents, including a letter from your office dated October 4, 2006 to Greg and Ms. Longnecker you reference, an unauthorized structure. Additionally, the City's Holis files show them also issuing a Notice of Violation (NOV), dated in March of 2005. The City files show the violation for the work without a Permit closed?

May we ask, is this (P - General) Conservation District tmk: 1-3-3-034:001 parcel "free and clear" of any pending, unknown violations that could impact, delay or complicate any legal application we might make for it?

Sincerely,

Leni Acosta Knight

Ms. Leni Acosta Knight



Exhibit 18

Cor. : OA-19-97

Cain, Michael

From: Lemmo, Sam J
Sent: Monday, March 25, 2019 5:02 PM
To: D Anderson; Cain, Michael
Cc: Leni Knight
Subject: RE: 3552 Pakui St. question as to alleged potential violation

I would be happy to discuss this matter over the phone with you or your client anytime.

From: D Anderson [REDACTED]
Sent: Monday, March 25, 2019 4:41 PM
To: Lemmo, Sam J <sam.j.lemmo@hawaii.gov>; Cain, Michael <michael.cain@hawaii.gov>
Cc: Leni Knight [REDACTED]
Subject: RE: 3552 Pakui St. question as to alleged potential violation

Sam,

Your desk is too full of work and I don't expect you to remember all

- ❖ Originally I called you, explained goal of Ms. Knight, hopefully to build one family house as per the described Conservation law, and discussed that I volunteered to assist Ms. Knight in her due diligence

You referred me to meet with Michael. I did as directed and after reviewing all files shared, advised you he was a big help

Based on knowledge obtained, briefed Ms. Knight's family and had Ms. Knight write you the two letters
 One letter was misunderstood as to access and needed studies and timing and was withdrawn. (my goof)
 The other was, and is directly to the point as to NOV's if there are any, and would there existence (assuming there was) be an issue if and when an application got before the Board

My responsibility and role is to not let her get financially hurt.

Am trying to anticipate all the known and unknown hurdles out there

- ❖ I'm assuming, if Ms. Knight's application for a residence got before you / Board this outstanding NOV issue could / would surface and you would more than likely, demand it be satisfied before any decision be made? Assumption.

One option, would be to accept the responsibility and do it as the Buyer

Trouble here is twofold, he built this unit behind his residence, with no access to and from the street other than a narrow path next to his garage

Additionally, demo'g could cost an arm and a leg, and can only know what you (OCCL) would want to satisfy the NOV is if the issued NOV and its demands are shared and understood

This one is not right, and I don't know why?
I think it fell thru the cracks as enforcement and follow thru. And that's no big deal.

How to solve and put it to bed is the question and how to move forward.

Know you're busy. Sorry sir.

Regards

andy

'Andy'

D. G. Anderson

Honolulu, Hawaii

From: Lemmo, Sam J <sam.j.lemmo@hawaii.gov>
Sent: Monday, March 25, 2019 3:42 PM
To: D Anderson [REDACTED]
Subject: RE: 3552 Pakui St. question as to alleged potential violation

I mean other than the letter.

From: D Anderson [REDACTED]
Sent: Monday, March 25, 2019 3:32 PM
To: Lemmo, Sam J <sam.j.lemmo@hawaii.gov>; Cain, Michael <michael.cain@hawaii.gov>
Cc: Leni Knight [REDACTED]
Subject: RE: 3552 Pakui St. question as to alleged potential violation

Sir,

There appears to be some misunderstanding here.

The very first thing we did was visit your office, meet Mr. Cain who we were referred to, and review all the files made available to us.

The attached dated photos of the structure are from your own OCCL files

This review of the records was what prompted the letter to you of December 5, 2018

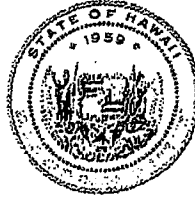
The building as you describe it, stands today as the pics sent?

Jeff Hughes is Ms. Knight's realtor

[REDACTED] is the email address for a Ms. Lauren Pulice, the Seller's real estate agent

Exhibit 19

HAWAII



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

SUZANNE D. CASE
 CHAIRPERSON
 BOARD OF LAND AND NATURAL RESOURCES
 COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
 FIRST DEPUTY

M. KALEO MANUEL
 DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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 BUREAU OF CONVEYANCES
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 HISTORIC PRESERVATION
 KAHOOHAWE ISLAND RESERVE COMMISSION
 LAND
 STATE PARKS

REF: OCCL: TF

CDUA OA-3874

Joseph Lancor, AIA
 Lancor Architects LLC

FEB 9 2021

SUBJECT: Conservation District Use Application (CDUA) OA-3874 for a Single-Family Residence.
 Located at 2554 Pakui Street, Honolulu, Hawaii
 Palolo Hillside Lots, Oahu
 Tax Map Key: (1) 3-3-034:001

Dear Mr. Lancor:

The Office of Conservation and Coastal Lands (OCCL) has received your client's application for a proposed single-family residence on the subject parcel. The parcel appears to be in the General Subzone of the State Land Use Conservation District.

On March 10, 2006, the Board of Land and Natural Resources (BLNR) found the landowner of the parcel in violation of Hawaii Administrative Rules (HAR) Chapter 13-5 and Hawaii Revised Statutes (HRS) Chapter 183C for an unauthorized structure on the parcel (TMK: (1) 3-3-034:001 – Ref. ENF: OA 05-50). The violation appears to be unresolved. The burden of resolving any land use violation in the Conservation District rests with the landowner of the parcel.

Additionally, pursuant to HAR, §13-5-31 (e) *No permit shall be processed by the department or board until any violations pending against the subject parcel are resolved.* Based on the above, the OCCL is returning your client's CDUA and its check (#1003 - \$250.00). Please coordinate for the application to be picked up within thirty (30) days. The OCCL requests that the landowner(s) respond in writing with regards to resolving ENF: OA 05-50 (see attached).

Should you have any questions regarding this matter, contact Trevor Fitzpatrick of our Office at (808) 798-6660 or trevor.j.fitzpatrick@hawaii.gov.

Joseph Lancor, AIA
Lancor Architects LLC

CDUA HA-3874

Sincerely,

Sam Lemmo

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

CC: *Chairperson
Oahu Board Member
Oahu Division of Land Office
City and County of Honolulu, Department of Planning and Permitting*

*Sent Check #1003
for \$250.00
11.14.19*

Exhibit 20

OCCL Photo 3/23/2021 of Unauthorized Structure



Exhibit 21

OCCL Photo 3/23/2021 of Unauthorized Structure



Exhibit 22

OCCL Photo 3/23/2021 of Unauthorized Structure





Exhibit 23

WEDNESDAY / 482 TOTAL DEATHS / 1,172,923 VACCINE DOSES GIVEN



Boy spared in Palolo landslide

May 21, 2011 at 2:15 AM HST - Updated June 23 at 10:31 PM

HONOLULU (HawaiiNewsNow) - A rock fall shattered a Palolo home Friday night. A little boy almost died on 10th Avenue, when giant boulders plowed through his house, and came to rest within a foot of his feet.

At 5:15 p.m. an extremely loud crackle rang out in Palolo Valley. Fire crews heard the noise from blocks away. They rushed to the homes across from Palolo Elementary and quickly urged a neighborhood evacuation. One look at the pictures, and two huge boulders weighing hundreds of pounds, and you can imagine the shock.

A little boy had a brush with death that left him screaming in panic. Captain Earle Kealoha of the Honolulu Fire Department described, "It fell through the roof, narrowly missed a young child who happened to be using the bathroom, and then it fell through the floor of the building."

The second rock, similar in size, bulldozed through a bedroom, leaving a gaping hole in the side of the house, before landing next to the little one. The boy's mom ran in, grabbed her son, and sprinted outside, but it wasn't over yet. A third boulder crashed down the mountain side, and into a storage shed, narrowly missing the house next door. Kealoha said, "I was given a description that it might have been half the size of an automobile so that was larger than the other two rocks."

When firefighters arrived at the 10th Avenue homes, they asked five families to evacuate. Three agreed and left their homes right away. "Our major concern was for the occupants, in the dwelling, to make sure they were safe," explained Kealoha.

4/29/2021

Boy spared in Palolo landslide

The rock fall displaced nine people, including that little boy. The Red Cross will be helping two people who have nowhere to stay. No one was hurt, but the damage is estimated at \$100,000. Captain Kealoha says, "The State Warning Point, out of the State Civil Defense will be a liaison to try to help the occupants make sure that the area will be safe from future landslides."

Officials have contacted the Palolo homeowners. Soon, the State Civil Defense will return to the scene to help figure out a plan to protect the area.

This is the third rock fall on Oahu in less than six months.

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Thursday, April 29, 2021 | [Today's Paper](#) | [73°](#)

HAWAII NEWS

Landowner responsible for falling rocks, city says

By [Star-Advertiser Staff](#) · May 22, 2011

Hawaii State Civil Defense and Oahu Civil Defense are working with a private landowner in Palolo to ensure that there isn't a repeat of Friday afternoon's incident in which three massive boulders tumbled downhill, causing \$100,000 in damage to a house and nearly injuring a young boy.

Personnel from the agencies are scheduled to visit the ridge from which the rocks fell to gauge what needs to be done to prevent future incidents.

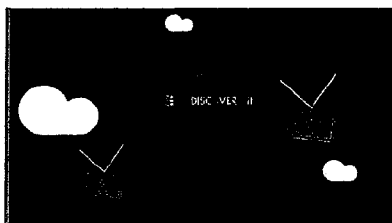
Peter Hirai, deputy director of the city Department of Emergency Management, said the rocks originated on private property and that the landowner is now responsible for securing the area and settling with the owner of the damaged house.

"We're trying to get the owners together and work out a time frame for doing what needs to be done," Hirai said.

The incident occurred at about 5:15 p.m. Friday. Two boulders smashed into a home on the 10th Avenue side of the valley. One went through a wall and came to rest in a bedroom. The other plowed through a bathroom, narrowly missing the boy.

The third boulder, estimated to be the size of a car, hit a shed but stopped shy of a neighboring house.

"It's kind of scary because it's unpredictable," said Utako Shimada, who has lived on an adjoining property for more than 50 years. "We can't sell our house and move, so we'll just have to wait and see what happens next."



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