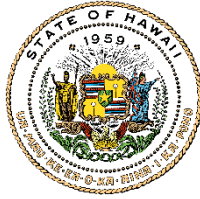


JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

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

REF: OCCL: TF

COR: OA 26-187

05/26/2026

To: Mary Alice Evans, Acting Director
Office of Planning and Sustainable Development
Environmental Review Program

From: Dawn N. S. Chang, Chairperson
Board of Land and Natural Resources

~c

Subject: Draft Environmental Assessment (DEA) for Draft Environmental Assessment regarding the King Property Access Improvements Project, related to the resolution of Conservation District Enforcement ENF: OA 22-13 Located at the end of Poopoo Place, Lanikai Beach Tract, Kailua, Koolaupoko, Oahu, Tax Map Key (TMK): (1) 4-3-002:001

The Department of Land and Natural Resources (DLNR) has reviewed the subject DEA for the King Property Access Improvements Project, related to the resolution of Conservation District Enforcement ENF: OA 22-13, and anticipates a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this project in the next available issue of The Environmental Notice.

If you have any questions regarding this letter, please contact Trevor Fitzpatrick of our Office of Conservation and Coastal Lands (OCCL) at trevor.j.fitzpatrick@hawaii.gov or (808) 798-6660. You may also contact the applicant's agent Kevin Butterbaugh of Banyan Consulting LLC at banyan.butterbaugh@gmail.com or (808) 497-5665.

From: dbedt.opsd.erp@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Tuesday, June 30, 2026 1:06:56 PM

Action Name

King Property Access Improvements

Type of Document/Determination

Draft environmental assessment and anticipated finding of no significant impact (DEA-AFNSI)

HRS §343-5(a) Trigger(s)

- (2) Propose any use within any land classified as a conservation district

Judicial district

Ko'olaupoko, O'ahu

Tax Map Key(s) (TMK(s))

TMK 4-3-002-001 and TMK 4-3-002-053

Action type

Applicant

Other required permits and approvals

SMA - Minor Permit, Conservation District Use Permit, Building Permit

Discretionary consent required

DLNR/OCCL approval

Agency jurisdiction

State of Hawai'i

Approving agency

DLNR - OCCL

Agency contact name

Trevor Fitzpatrick

Agency contact email (for info about the action)

trevor.j.fitzpatrick@hawaii.gov

Email address for receiving comments

banyan.butterbaugh@gmail.com

Agency contact phone

(808) 798-6660

Agency address

1151 Punchbowl Street, Rm 131

Honolulu, HI 96813
United States
[Map It](#)

Applicant

Landowner

Applicant contact name

Don King

Applicant contact email

donking@hawaii.rr.com

Applicant contact phone

(808) 286-4383

Applicant address

320 Poopoo Place
Kailua, HI 96734
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

Banyan Consulting, LLC

Consultant contact name

Kevin Butterbaugh

Consultant contact email

banyan.butterbaugh@gmail.com

Consultant contact phone

(808) 497-5665

Consultant address

1351 Kainui Drive
Kailua, HI 96734
United States
[Map It](#)

Action summary

The proposed action is to construct a new concrete driveway, turnaround area, and landscaping, portions of which would be located on the applicant's residential and conservation properties. These improvements would replace the existing unpermitted gravel/concrete driveway and landscaping. The improvements would provide access to the rear portion of the applicant's R-10 property and would bring the project into regulatory compliance. Additionally, the new concrete driveway would offer better access to the conservation parcel, which could aid emergency personnel, if needed.

Reasons supporting determination

The Department of Land and Natural Resources (DLNR) has reviewed the subject DEA for the King Property Access Improvements Project, related to the resolution of Conservation District Enforcement ENF: OA 22-13, and anticipates a Finding of No Significant Impact (FONSI) determination.

Attached documents (signed agency letter & EA/EIS)

- [King_Property_Draft_EA-SUBMITTAL30June2026.pdf](#)
- [Transmittal-Ltr-to-ERP_King-DEA_RE-ENF-OA-22-13_V2-part-1-signedUL_ADA.pdf](#)

Action location map

- [KingPropertyLocationMap.zip](#)

Compliance certification (HRS §368-1.5):

The authorized individual listed below certifies that documents submitted are unlocked, searchable, and compliant with the Hawaii Electronic Information Technology Disability Access Standards (including, but not limited to transcripts, captions, and other descriptions accompanying audio/video files). The individual acknowledges that the submitter retains the responsibility for compliance after documents have been published and any compliance queries will be directed back to the agency and/or applicant.

Authorized individual

Kevin Butterbaugh

Authorized individual email

banyan.butterbaugh@gmail.com

Authorized individual phone

(808) 497-5665

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

Draft Environmental Assessment

King Property Access Improvements

Location:

TMK(s): 4-3-002-001 and 4-3-002-053
Kailua, O'ahu, Hawaii

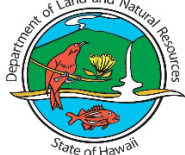
Prepared pursuant to:

Chapter 343, Hawai'i Revised Statutes
Chapter 11-200.1, Hawai'i Administrative Rules

Date:

June 2026

Prepared for:



Department of Land and Natural Resources

Prepared by:

Applicants: Don and Julianne King



Consultant: Banyan Consulting, LLC

Draft Disclaimer

This Draft Environmental Assessment (DEA) has been prepared for agency review and public comment pursuant to Chapter 343, Hawai'i Revised Statutes, and applicable Hawai'i Administrative Rules. This document is a working draft and has not been accepted, approved, or endorsed by any accepting agency. The analyses, findings, and conclusions herein are preliminary and subject to revision based on agency consultation, public comments, and additional information.

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Acronyms and Abbreviations

ALISH	Agricultural Lands of Importance to the State of Hawai‘i
BMP	Best Management Practice
CZM	Coastal Zone Management
DEA	Draft Environmental Assessment
EA	Environmental Assessment
EIS	Environmental Impact Statement
ESCP	Erosion and Sediment Control Plan
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
HAR	Hawai‘i Administrative Rules
HRS	Hawaii Revised Statutes
LFA	Little Fire Ant
NRCS	Natural Resources Conservation Service
SHPD	State Historic Preservation Division
SMA	Special Management Area
TMK	Tax Map Key
USFWS	United States Fish and Wildlife Service

Project Summary

Project Name	King Property – Access Improvements
Proposed Action	Implement improvements for better access to the rear portion of the landowner’s residential property.
HRS, Chapter 343 Trigger	Roadbuilding on State-designated Conservation Land
Location	320 Po’opo’o Place, Kailua, Hawaii 96734
Tax Map Key Parcel(s)	4-3-002-001 and 4-3-002-053
Project Area	TMK 4-3-002-001: approximately 11,358 square feet TMK 4-3-002-053: approximately 155 square feet
Landowners/Applicants	Don and Julianne King
Accepting Agency	Department of Land and Natural Resources
State Land Use District	TMK 4-3-002-001: Conservation - Limited Subzone TMK 4-3-002-053: Urban
County Development Plan Designations	TMK 4-3-002-001 Preservation; TMK 4-3-002-053 Urban
County Zoning	TMK 4-3-002-001 P-1 Restricted Preservation; TMK 4-3-002-053: R-10
Special Management Area (SMA)	Coastal Zone
Flood Zone Designation	Zone X, Low or moderate risk of flooding
Existing Use	TMK 4-3-002-001 Open Space; TMK 4-3-002-053 Residential
Permits and Approvals Required	SMA - Minor Permit, Conservation District Use Permit, Building Permit
Chapter 343 HRS Determination	Finding of No Significant Impact (FONSI)
Approving Agency Contact	Department of Land and Natural Resources Office of Conservation and Coastal Lands Trevor Fitzpatrick, Project Manager 1151 Punchbowl Street, Rm 131 Honolulu, HI 96813, trevor.j.fitzpatrick@hawaii.gov, 808.798.6660
Consultant Contact	Kevin Butterbaugh Banyan Consulting, LLC Comments: banyan.butterbaugh@gmail.com

1 Introduction

1.1 Purpose of the Environmental Assessment

This Environmental Assessment (EA) is prepared in accordance with Chapter 343 Hawai'i Revised Statutes (HRS), as amended, and Title 11, Chapter 200.1, Hawai'i Administrative Rules (HAR), Environmental Impacts Statement Rules. An EA is required for this project pursuant to HRS Chapter 343 §§ 343-5(a)(1) and (4), due to the proposed change of use (i.e., roadbuilding) on private property with a State Land Use District designation as Conservation - Limited Subzone.

A partially concrete and gravel driveway is currently located on the Conservation parcel. This after-the-fact EA seeks to upgrade the roadway and landscaping to bring the project into regulatory compliance.

This EA analyzes the potential environmental and socioeconomic consequences of the Proposed Action. The intent of the EA is to provide sufficient analysis for determining either that the Proposed Action 1) would have a significant effect on the environment and requires the preparation of an Environmental Impact Statement or 2) would not have a significant effect and a Finding of No Significant Impact (FONSI) should be issued pursuant to Chapter 343 HRS.

1.2 Background

The applicants own two contiguous parcels in the residential area of Ka'ohao, commonly known as Lanikai in Kailua, O'ahu (Figure 1). One of these parcels is in the State Land Use District designated as Conservation - Limited Subzone and the other parcel is designated as Urban (TMK [Tax Map Key] 4-3-002-001 and TMK 4-3-002-053, respectively). These two parcels contain 75.852 acres and 10,929 square feet, respectively.

The applicants propose to undertake access improvements and landscape modifications to portions of their two properties (TMK 4-3-002-001 and TMK 4-3-002-053). The proposed improvements and modifications ("Proposed Action") are needed to resolve inadequate access to the rear portion of their R-10 zoned property (TMK 4-3-002-053). The Proposed Action is intended to resolve this issue while also providing a secondary benefit to public emergency services agencies by affording better access to the abutting conservation area.

1.3 Project Location and Description

As shown in Figure 1, the applicant's properties are situated in the 'ili of Ka'ohao, ahupua'a of Kailua, Ko'olau Poko District, O'ahu. The conservation parcel (TMK 4-3-002-001) is between the homes of the Lanikai neighborhood to the east and parts of the Ka'iwa Ridge to the west. The land is a part of the crescent shaped Ka'ohao watershed that includes the hillside, single-family homes, an ephemeral stream, Lanikai beach, and in the water, 'A'alapapa reef. The conservation land rises above the lower coastal flats of the Lanikai neighborhood with elevations between 110 feet to 603 feet above mean sea level. The conservation parcel spans from the edge of the residential area to the ridgeline.



Figure 1. Project Location and TMK Parcel Map (sources: Hawaii Statewide Geographic Information System (GIS) Program, Office of Planning and Sustainable Development, April 2024; City and County of Honolulu, Department of Planning and Permitting, Jan. 2026)

The Urban parcel (TMK 4-3-002-053) contains the applicant’s home and is located at the end of Po’opo’o Place, a dead-end street. This parcel abuts the Conservation parcel along its south and west property boundaries. Po’opo’o Place is an asphalt road that is owned and maintained by the City and County of Honolulu. A storm drain is located at the end of Po’opo’o Place and at the terminus of the ephemeral stream. This intermittent stream is situated in a gully located on the Conservation parcel and approximately 50 feet from the southern boundary of the Urban parcel.

1.4 Purpose and Need for the Proposed Action

The purpose of the Proposed Action is to improve access to the rear portion of the residential property and manage the Urban/Conservation interface abutting the applicant’s R-10 zoned property. The Proposed Action is needed to address the inadequate access that currently exists to this portion of the applicant’s property and to bring the project into regulatory compliance.

1.5 Identification of Agencies and Organizations Consulted

A Pre-Assessment consultation was conducted from September 20, 2022 to October 22, 2022,

concurrently with the research and the preparation of the Draft Environmental Assessment (Draft EA). The purpose of the Pre-Assessment consultation was to consult with agencies, organizations, and individuals with technical expertise or an interest in, or will be affected by, the proposed Project. This process is part of the scoping process for the Draft EA. Comments and input received during this period were used to identify environmental issues and concerns to be addressed in the Draft EA. As part of this early consultation process, the agencies, organizations, and individuals who were sent Pre-Assessment consultation solicitation letters are provided in Appendix A. Copies from those who provided written comments (either by hard copy or electronically) are also provided reproduced in Appendix A.

2 Alternatives Considered

2.1 Alternative 1 (No Action Alternative)

Under the no action alternative, the project would not be implemented, and access would remain inadequate to the rear portion of the applicant's R-10 zoned property at 320 Po'opo'o Place. Additionally, the current unpermitted gravel/concrete driveway would remain out of regulatory compliance.

The No Action Alternative would not meet the purpose of or need for the Proposed Action. However, it is carried through the EA analysis to analyze the consequences of not undertaking the Proposed Action and to establish a comparative baseline for analysis.

2.2 Alternative 2 (Proposed Action)

The proposed action is to construct a new concrete driveway, turnaround area, and landscaping, portions of which would be located on the applicant's residential and conservation properties. These improvements would replace the existing unpermitted gravel/concrete driveway and landscaping. The improvements would provide access to the rear portion of the applicant's R-10 property, and assuming approval is granted, would bring the project into regulatory compliance. Additionally, the new concrete driveway would offer better access to the conservation parcel, which could aid emergency personnel, if needed.

The new driveway would begin at the end of Po'opo'o Place. Po'opo'o Place is a City and County of Honolulu (CCH) road that dead ends abutting the 75.852-acre State Land Use designated Conservation Subzone parcel (TMK 4-3-002-001) and adjacent to 320 Po'opo'o Place (TMK 4-3-002-053), a 10,929 square foot Urban designated parcel. These two parcels have a City and County designation of Preservation and R-10, respectively. Both properties are owned by the applicant, with the R-10 parcel being the applicant's primary residence.

The proposed driveway would begin at approximately 95 feet above sea level. It would follow the terrain up a 15-20 percent slope terminating at a level turn around area about 117 feet above sea level. As shown in Figure 2 (Project Site Plan), this route would have the proposed driveway begin on the

conservation parcel at the end of Po'opo'o Place, go up the slope next to the residential property, cross over a corner of the residential property and back onto the conservation parcel. It would terminate at a level turn around area on the Conservation parcel adjacent to a parking area on the R-10 parcel. Figure 3 are photographs of the existing project site.

The proposed driveway would consist of five-inch-thick concrete over a four-inch packed gravel base. It would be 12 feet wide and approximately 110 feet long running up the sloping portion of the site. At the top of the slope, it would transition to a 20-foot by 47-foot grass block paver turnaround area. Table 1 provides an area breakdown of the amount of concrete, grass paver blocks, and landscaping. The total area of proposed concrete would be approximately 1,190 square feet, grass block paver area would be 1,020 square feet, and the total landscaped area would be 9,303 square feet. The total

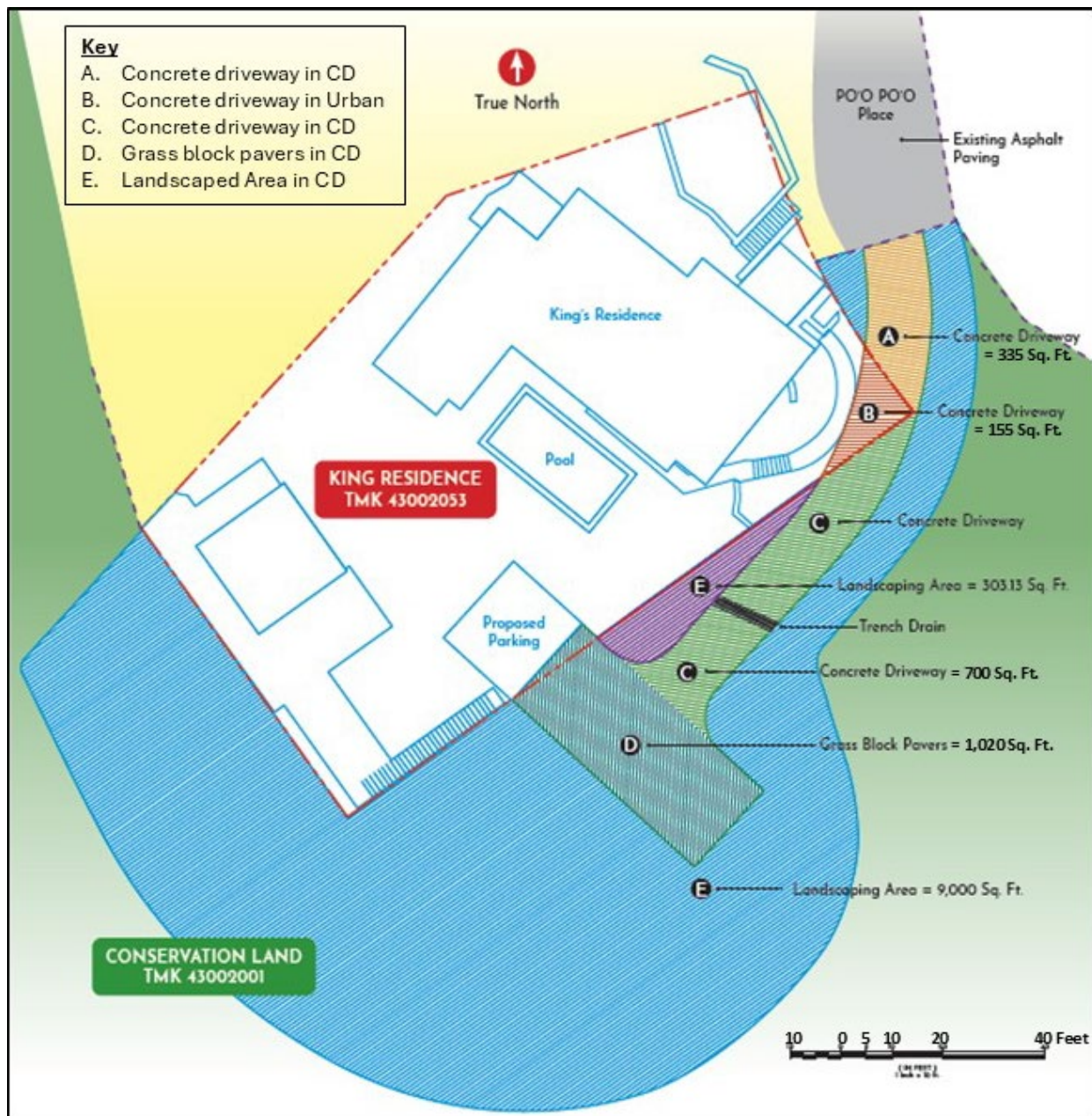


Figure 2. Project Site Plan



Photograph looking north downslope of proposed driveway site, with Po'opo'o Place in the background.

Photograph looking south upslope from the end of Po'opo'o Place. Proposed driveway site is in middle of photograph, Urban District is on the right, Conservation District on the left.



Photograph of the proposed turn around area, looking south with existing trees and shrubs in the foreground. Ridgeline in the distance is the border of the Conservation parcel. On the other side of the hill is Bellows Air Force Base.

Figure 3. Existing Site Photographs (source: Don King)

amount of project area improvements and modifications would be 11,513 square feet: 11,278 square feet within the Conservation District and 235 square feet in the Urban District. Figure 3 shows typical cross section details of the gravel driveway and grass block pavers.

Table 1. Project Components – Concrete, Grass Block Pavers, and Landscaping

Concrete Driveway	Area	Grass Block Pavers	Area	Landscaping	Area	Total Area
Concrete Driveway in Conservation District	1,035 sq.ft.	Grass Block Pavers in Conservation District	940 sq.ft.	Landscaped Area in Conservation District	9,303 sq.ft.	11,278 sq.ft.
Concrete Driveway in Urban District	155 sq.ft.	Grass Block Pavers in Urban District	80 sq.ft.	Landscaped Area in Urban District	N/A	235 sq.ft.
Total Concrete Driveway Area	1,190 sq.ft.	Total Grass Block Pavers Area	1,020 sq.ft.	Total Landscaped Area	9,303 sq.ft.	11,513 sq.ft.

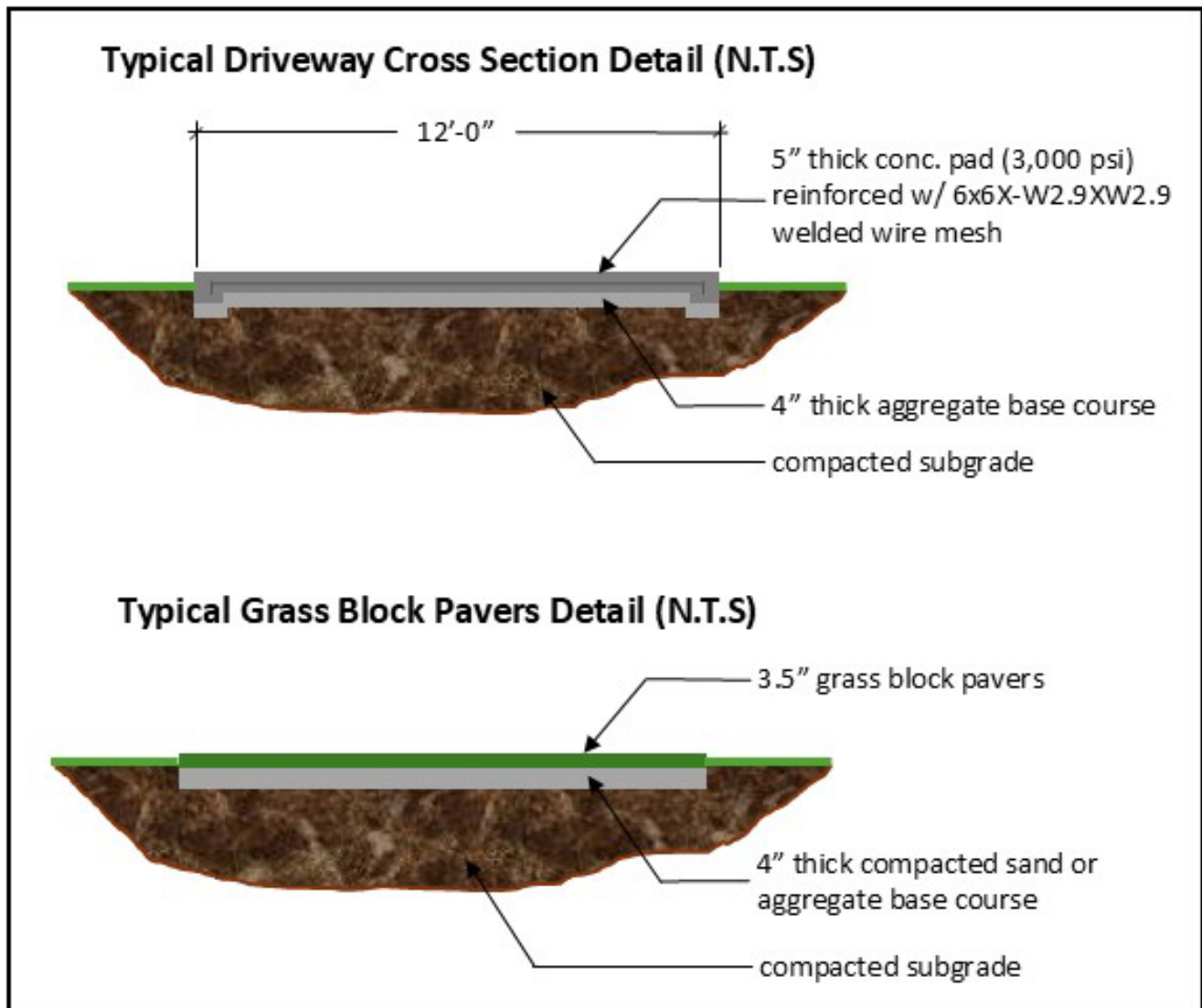


Figure 4. Gravel Driveway and Grass Block Pavers - Typical Cross Section Details

The project would require grading for both the proposed driveway and the turnaround area. Grading the driveway would involve a maximum cut of approximately 12 inches and a minimum cut of zero inches, resulting in an average cut of approximately seven inches. This grading would generate approximately 27 cubic yards of excess cut material.

Grading for the turnaround area would require a maximum cut of approximately 12 inches and a maximum fill of approximately eight inches, with an average cut of approximately two inches. This work would generate approximately six cubic yards of excess cut material. In total, the project would result in approximately 33 cubic yards of excess cut material, which would be hauled offsite and disposed of at an approved, licensed disposal facility.

Following removal of existing concrete and its disposal offsite, the proposed driveway alignment would be graded to generally follow existing terrain, with an average cut of approximately 6 inches along a 20-foot-wide by 80-foot-long section of the driveway extending upslope. This grading approach would allow the finished concrete driveway surface to closely match existing grades. A compacted gravel base layer approximately four inches thick would be installed, followed by approximately five inches of concrete reinforced with welded wire mesh. At no point would grading exceed 12 inches of cut or four inches of fill. Cut and fill material would be used to smooth the sloping portion of the driveway and level the turnaround area.

Soil disturbance would be limited to a maximum width of approximately 14 feet along the driveway alignment. No excess cut material would be stockpiled onsite. Temporary silt barriers would be installed during construction to prevent soil migration onto adjacent properties.

An Erosion and Sediment Control Plan (ESCP) would be prepared prior to construction, and a certified ESCP Coordinator would be retained to ensure that approved erosion and sediment control measures are properly implemented before, during, and after construction. Best Management Practices (BMPs) would be employed throughout construction and operation of the project, including, but not limited to, the placement of coir logs in appropriate locations prior to grading activities to minimize soil loss and reduce sediment transport during construction of the driveway and turnaround area.

In addition to temporary construction-related sediment and erosion control measures, long-term landscaping would be designed and installed to minimize sediment and soil erosion from the site and act as a fire break between the residential area and the conservation parcel. As shown in Figure 4, the landscape plan would include the use of mostly drought-tolerant and hardy native vegetation at the residential/conservation boundary, transitioning to grass and shrubbery adjacent to the turnaround and residential parcel. Plants that would be used at the residential/conservation boundary would include but not be limited to naio (*Myoporum sandwicense*), pohinahina (*Vitex rotundifolia*), naupaka (*Scaevola taccada*), and kupukupu (*Nephrolepis cordifolia*).

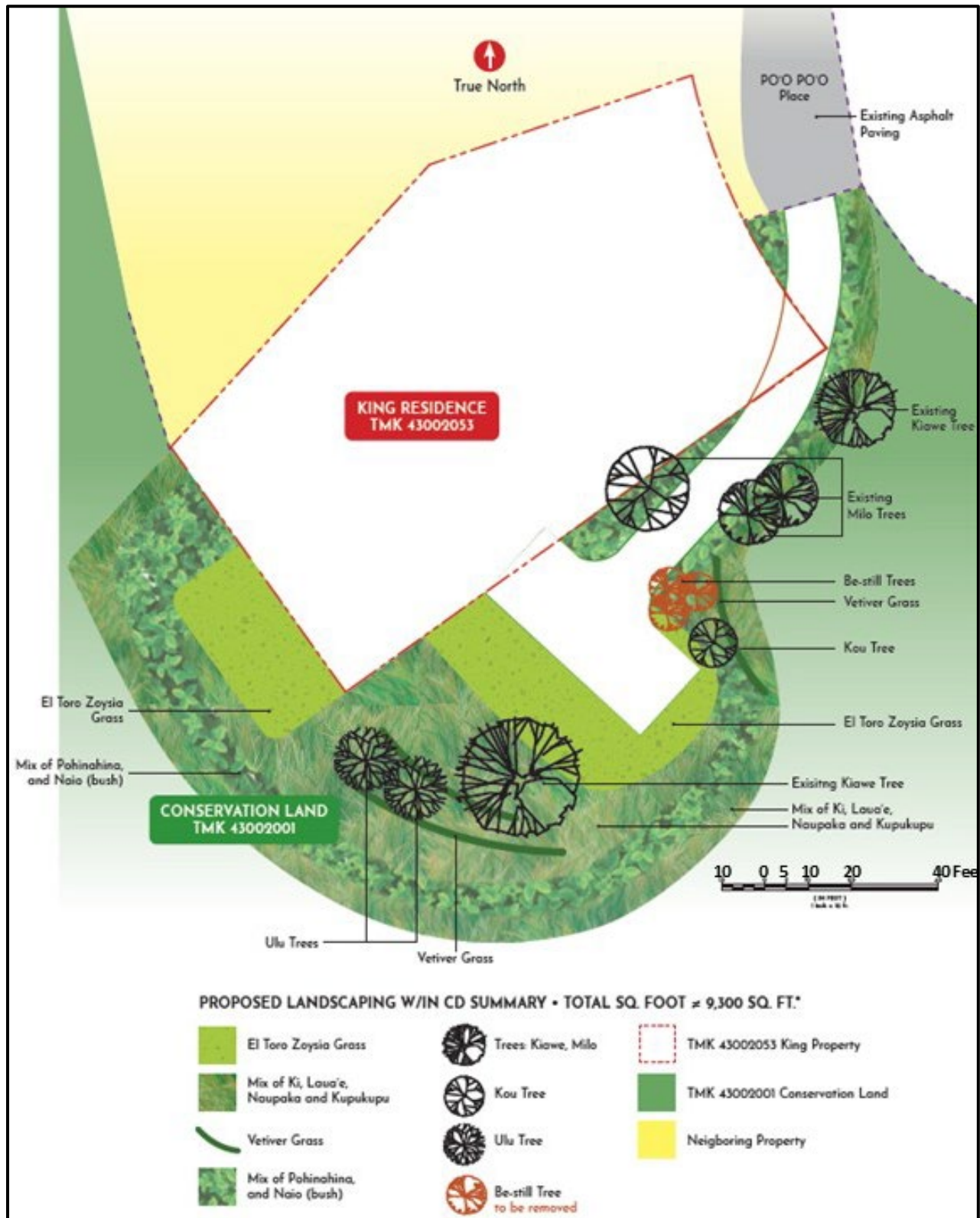


Figure 5. Landscape Plan

2.3 Alternatives Considered but Dismissed

The Proposed Action follows the shortest route up the slope adjacent to the applicant’s R-10 parcel at 320 Po’opo’o Place and least impactful footprint on the conservation parcel route. An alternative route

for the driveway was considered but dismissed because it would have a greater footprint, increased grading, and therefore larger impact on the conservation parcel.

An alternative was also considered that would increase the amount of access and parking at the bottom of the applicant's R-10 parcel. However, this alternative was dismissed because it did not meet the Proposed Action's purpose and need of providing improved access to the applicant's rear portion of their property.

3. Affected Environment, Potential Impacts and Mitigation Measures

This section describes the existing conditions of the affected environment, potential impacts of the project on the environment, and mitigation measures to minimize any impacts (if needed). Topics and resources analyzed include land use, zoning, and classification; geology and topography; soils; air quality; natural hazards, hydrology and water resources; biological resources; archaeological, historic resources, and cultural resources; and infrastructure and utilities. The following resources were not carried forward for analysis because impacts on those resources would not be anticipated: climate; hazardous materials; public transportation and traffic; visual resources; noise; human health and safety; and socioeconomic resources.

3.1 Land Use, Zoning, and Land Classification

3.1.1 Affected Environment

Approximately 11,358 square feet of the applicant's proposed project is located on their 75.852-acre State designated Conservation - Limited Subzone parcel (TMK 4-3-002-001), with the remaining portion (155 square feet) proposed on their State designated Urban parcel (TMK 4-3-002-053). CCH zoning of these same parcels is Preservation and R-10, respectively. State agencies have regulatory authority over all uses, structures and development standards within the CCH Preservation district.

The entirety of the conservation parcel is vacant of any structures but does have a previously built gravel and concrete driveway to the rear of the applicant's residential property. The existing driveway is currently in violation of State regulations.

As stated in the applicable sections (22 and 23) of Chapter 13-5 Hawaii Administrative Rules (HRS), road construction and landscaping may be allowed on Conservation - Limited Subzone land. Landscaping in an area of less than 10,000 square feet requires a DLNR departmental permit and roadbuilding requires a DLNR Board permit. These actions require an applicant to submit a Conservation District Use Application (CDUA) to get a Conservation District Use Permit (CDUP).

The proposed project is located within the CCH's Special Management Area (SMA) and includes grading, thus requiring a SMA Minor Permit for compliance with the state's Coastal Zone Management law (HRS 205A). A CCH SMA permit is required for "development," which includes any construction, grading, or

change in the intensity of the use of land, with certain exceptions. The proposed project costs are approximately \$50,000, well below the threshold of \$750,000 for non-shoreline lots, therefore, an SMA Minor Permit is required.

3.1.1 Potential Impacts and Mitigation Measures

The applicants would submit a CDUA and SMA Minor Permit application to rectify the currently non-compliant gravel/concrete driveway. Through the issuance of a CDUP and SMA Minor Permit the new driveway and landscaping would result in a beneficial impact by becoming compliant with State and CCH regulations. Therefore, it is not expected to have any short-term, long-term, direct, indirect, or cumulative impacts on land use, zoning, and land classification. No additional mitigation measures are required.

3.2 Geology and Topography

3.2.1 Affected Environment

The ahupua'a of Kailua is located along the eastern (windward) side of the island of O'ahu. The island of O'ahu was formed by two shield volcanoes: the Wai'anae Volcano to the west and the younger Ko'olau Volcano to the east. The Ko'olau Volcano is estimated to be approximately 2.7 million years old.

The eastern flank of the Ko'olau Mountain Range experienced a massive collapse approximately two million years ago, resulting in the steep slopes that characterize the windward side of the range today. Local geologic features include the Ka'iwa hillside, which is believed to have formed because of mass soil transport and depositional processes associated with the collapse of the Ko'olau Volcano, as well as the surrounding coastal plains, which likely developed from uplifted or emerged marine sediments (State of Hawai'i, Department of Land and Natural Resources, 2022).

The topography of the project area consists of a gently sloping hillside transitioning to a nearly level area. A small gully runs roughly parallel to the proposed driveway and terminates at the Po'opo'o culvert adjacent to the project site. Elevation within the project area ranges from approximately 95 feet above mean sea level at the end of Po'opo'o Place to approximately 118 feet above mean sea level at the turnaround area.

The Ka'iwa Ridge borders the conservation parcel to the northwest, west, and south of the project site, while gently sloping to flat residential areas and the shoreline are located to the northeast. The project site is situated on a previously graded slope adjacent to the graded house pads of the Lanikai subdivision. A thin crust of concrete and gravel currently covers most of the surface area of the proposed driveway. Existing concrete would be removed and disposed of offsite during the construction process.

The proposed driveway would be located within approximately 11,358 square feet (0.26 acres) of TMK 4-3-002-001, a 75.852-acre conservation parcel consisting of hillside terrain that borders the Lanikai subdivision on the makai side and extends to the Ka'iwa ridgeline on the mauka side. The entire conservation parcel is located within the Limited Subzone of the Conservation District.

The far northern corner of the conservation parcel is near, but does not include, one of the pillboxes above Lanikai—World War II—era military fire control stations that have become a popular hiking destination. The closest pillbox is located approximately 0.5 miles from the proposed driveway site. Bellows Air Force Station borders the conservation parcel to the south and is located approximately 0.13 miles from the project site. The property boundary between Bellows Air Force Station and the conservation parcel generally follows the Ka'iwa ridgeline.

3.1.2 Potential Impacts and Mitigation Measures

The proposed project will be built on previously graded land where there is currently a thin layer of remnant gravel and concrete on both the sloped and flat portion of the site. Given the existing conditions and the proposed construction footprint, approach, and materials construction of the proposed project would have a negligible effect on the geology and topography of the area. Therefore, it is not expected to have any short-term, long-term, direct, indirect, or cumulative impacts on geology or topography. No additional mitigation measures are required.

3.2 Soils

3.2.1 Affected Environment

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four hydrologic soil groups according to the rate of water infiltration when soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. According to Natural Resources Conservation Service (NRCS) soil survey data, three primary soil types occur at and near the project area: Kokokahi very stony clay (0–30 percent slopes), Papaa clay (35–75 percent slopes), and Stony steep land. As shown in Figure 5, most of the proposed project is within the Papaa clay zone with a small portion of the project in the Kokokahi very stony clay zone. The Kokokahi very stony clay zone lies well upland of the proposed project area. An NRCS Soil Resource Report for the area shown in Figure 5 is in Appendix B.

Kokokahi very stony clay is a moderately well-drained, very stony clay with a seasonal high-water table greater than 80 inches below ground surface and a restrictive layer occurring at depths greater than 80 inches. Papaa clay is a well-drained clay with a seasonal high-water table greater than 80 inches and a restrictive layer occurring at depths of approximately 40 to 60 inches above paralithic bedrock. Stony steep land is a well-drained, extremely stony silty clay with a seasonal high-water table greater than 80 inches and a restrictive layer occurring at depths greater than 80 inches.

Kokokahi very stony clay and Papaa clay are classified as Hydrologic Soil Group C. Soils in this group have a relatively high runoff potential when thoroughly wet, and water transmission through the soil is somewhat restricted. These soils typically contain 20 to 40 percent clay and less than 50 percent sand.

Stony steep land is classified as Hydrologic Soil Group A. Soils in this group have a relatively low runoff potential when thoroughly wet because water is freely transmitted through the soil profile. These soils typically contain more than 90 percent sand or gravel and less than 10 percent clay. Some loamy soils

may also be classified in Group A if they are of low bulk density, are well aggregated, or contain greater than 35 percent rock fragments (NRCS 2007).

None of the soils within the proposed project area are classified as hydric soils or as prime or unique farmland under NRCS criteria (NRCS 2020).

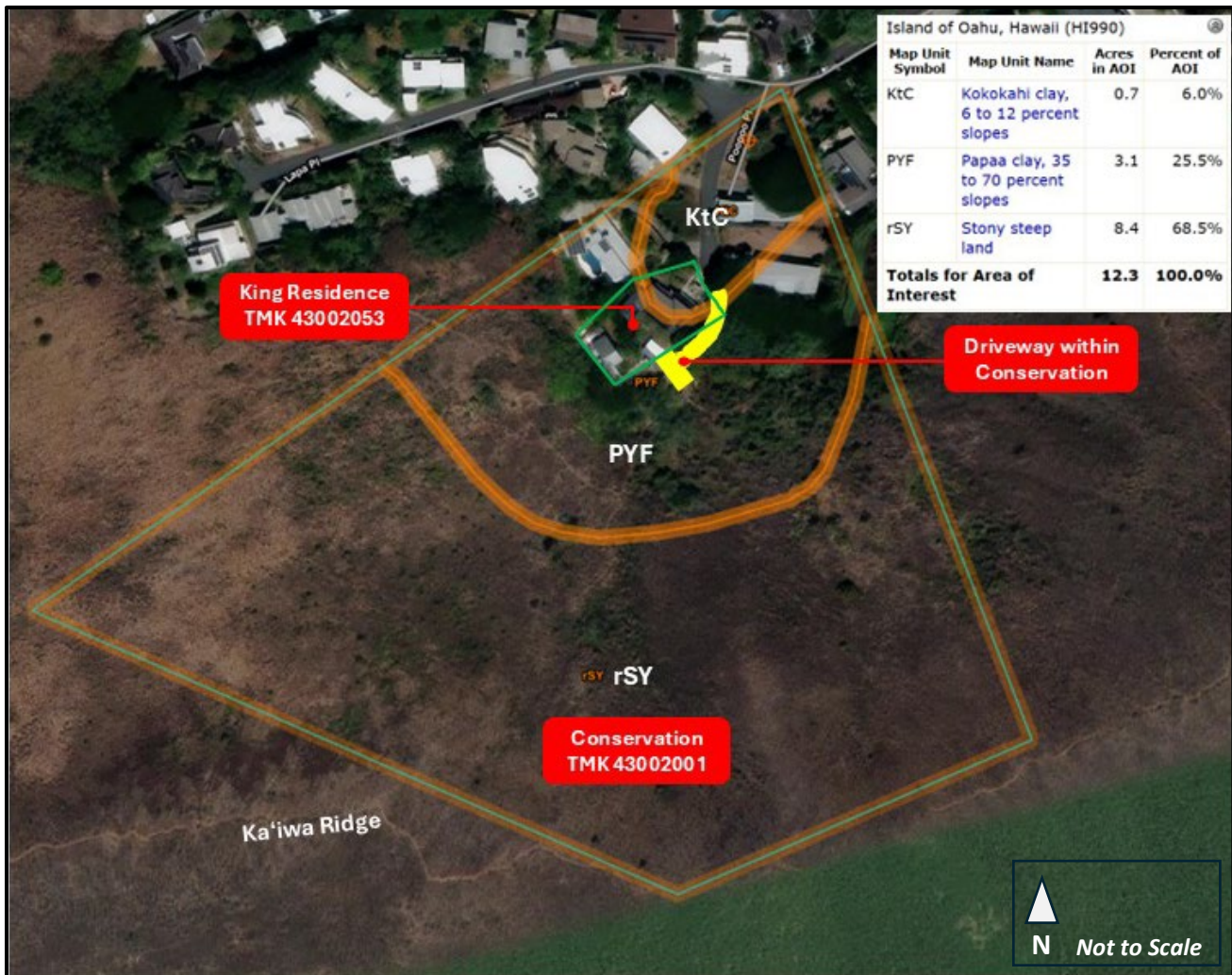


Figure 6. Soils Map (source: USDA Natural Resources Conservation Service, Feb. 2026)

The University of Hawai‘i Land Study Bureau publication *Detailed Land Classification, Island of O‘ahu* classifies non-urban land using a five-class agricultural productivity rating system, designated A through E, where “A” (Prime) represents the highest level of agricultural productivity and “E” (Very Poor) represents the lowest. The area associated with the proposed driveway is designated with a productivity rating of “E” (Very Poor) (Baker, 1965).

The State of Hawai‘i Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (Agricultural Lands of Importance to the State of Hawai‘i [ALISH]) system classifies agricultural lands as “Prime,” “Unique,” or “Other,” with remaining lands left unclassified. The land associated with the proposed driveway is not classified under the ALISH system.

3.1.2 Environmental Consequences and Mitigation Measures

Soil disturbance increases the potential for soil erosion, compaction, soil profile mixing, and loss of soil productivity. Once vegetation is removed, exposed soils become susceptible to wind and water erosion, and uncontrolled water erosion can result in sedimentation of nearby drainage features. During construction, approximately 200 square feet of land would be temporarily disturbed for use as equipment and materials laydown area. Permanent ground disturbance associated with the proposed project would be limited to approximately 2,210 square feet for the driveway and turnaround area. Soil disturbance along the driveway alignment would be confined to a maximum width of approximately 14 feet. No excess cut material would be stockpiled onsite.

The proposed project design and construction activities would incorporate appropriate BMPs, consistent with an approved Grading Plan and ESCP to minimize soil erosion and sediment transport. BMPs would include, but not be limited to, the installation of silt barriers and coir logs prior to grading, stabilization of exposed soils, and maintenance of existing drainage patterns. With implementation of these BMPs and other measures to be identified in the ESCP, no offsite sediment transport is anticipated during construction or operation of the project.

All disturbed soils would be regraded and stabilized to conform to existing terrain and maintain proper drainage. Upon completion of construction, interim reclamation would include planting desirable vegetation species in all areas where vegetation was removed, as well as landscaping an additional 9,303 square feet of area adjacent to the driveway, turnaround, and residential property. Landscaping-related soil disturbance would be limited to small planting holes for individual plants. These measures would stabilize soils and further reduce the potential for erosion.

Construction activities are expected to last approximately four weeks and would require minimal equipment. As a result, the potential for leaks or spills of fuels, oils, or other fluids that could contaminate soils is minimal, and the risk of soil contamination is considered low. Landscaping activities would take place over an additional eight weeks. Due to the limited footprint, short duration of disturbance, and implementation of BMPs and ESCP measures, soil impacts would be temporary and would not likely result in long-term soil erosion or degradation. Therefore, the proposed project is not expected to have any short-term, long-term, direct, indirect, or cumulative impacts on soils. No additional mitigation measures are required.

3.3 Air Quality

3.3.1 Affected Environment

The State of Hawai'i Department of Health (DOH) monitors ambient air quality at several stations on the island of O'ahu; however, none of these monitoring stations are located on the windward side of the island. Air quality in the vicinity of the project site is generally good, as there are no major stationary sources of air pollution in the surrounding area.

3.3.2 Potential Impacts and Mitigation Measures

Short-term fugitive dust generation and emissions from on-site mobile construction equipment would occur during project construction. Fugitive dust may be generated during site preparation and grading activities, and air pollutants would be emitted in the form of exhaust from construction equipment. These emissions are expected to be temporary and minor due to the short duration and limited scale of construction activities.

All construction equipment would be properly maintained and operated in compliance with applicable State and County air quality standards. Appropriate BMPs, such as minimizing disturbed areas and controlling dust during construction, would be implemented to reduce fugitive dust and equipment-related emissions.

Upon completion of construction activities, air quality conditions in the project area are expected to return to baseline levels. Therefore, the proposed project is not expected to have any short-term, long-term, direct, indirect, or cumulative impacts on air quality. No additional mitigation measures are required.

3.4 Natural Hazards

Natural hazards like flooding, tsunami inundation, hurricanes, sea level rise, volcanic activity and earthquakes, wildfires and invasive species have historically impacted the Hawaiian Islands.

3.4.1 Affected Environment

Flooding

As shown in Figure 6, the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the proposed project site is located within the Flood Hazard Zone X (FEMA, Feb 2026). Zone X indicates an area of minimal flood hazard with a less than one percent chance of a flood event.

Tsunami Inundation

The Hawaii Emergency Management Agency provides maps of Hawaii's tsunami evacuation zones that show the following three zones: [1] Tsunami Evacuation Zone, [2] Extreme Tsunami Evacuation Zone, and [3] Safe Zone. As shown in Figure 7, the King Residence (TMK 43002053) is in the Safe Zone while the conservation parcel is in both the Safe Zone and the Extreme Tsunami Evacuation Zone.

Hurricanes

Since 1980, two hurricanes have had a devastating effect on O'ahu. They were Hurricane 'Iwa in 1982 and Hurricane 'Iniki in 1992. While it is difficult to predict such natural occurrences, it is reasonable to assume that future incidents are likely. However, the threat of such hazard is no greater for the proposed project site than any other location on O'ahu.

Volcanic Eruptions and Earthquakes

Volcanic hazard is considered minimal due to the extinct status of O'ahu's volcanoes. In Hawai'i, most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai'i, the vast majority of

which are so small they are detectable only with highly sensitive instruments. The threat of an earthquake to the site area is no greater than any other location on O’ahu.

Sea Level Rise

The Hawai’i Sea Level Rise Viewer Map from the Pacific Islands Ocean Observing System indicates that the proposed project area will not be subject to coastal inundation resulting from 3.2 feet of sea level rise. The project site is approximately 0.28 miles from the nearest coastline at an elevation of approximately 95 feet above sea level and is not subject to coastal flooding (United States Geological Survey (USGS), 2024).

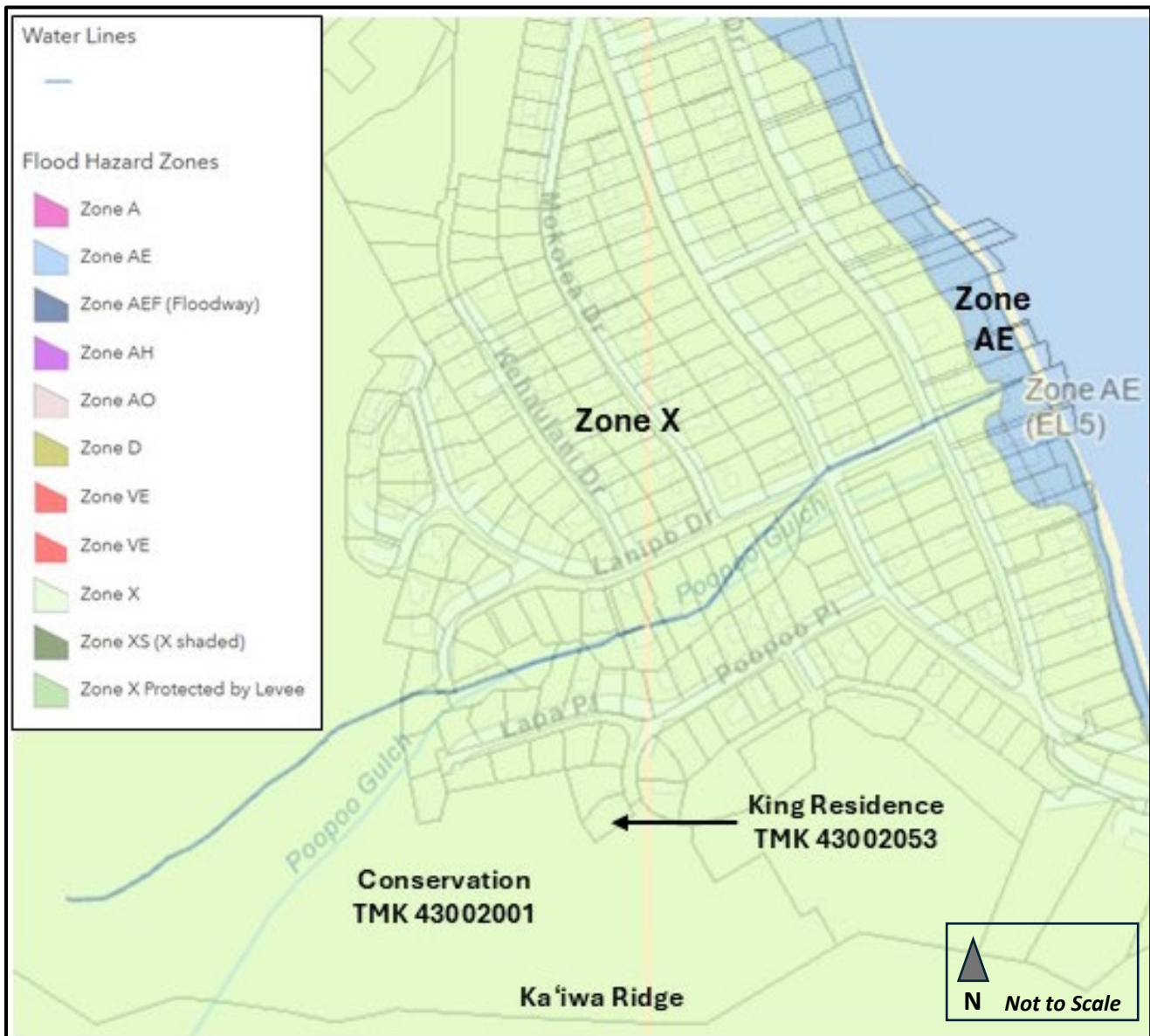


Figure 7. FEMA Flood Zone Map (source: FEMA, Feb 2026)

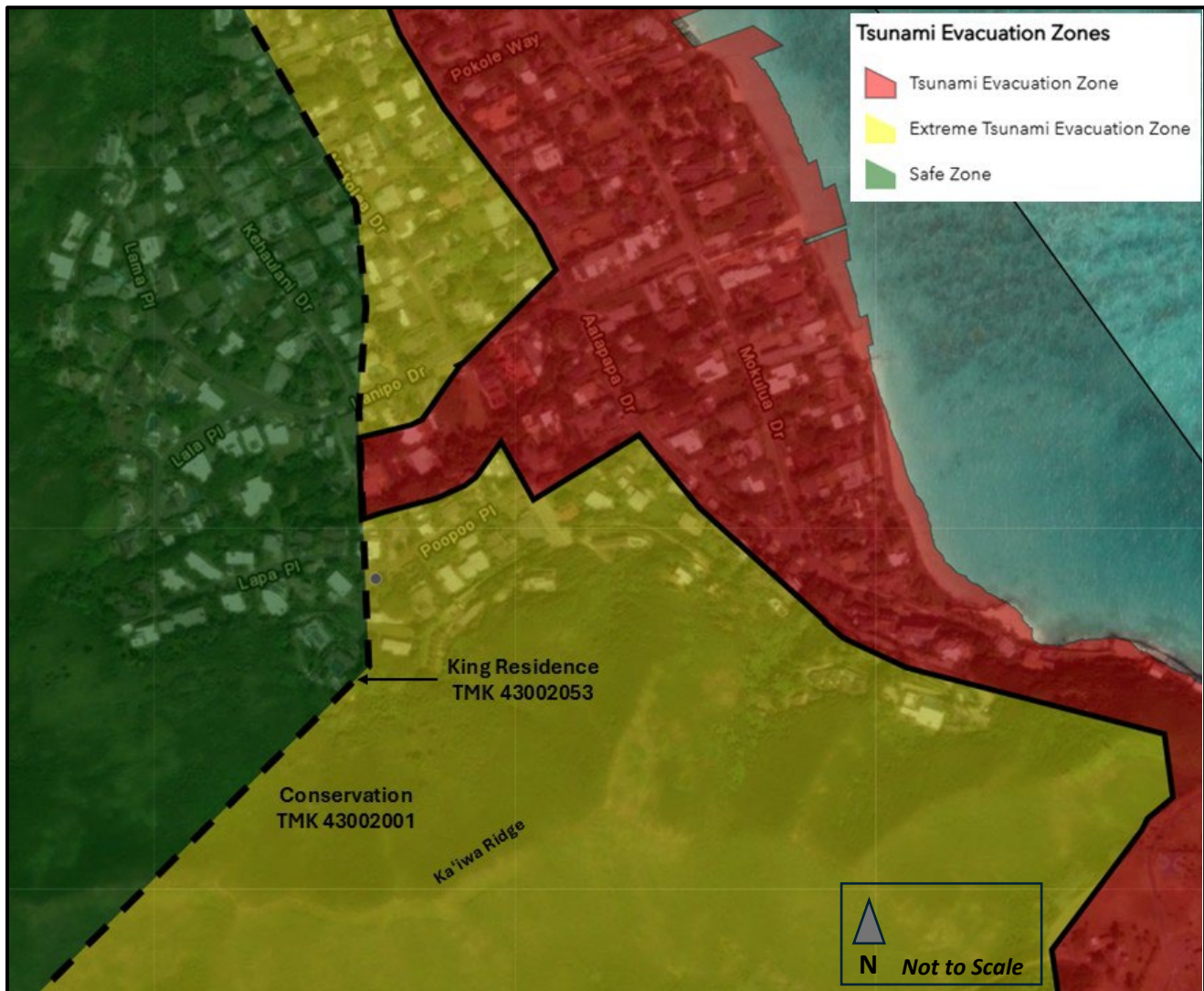


Figure 8. Tsunami Zone Map (source: Hawaii Emergency Management Agency, Feb 2026)

Wildfire

Wildfire risk on O’ahu has increased as development continues to encroach into wildland areas and climate change contributes to more frequent and prolonged drought conditions. Wildfires on O’ahu are most often caused by human activities, including downed power lines, accidental ignitions, and intentional acts such as arson.

In 2025, the City and County of Honolulu published O’ahu’s *Local Hazard Mitigation Plan* (Local Hazard Mitigation Plan (LHMP)), which focuses on reducing risks from natural hazards to the people, property, economy, and environment of O’ahu, including wildfire hazards. The LHMP incorporates summaries of three Community Wildfire Protection Plans (Community Wildfire Protection Plan (CWPP)s) prepared by the Hawai’i Wildfire Management Organization (HWMO). While the Windward O’ahu CWPP is currently under development, the analyses contained in the LHMP and the existing CWPPs provide relevant information applicable to Windward O’ahu, including the upland areas mauka of the Lanikai community extending to and beyond Ka’iwa Ridge.

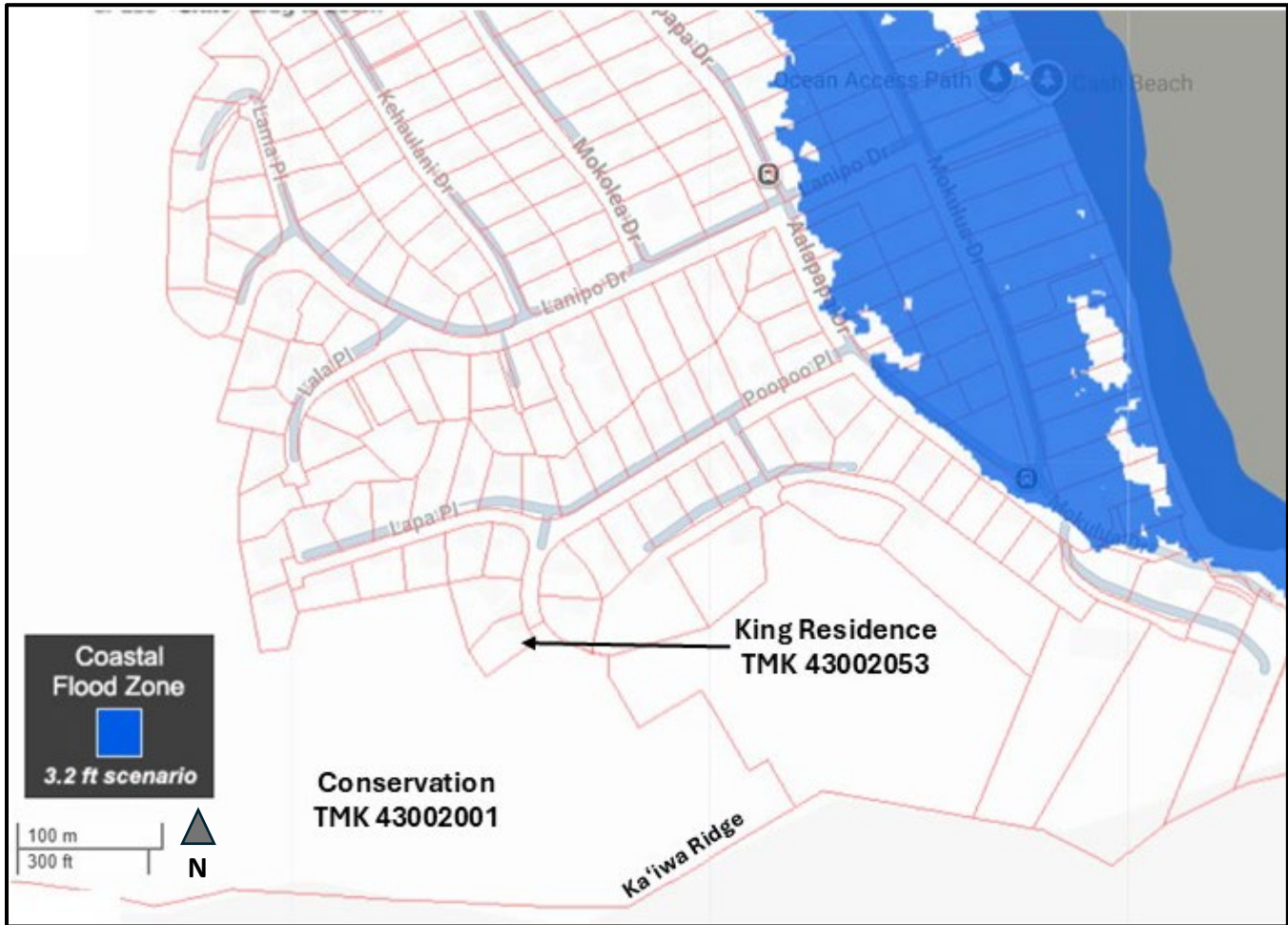


Figure 9. Sea Level Rise (source: Hawaii Sea Level Rise Viewer, 2026; Google, 2025)

The LHMP identifies wildfire extent and severity as the result of a complex interaction among climate and weather conditions, fuel availability and type, topography, and human activities. Hot, dry, and windy conditions are the primary drivers of wildfire ignition and spread. Periods of low humidity and elevated temperatures—particularly during drought—dry vegetation and increase its susceptibility to ignition. Strong winds accelerate fire spread by pushing flames forward, supplying oxygen, and carrying embers that can ignite new fires beyond the initial burn area.

Drought conditions play a significant role in increasing wildfire risk. Island-wide records indicate a general decline in average rainfall since the early 1980s, along with an increase in the frequency and severity of drought conditions in recent decades. Climate projections for Hawai‘i indicate continued variability in precipitation, with no consistent increase in average rainfall anticipated for coastal windward areas such as Lanikai, and an increased likelihood of extended dry periods punctuated by episodic, high-intensity rainfall events.

The applicant’s conservation parcel and surrounding conservation lands experience dry conditions, particularly during the summer months. Steep slopes, prevailing trade winds, and seasonal dryness contribute to an elevated wildfire risk in these upland conservation areas. The 2023 Maui wildfires demonstrated that fires originating in upland areas can rapidly escalate under high-wind conditions and

pose serious threats to downslope urbanized communities, resulting in substantial loss of life and property damage.

Invasive Species

The invasive Little Fire Ant (LFA), known for its painful stings and threat to local ecosystems, has been a significant concern in Lanikai. As of early 2026, intensive eradication by the University of Hawaii’s Hawaii Ant Lab and O’ahu Invasive Species Committee with strong community support have moved the Lanikai LFA population into a monitoring phase following successful large-scale treatments.

From May 2025 to February 2026, the Ka’iwa Ridge Trail (also known as the Lanikai Pillbox Trail) has undergone a series of drone-based treatments to target infestations on steep terrain. The drone applications were used because they safely reach the eastern slopes where LFA nests in trees and shrubs, likely to also help prevent them from spreading back into residential areas. Although unknown, the eradication efforts on and adjacent to the Ka’iwa Ridge Trail were likely beneficial to the applicant’s property as well.

However, there is a currently a known infestation on the conservation land adjacent to an infested neighbor’s yard, which a State contractor is in the process of treating.

3.4.2 Potential Impacts and Mitigation Measures

Flood control BMPs implemented during the short construction period would capture and direct stormwater runoff during any rain event(s). A beneficial impact would be realized from the proposed landscaping, which would curb impacts to the applicant’s parcels and surrounding neighborhood in the long-term.

Construction of the proposed driveway would result in short-term, localized disturbance and the temporary presence of construction equipment, which could create a limited risk of wildfire ignition during periods of dry and windy conditions. This risk would be minimized through implementation of standard construction BMPs, including maintaining equipment in good working order, prohibiting open flames, properly storing fuels, promptly removing construction debris, and maintaining a clean work area free of combustible materials. Construction activities would be of short duration and limited in extent, further reducing wildfire risk.

Over the long-term, the proposed driveway would not increase wildfire risk and could provide a benefit by improving managed access to the conservation parcel. Improved access would facilitate vegetation maintenance, monitoring, and emergency response, including potential fire suppression activities if needed. Landscaping and ongoing vegetation management adjacent to the driveway would reduce the continuity of fine fuels near the residential area and along the access route. With implementation of construction BMPs and continued site maintenance, the proposed project would not substantially increase wildfire risk and would improve site access for wildfire prevention and response.

Given recent findings, there are LFA on the Applicant’s conservation and nearby residential parcels. If needed for future LFA eradication efforts, the proposed project would facilitate improved access to the conservation parcel and those homes backing to the conservation land.

The proposed project is not expected to have any negative short-term, long-term, direct, or cumulative impacts related to natural hazards. Improved access to the rear portion of the applicant’s residential parcel and the edge of the conservation parcel would have a beneficial impact by facilitating better access to the conservation land by emergency personnel and for LFA eradication purposes should the needs arise. No additional mitigation measures are required.

3.5 Hydrology and Water Resources

3.5.1 Affected Environment

The project site is not located within a 100-year floodplain, as identified on the FEMA Flood Insurance Rate Maps (State of Hawai‘i, 2020). The project site is also not located within or immediately adjacent to any wetlands, as mapped by the National Wetlands Inventory (U.S. Fish and Wildlife Service [USFWS], 2020). According to the USFWS National Wetlands Inventory, riverine and freshwater forested/shrub wetland habitats are located approximately 400 feet north and downslope of the project site, and estuarine and marine wetland habitat is located approximately 0.3 mile northeast of the site along the Lanikai coastline (USFWS, 2020). No wetlands or wetland indicators—including standing water, hydrophytic vegetation, saturated or inundated soils, drainage patterns and sediment deposition, watermarks or drift lines, or water-stained vegetation—are present within the project site.

There are no perennial streams located within or near the project site. The area receives an average of approximately 30 inches of rainfall annually. The proposed driveway would slope toward an existing gully and drainage culvert at the end of Po‘opo‘o Place. The culvert conveys stormwater to the Lānipo ‘auwai, which serves as the principal drainage pathway for the surrounding area. The Po‘opo‘o culvert drains an area of approximately 10 acres. More than 99 percent of the conservation parcel would remain in open space and retain existing vegetation and plantings that absorb rainfall and slow overland sheet flow.

3.5.2 Potential Impacts and Mitigation Measures

The project site is not located within a floodplain, wetland, stream, or other surface water feature. Implementation of the proposed project would not result in alteration of drainage patterns, increased flood hazards, or impacts to wetlands or surface waters. Appropriate BMPs consistent with the approved Grading Plan and measures outlined in the ESCP would be implemented during construction to control erosion and manage stormwater runoff.

Construction activities would disturb less than one acre of land, and stormwater discharges would not enter Waters of the United States. Therefore, coverage under the National Pollutant Discharge Elimination System permit program for stormwater discharges associated with construction activity is not required.

Stormwater runoff from non-permeable surfaces would be directed to adjacent vegetated areas designed to promote infiltration and reduce sheet flow. With implementation of the proposed design features and BMPs, no significant adverse impacts to hydrology, water resources, or drainage patterns are anticipated. Therefore, the proposed project is not expected to have any short-term, long-term,

direct, indirect, or cumulative impacts on hydrology and water resources. No additional mitigation measures are required.

3.6 Biological Resources

3.6.1 Affected Environment

Flora

The conservation parcel contains mostly lowland dry weedy plants including invasive grasses and drought tolerant species such as the nightblooming cereus (*Hylocereus Undatus*) and koa haole (*Leucaena Leucocephala*). The slope running up to the ridgeline is dominated by grasses including Sourgrass (*Digitaria Insularis*), guinea grass (*Panicum Maximum*), buffelgrass (*Cenchrus Ciliaris*), as well as weeds including Boerhavia Coccinea, Jasmine (*Jasminum Fluminense*), Christmas berry (*Schinus Terebinthifolius*), lignum vitae (*Guaiacum Officinale*), and kiawe (*Prosopis Pallida*). A small percentage of native plant species is probable, including ‘uhaloa (*Waltheria Indica*), pōpolo (*Solanum Americanum*), and native mint (*Plectranthus Parviflorus*) being the most likely. Threatened or endangered species are unlikely to be found in this area.

Fauna

Native water and forest birds are unlikely to appear within the project area or adjacent conservation land. ‘Iwa or Great Frigate Bird (*Fregata minor*) have been observed above the nearby Lanikai coast and the ‘ua‘u kani (*Puffinus pacificus*) have been found to nest on the Mokulua Islands, a seabird nesting sanctuary. Commonly observed non-native bird species include the Northern Cardinal (*Cardinalis cardinalis*), Japanese white-eye (*Zosterops japonicas*), Zebra dove (*Geopelia striata*), Common Myna (*acridotheres tristis*), and the Red-Whiskered Bulbul (*Pycnonotus jacosus*).

Native mammalian species are unlikely to appear within the project area or adjacent conservation land. Feral cats (*Felis Catus*) and small Indian mongoose (*Herpestes Auropunctatus*) tracks were observed. It is estimated that black rats (*Rattus Rattus*), Polynesian rats (*R. exulans*), house mice (*Mus Musculus*) and Norway rats (*R. norvegicus*) are present along the hillside due to their widespread presence across the islands. The Hawaiian hoary bat has also been seen in nearby hillsides and therefore may be present along Ka‘iwa Ridge (LeGrande, 2018).

3.6.2 Potential Impacts and Mitigation Measures

The proposed project would not be expected to have negative impacts on flora and fauna species. Recent nearby botanical surveys concluded that no botanical resources of particular concern are present (DLNR 2022). The project landscaping plan proposes to use native plant species, with consideration for drought tolerant and hardy native species, particularly at the residential/conservation boundary thereby resulting in a beneficial impact on flora within the conservation parcel.

Although no native, threatened, or endangered species are known to occupy the Ka‘iwa Ridge area, the Hawaiian hoary bat has been observed in the surrounding area (DLNR 2022). Therefore, as a precautionary measure, USFWS guidelines on mitigating against impacting this native species would be implemented. The Hawaiian hoary bat leave their young unattended in trees and shrubs while they

forage for food, leading to the risk that young bats could be harmed or killed if the trees or shrubs were cleared. Therefore, woody plants, trees, and shrubs greater than 15 feet tall will not be removed or otherwise disturbed during pup rearing season (June 1 through September 15).

The proposed project is not expected to have any short-term, long-term, direct, indirect, or cumulative negative impacts on biological resources. No additional mitigation measures are required.

3.7 Archaeological, Historic and Cultural Resources

3.7.1 Affected Environment

Except for the current gravel/concrete driveway, the conservation parcel is vacant open space land. According to the CCH, Department of Planning and Permitting's geographic information system, the property record does not show any previous buildings or structures on the conservation parcel. According to community members, the property has been unused, and it does not hold any significant archaeological, historic or cultural resources. The conservation parcel is not listed by the DLNR, State Historic Preservation Division (SHPD).

The proposed project site is not known for any traditional cultural practices and there are no known archaeological/cultural resources at the project site. In the unlikely event that archaeological features are uncovered during construction, all work would stop and the applicant would be responsible to initiate immediate archaeological consultation.

In 2018, TCP Hawai'i, LLC completed a formal Archaeological Inventory Survey (Monahan 2018) and Cultural Impact Assessment (Monahan and Evans 2018) of the nearby "Lanikai pillboxes" site area. As these studies included an extensive assessment of the cultural, archaeological, and historical resources present within the entire area, they serve as reference for this EA.

The location of the proposed driveway, on the slopes some distance from the shoreline, makes it an unlikely location for traditional habitation, while its lack of water and good soil makes it unsuitable for traditional cultivation. No native or Polynesian-introduced plants that would traditionally be gathered for medicinal or other purposes presently grow naturally within the area, except for a few Milo trees. No known traditional subsistence activities are currently being conducted within the proposed project area.

3.7.2 Potential Impacts and Mitigation Measures

Given the lack of any archaeological, historic or cultural resources within the proposed project site, no impacts to these resources are anticipated to result from the proposed project. In the unlikely event that archaeological features are uncovered, all work will stop and immediate archaeological consultation will be sought with the Department of Land and Natural Resources, State Historic Preservation Division in accordance with applicable regulations.

The proposed project is not expected to have any short-term, long-term, direct, indirect, or cumulative negative impacts on archaeological, historic or cultural resources. No additional mitigation measures are required.

3.8 Infrastructure

3.8.1 Affected Environment

Poopoo Place dead ends at the applicant's property. As shown in Figure 9, an approximately 40-foot wide by 168-foot-long road and utility easement abuts the applicant's residential and conservation parcels. The easement provides a connection between the end of Poopoo Place and the conservation parcel (TMK 430020560) adjacent to the applicant's conservation parcel (TMK 43002001).

A storm drain is also located at the end of Poopoo Place, which receives stormwater via an intermittent streambed from the upland conservation lands. The intermittent streambed is located on the applicant's conservation parcel and at its lower extent is within the road and utility easement. The applicant will occasionally clear debris from the streambed and mouth of the storm drain, particularly before and after large rain events. Figure 10 shows two pictures of the storm drain, and intermittent streambed taken from the bottom of the applicant's residential parcel.

3.8.2 Potential Impacts and Mitigation Measures

The concrete driveway component of the proposed project would overlay approximately 300 square feet (4.5 percent) of the 6,720 square-foot easement at its northernmost boundary and the end of Poopoo Place. The proposed project would likely be complimentary to any future use of the road and utility easement should it be converted into its allowable use.

The proposed project would be located within the footprint of the current non-compliant driveway and away from the intermittent streambed and storm drain. Project landscaping would likely result in less debris moving into the streambed and potentially clogging the storm drain. The applicant would continue monitoring both the streambed and storm drain and clear it when necessary.

The proposed project is not expected to have any short-term, long-term, direct, indirect, or cumulative negative impacts on potentially affected infrastructure. No additional mitigation measures are required.

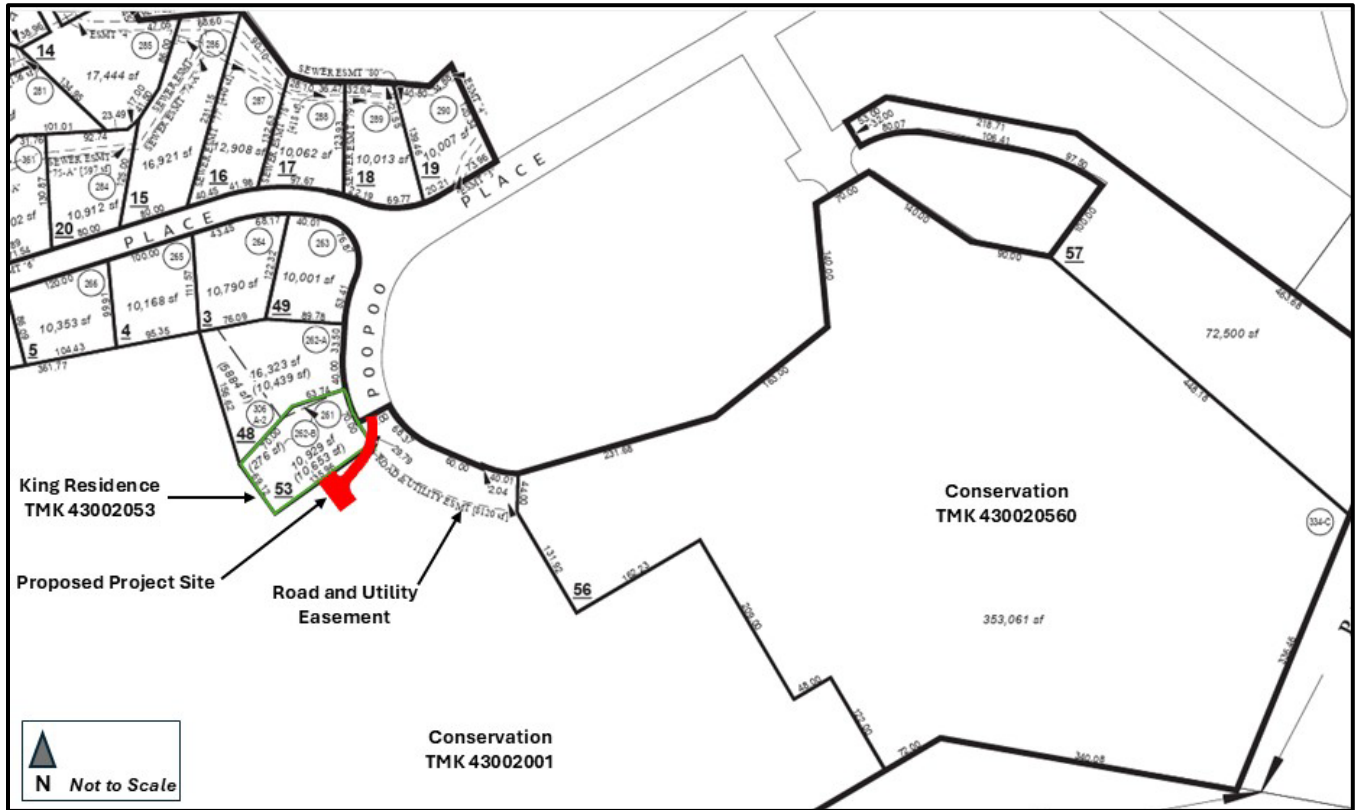


Figure 10. Property Plat Map Showing Proposed Project and Road & Utility Easement (source: CCH, Feb 2026)



Figure 11. Storm Drain (left) and Intermittent Streambed (right) Located on Conservation Parcel adjacent to Existing, Non-Compliant driveway and within Road & Utility Easement (source: Don King)

4. Relationship to Land Use Plans, Policies, and Controls

This chapter discusses the Proposed Action’s conformance with relevant State and county land use plans, policies, and controls.

4.1 State of Hawaii

4.1.1 State Environmental Review Law (Chapter 343, HRS)

The State Environmental Review Law (Chapter 343, HRS) requires an environmental assessment for any action on State designated Conservation lands. As part of the HRS 343 process, an EA is required to fulfill State requirements and to evaluate the potential environmental impacts of, and potential alternatives to, construction of the project. This EA has been prepared in compliance with Chapter HRS 343.

4.1.2 State Land Use Law (Chapter 205, HRS)

The State Land Use Law (Chapter 205, HRS), established the State Land Use Commission and authorized this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation.

Most of the proposed project is located within the State Conservation District, with a small amount on the State Urban District. The Conservation District is under the jurisdiction of the State Board of Land and Natural Resources (BLNR) and includes areas where the protection of watersheds, water sources, scenic and historic areas, wilderness, open space and habitat are important and necessary. The lands are further subcategorized into 5 subzones including Protective, Limited, Resource, General, or Special. The proposed project is located within the Limited Subzone, which encompasses land that is prone to flooding or soil erosion and those lands necessary for the protection of human health and safety. The use of Conservation District lands is regulated under HRS Chapter 183C and Title 13 Chapter 5 of the HAR. HAR 13-5-23 specifies identified land uses within the Conservation District Limited Subzone. However, all identified land uses and their associated permit or site plan approval requirements listed for the Protective Subzone (HAR 13-5-22) also apply to the Limited Subzone, unless otherwise noted in HAR 13-5-23. Regardless, all land uses are conditional and subject to BLNR approval.

HAR 13-5-23 Conservation Limited Subzone

Identified land uses in section L-2, Landscaping, C-1 states the following:

Landscaping (including clearing, grubbing, and tree removal), including chemical and mechanical control methods, in accordance with state and federal laws and regulations, in an area of less than 10,000 square feet. Any replanting shall be appropriate to the site location and shall give preference to plant materials that are endemic or indigenous to Hawaii. The introduction of invasive plant species is prohibited.

The proposed project would include approximately 9,303 square feet of landscaping within the Conservation District. Therefore, the above HAR 13-5-23, L-2, C-1 subsection applies and would require a DLNR departmental permit.

HAR 13-5-22 Conservation Protective Subzone

Identified land uses in section P-13, Land and Resource Management, C-1 and D-2 state the following:

C-1: Erosion control, including replanting of trees and groundcover, placement of biodegradable or synthetic materials for slope stabilization, construction of minor swales and check dams, not to include shoreline erosion control structures.

D-2: Road construction and major erosion control projects.

The proposed project would include a new 12-foot wide 110-foot-long concrete roadway/driveway (1,190 square feet: 1,035 square feet in the Conservation District and 155 square feet in the Urban District) and a 1,020 square foot level area composed of grass block pavers at the top of the driveway (940 square feet in the Conservation District and 80 square feet in the Urban District). The project would also include implementation of applicable erosion control measures, such as the planting of native species and a drainage channel on the driveway. The HAR 13-5-22, P-13, C-1 subsection applies to the proposed project and would require a DLNR departmental permit. The HAR 13-5-22, P-13, D-2 subsection also applies to the proposed project but would require a DLNR Board permit.

Applicant Action

The applicant will submit a CDUA to seek BLNR approval and a CDUP.

4.1.3 Hawai'i Coastal Zone Management Program (Chapter 205A, HRS)

The Hawai'i Coastal Zone Management (CZM) Program (HRS Chapter 205A) was promulgated in 1977 in response to the Federal Coastal Zone Management Act of 1972. The program outlines management objectives centered around ten areas: 1) Recreational Resources; 2) Historic Resources; 3) Scenic and Open Space Resources; 4) Coastal Ecosystems; 5) Economic Uses; 6) Coastal Hazards; 7) Managing Development; 8) Public Participation in Coastal Management; 9) Beach Protection; and 10) Marine Resources. All lands within the State of Hawai'i fall within the CZM area, including the proposed project. Following is a discussion of how the proposed project conforms to the objectives and policies of each of these ten program areas, including if it is supportive, not supportive, or not applicable.

Recreational Resources: The proposed project would occur entirely on private property. Therefore, recreational resource goals, objectives, or policies would not be applicable to the project.

Historic Resources: Through research and consultations, the proposed project would be supportive of historic resources as it was determined that no historic or archaeological resources are or have been located within the proposed project site.

Scenic and Open Space Resources: The proposed project would not be visible from any public viewing areas; therefore, scenic and open space resource goals, objectives, and policies would not be applicable to the project.

Coastal Ecosystems: The proposed project would be located approximately 0.28 miles from the nearest shoreline. Nevertheless, the proposed project would help protect valuable coastal ecosystems by implementing appropriate erosion and stormwater control BMPs during construction and by installing permeable grass block pavers in the turnaround areas and mostly native plantings in the landscaped portion of the project. These measures would limit the amount of sediment that leaves the property.

Economic Uses: The proposed project would occur entirely on private property and does not extend any economic conditions or benefits. Therefore, economic use goals, objectives, and policies would not be applicable to the project.

Coastal Hazards: The proposed project is located approximately 0.28 miles from the nearest shoreline. Nevertheless, the proposed project would help to prevent coastal hazards by adhering to requirements of the Federal Flood Insurance Program and preventing coastal flooding from inland projects. Information regarding flooding, tsunami evacuation zones, hurricanes, SLR, and other hazards are presented in section 3.4 of this EA.

Managing Development: The proposed project is not considered coastal development. Pre-consultation comments were obtained, incorporated into this EA and are reproduced in Appendix A. In addition, this EA discusses potential impacts and mitigation measures of the proposed project and will provide an opportunity for input during the Draft EA Public Comment period.

Public Participation in Coastal Management: The proposed project is located 0.28 miles from the nearest shoreline and would occur entirely on private property. Therefore, public participation in coastal management goals, objectives, and policies would not be applicable to the project.

Marine Resources: The proposed project is located approximately 0.28 miles from the nearest shoreline. The marine resource goals, objectives, and policies would not be applicable to the project.

4.1.4 Hawaii State Planning Act

The Hawai'i State Plan, Chapter 226, HRS (2007) provides guidelines for the future growth of the State of Hawai'i. The Hawai'i State Plan identifies goals, objectives, policies, and priorities for allocating the State's resources, including public funds, services, human resources, land, energy, and water. The Plan was enacted to achieve "a desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people."

None of the State Plan's goals, objectives, policies, and priorities are applicable to the proposed project except for *HRS § 226-11: Objectives and policies for the physical environment land-based, shoreline, and marine resources*. The proposed project would help protect natural ecosystems by implementing appropriate erosion and stormwater control BMPs during construction, by installing permeable grass block pavers in the turnaround areas, and by installing primarily native plantings in the landscaped portion of the project. These measures would limit the amount of sediment that leaves the property.

Functional Plans

The Hawai'i State Plan (1986) established a statewide planning system that guides major state and county activities. This system implements the Hawai'i State Plan through functional plans and county general plans. Functional plans establish statewide guidelines and policies within a specific field of activity and are created by the state agency responsible for the given functional area. Actions within functional plans may include management initiatives, infrastructure development initiatives, legislative proposals, or initiatives for programs and services. The 12 primary functional plans are: Agriculture,

Conservation Lands, Education, Employment, Energy, Health, Higher Education, Historic Preservation, Housing, Human Services, Recreation, Tourism, and Transportation.

The Proposed project falls under Hawai‘i’s Conservation Lands State Functional Plan (Conservation Functional Plan) whereby development on privately owned Conservation District land is addressed indirectly—through statewide policies that: (1) tighten conservation-district planning/management, (2) guide how permits should be evaluated, and (3) promote non-regulatory tools (easements, partnerships, cost-sharing) to keep private Conservation lands in conservation-oriented uses.

The Conservation Functional Plan does not function as a parcel-level zoning ordinance for private owners. Instead, it: [a] sets statewide conservation policy goals, [b] calls for updated Conservation District planning that delineates where “varying degrees of development” may be appropriate, and [c] anticipates that project-by-project authorization (and impact avoidance/minimization) happens through DLNR’s Conservation District rules/permits under HRS 183C / HAR 13-5 (see Section 4.1.2 State Land Use Law, above).

The Conservation Functional Plan supports allowing appropriate development in areas already altered and delineating areas suitable for varying degrees of development. It emphasizes that any development protects watershed values, minimizes erosion and sedimentation, and maintains scenic/open space character. In Limited Subzone on O‘ahu, the proposed project (driveway and landscaping) would typically be justified as a necessary access improvement within an already developed residential context, designed to minimize grading, preserve native vegetation to the maximum extent practicable, and comply with Conservation District performance standards.

4.1.6 State of Hawaii Historic Preservation (HRS Chapter 6E)

The Hawai‘i Historic Preservation program, (created by HRS Chapter 6E) was created to reserve, restore, and maintain the state of Hawai‘i’s historic and cultural property for future generations. HRS Chapter 6E established a statewide procedure for historic preservation review. The review process is designed to identify significant historic properties within proposed project areas and to develop and execute plans to address any potential project impacts to those properties.

SHPD administers the HRS Chapter 6E historic preservation review process and operates under the National Historic Preservation Act and the Secretary of the Interior’s standards to ensure that activities, plans, and programs within the state are conducted in a manner consistent with the preservation and enhancement of historic and cultural property.

Although there are several historic properties in the larger neighborhood of Lanikai, there are no known archaeological, historic or cultural resources at the proposed project site (see Section 3.7 Archaeological, Historic and Cultural Resources).

4.2 City and County of Honolulu

4.2.1 O’ahu General Plan

The O’ahu General Plan (2021) sets forth the City’s objectives and broad policies for the long-range development of the island. It contains statements of the general social, economic, environmental, and design objectives to be achieved for the general welfare and prosperity of the people of O’ahu and the most desirable population distribution and regional development pattern (Section 6-1508, Revised Charter). The policies and objectives of the O’ahu General Plan are organized into 11 key focus areas reflecting the needs of the people and the functions of government.

The proposed project is consistent with the 2021 O’ahu General Plan. The project involves a limited-scale driveway and turnaround area within an existing Conservation District parcel and does not alter land use designations, expand the urban growth boundary, or induce additional development intensity. The majority of the parcel would remain in open space, and the project incorporates erosion and sediment control measures to protect watershed and coastal resources. The project is not located within a floodplain or wetland and would not adversely affect natural drainage patterns. In addition, the proposed driveway would improve managed access for maintenance and emergency response without requiring extension of major public infrastructure. Accordingly, the project is consistent with General Plan policies promoting environmental protection, hazard resilience, and orderly growth management, and does not conflict with adopted land use objectives.

4.2.2 Ko’olau Poko Sustainable Communities Plan

The Ko’olau Poko Sustainable Communities Plan provides regional policy guidance for land use, environmental protection, hazard resilience, and community character within Kailua, Lanikai, Waimānalo, and surrounding areas.

The proposed project is consistent with the Ko’olau Poko Sustainable Communities Plan. The project involves a limited-scale driveway improvement within an existing Conservation District parcel and does not alter land use designations, expand urban development mauka, or induce additional growth. Most of the parcel would remain in open space, and implementation of BMPs and an ESCP would protect watershed and coastal resources. The project maintains established community character in Lanikai and improves managed access for maintenance and emergency response without extending major public infrastructure. Accordingly, the project is consistent with the land use, environmental protection, and hazard resilience policies of the Ko’olau Poko Sustainable Communities Plan.

4.2.3 Land Use Ordinance

The Revised Ordinances of Honolulu (ROH), Chapter 21 (Land Use Ordinance [LUO]), establishes zoning districts, development standards, and permitting requirements within the City and County of Honolulu.

The proposed project is consistent with the CCH LUO. The subject parcel is located within the State Conservation District, Limited Subzone, and is therefore regulated primarily by the State of Hawai’i; however, the proposed driveway does not conflict with the intent of the LUO. The project does not

alter zoning designations, increase residential density, subdivide land, or introduce incompatible uses. Required grading and construction activities would comply with applicable City permitting requirements. Accordingly, the proposed project is consistent with the land use policies and regulatory framework of the City and County of Honolulu.

5. Required Permits and Approvals

The required permits and approvals for the project are listed in Table 4.

Table 2. Required Relevant Permits and Approvals

Permit or Approval	Issuing Agency
Conservation District Use Permit	Hawaii Department of Land and Natural Resources
SMA - Minor Permit	City and County of Honolulu Department of Planning and Permitting
Building Permit	City and County of Honolulu Department of Planning and Permitting

6. Findings and Anticipated Determination

6.1 Significance Criteria

This section evaluates the potential environmental effects of the proposed project in accordance with the significance criteria set forth in HAR §11-200.1-13. Under HRS Chapter 343, an Environmental Impact Statement (EIS) is required if a proposed action may have a significant effect on the environment. The following analysis addresses each applicable significance criterion.

6.1.1 Irreversible or Irretrievable Commitment of Resources

The proposed project involves construction of a limited driveway and turnaround area within approximately 2,211 square feet of permanent disturbance. The majority of the conservation parcel (greater than 99 percent) would remain in open space. No rare, unique, or nonrenewable natural resources would be irreversibly committed. The scale of disturbance is minor and localized. Therefore, the project would not result in a significant irreversible or irretrievable commitment of resources.

6.1.2 Curtailment of the Range of Beneficial Uses of the Environment

The project would not eliminate or substantially impair access to public trust resources, recreational areas, or open space. The action does not affect wetlands, streams, coastal waters, or other sensitive environmental resources. Beneficial environmental uses of the surrounding area would be maintained. Accordingly, the project would not significantly curtail the range of beneficial uses of the environment.

6.1.3 Conflict with Environmental Policies or Long-Term Environmental Goals

The proposed action is consistent with applicable planning and policy documents, including the 2021 O’ahu General Plan and the Ko’olau Poko Sustainable Communities Plan. The project does not conflict

with adopted land use designations, environmental protection policies, or hazard mitigation objectives. Therefore, no significant policy conflicts are anticipated.

6.1.4 Substantial Adverse Effects on Public Health, Safety, or Welfare

Construction activities would be temporary and limited in scope. Implementation of BMPs, an approved Grading Plan, and an ESCP would minimize erosion, dust, and stormwater runoff. The project site is not located within a floodplain or wetland and would not increase flood hazards. The driveway may improve emergency access to the conservation parcel. No substantial adverse effects on public health, safety, or welfare are anticipated.

6.1.5 Substantial Adverse Effects on Natural Resources

The project would not affect wetlands, perennial streams, coastal waters, or critical habitat. Disturbance is limited in area and duration. With implementation of BMPs, no offsite sediment transport is anticipated. Most of the parcel would remain vegetated and undisturbed. The project would not result in substantial degradation of natural resources.

6.1.6 Substantial Degradation of Environmental Quality

Air quality, noise, and construction-related impacts would be temporary and minor. No long-term degradation of air quality, water quality, or scenic resources is anticipated. Following construction, environmental conditions are expected to return to baseline levels. Accordingly, substantial degradation of environmental quality would not occur.

6.1.7 Cumulative Impacts

The proposed driveway is accessory in nature and does not increase development intensity, create additional lots, or extend infrastructure in a manner that would induce further development. Due to its limited scale and non-growth-inducing character, the project would not contribute to significant cumulative impacts.

6.1.8 Secondary or Growth-Inducing Effects

The project does not alter zoning, subdivide land, increase residential density, or expand municipal infrastructure. The driveway serves an existing parcel and does not stimulate additional development. Therefore, no significant secondary or growth-inducing effects are anticipated.

6.2 Anticipated Determination

Based on the analysis above, the proposed project does not meet the thresholds of significance under HAR §11-200.1-13. Potential impacts are limited in scale, temporary in duration, and mitigated through implementation of appropriate BMPs and regulatory compliance measures. The proposed project would not result in significant adverse environmental effects. Therefore, a FONSI is anticipated.

7. Consultation

Pre-assessment consultation letters were mailed to the stakeholders listed in Table 5 on September 20, 2022, as part of the DEA scoping process. The purpose of the pre-consultation period is to consult with individuals, community organizations, private groups, and government agencies with technical expertise, or an interest or will be affected by the proposed action. Comments and input received were used to identify environmental issues and concerns to be addressed in the Draft EA. Comments received and corresponding responses are reproduced in Appendix A.

Table 3. Pre-Assessment Consultation

Agencies and Organizations	Pre-Assessment Consultation Letter Sent	Pre-Assessment Comments Received
Federal Agencies		
US Army Corp of Engineers, Honolulu District	X	
US Fish and Wildlife Service	X	
State Agencies		
Department of Health, Environmental Health Administration	X	
Office of Hawaiian Affairs	X	
Office of Planning and Sustainable Development	X	October 12, 2022
Office of Planning and Sustainable Development, Environmental Review Program	X	
Department of Hawaiian Homelands	X	October 3, 2022
Department of Land and Natural Resources (DLNR)	X	
DLNR Division of Engineering	X	
DLNR Land Division - O’ahu District	X	November 4, 2022
DLNR Commission on Water Resources Management	X	
DLNR Division of Aquatic Resources	X	October 20, 2022
DLNR Division of Forestry and Wildlife	X	
Na Ala Hele Trails program at DOFAW	X	
State Historic Preservation Division	X	
County Agencies		
Honolulu Board of Water Supply	X	November 4, 2022
Department of Environmental Services	X	
Department of Facility Maintenance	X	October 5, 2022
Department of Planning and Permitting	X	October 4, 2022
Honolulu Fire Department	X	October 12, 2022
Kailua Neighborhood Board	X	September 24, 2022
Organizations		
Lanikai Association	X	

8. References

- Baker, C. M. 1965. Detailed Land Classification, Island of O‘ahu. Honolulu: University of Hawai‘i, Land Study Bureau Bulletin No. 11.
- Bellows Air Force Station. 2024. Installation Overview and Geographic Boundary Data. United States Air Force.
- City and County of Honolulu (CCH). 2021. O‘ahu General Plan. Department of Planning and Permitting, Honolulu.
- City and County of Honolulu (CCH). 2022. Ko‘olau Poko Sustainable Communities Plan. Department of Planning and Permitting, Honolulu.
- City and County of Honolulu (CCH). 2023. Land Use Ordinance (Revised Ordinances of Honolulu Chapter 21). Department of Planning and Permitting, Honolulu.
- City and County of Honolulu (CCH). 2025. O‘ahu Local Hazard Mitigation Plan. Department of Emergency Management, Honolulu.
- City and County of Honolulu (CCH). 2026. Geographic Information System (GIS) Data Layers Including Zoning, TMK Parcels, and Road Easements.
- Federal Emergency Management Agency (FEMA). 2026. Flood Insurance Rate Map (FIRM), City and County of Honolulu.
- Google LLC. 2025. Aerial Imagery and Topographic Reference Mapping.
- Hawai‘i Administrative Rules (HAR). Title 11, Chapter 200.1. Environmental Impact Statement Rules.
- Hawai‘i Administrative Rules (HAR). Title 13, Chapter 5. Conservation District.
- Hawai‘i Department of Agriculture. 2024. Agricultural Lands of Importance to the State of Hawai‘i (ALISH) Maps.
- Hawai‘i Department of Health (DOH). 2024. State Air Quality Monitoring Data for O‘ahu.
- Hawai‘i Department of Land and Natural Resources (DLNR). 2022. Geologic and Topographic Information for the Ko‘olau Mountain Range and Ka‘iwa Ridge.
- Hawai‘i Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD). 2024. Historic Properties Review Files.
- Hawai‘i Emergency Management Agency (Hawai‘i Emergency Management Agency (HI-EMA)). 2026. Tsunami Evacuation Zone Maps.
- Hawai‘i Revised Statutes (HRS). Chapter 183C. Conservation District.
- Hawai‘i Revised Statutes (HRS). Chapter 205. State Land Use Law.

Hawai'i Revised Statutes (HRS). Chapter 205A. Coastal Zone Management.

Hawai'i Revised Statutes (HRS). Chapter 226. Hawai'i State Planning Act.

Hawai'i Revised Statutes (HRS). Chapter 343. Environmental Impact Statements.

LeGrande, M. 2018. *Flora and Fauna Survey for the Kaiwa Ridge & Trail Improvement Project*. Prepared by LeGrande Biological Surveys, Inc. for Hawai'i Department of Land and Natural Resources.

Monahan, C.M. 2018. *Archaeological Inventory Survey of Kaiwa Ridge (Lanikai Pillboxes Trail)*. Prepared by TCP Hawai'i, LLC for Hawai'i Department of Land and Natural Resources.

Monahan, C.M., and Evans, M.K. 2018. *Cultural Impact Assessment of Kaiwa Ridge Trail Improvements Project*. Prepared by TCP Hawai'i, LLC for Hawai'i Department of Land and Natural Resources.

Natural Resources Conservation Service (NRCS). 2007. Hydrologic Soil Groups Technical Guide.

Natural Resources Conservation Service (NRCS). 2026. Web Soil Survey Data for TMK 4-3-002-001 and 4-3-002-053.

Pacific Islands Ocean Observing System (Pacific Islands Ocean Observing System (PacIOOS)). 2026. Hawai'i Sea Level Rise Viewer.

U.S. Fish and Wildlife Service (USFWS). 2020. National Wetlands Inventory Database.

U.S. Geological Survey (USGS). 2024. Coastal Elevation and Sea Level Rise Data for O'ahu.

University of Hawai'i, Hawai'i Ant Lab. 2025–2026. Little Fire Ant Monitoring and Treatment Reports, Lanikai/Ka'iwa Ridge.

Appendix A - Pre-Consultation Response Letters



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:
2022-0089694-S7-001

October 25, 2022

Mr. Don King
320 Po'opo'o Place
Kailua, Hawai'i 96734

Subject: Species List for King Residential Construction Kailua, O'ahu

Dear Mr. King:

Thank you for your letter of September 20, 2022, requesting our comments for the proposed new driveway in Ka'ohao (Lanikai) to provide access to a home and conservation parcel in Kailua on the island of O'ahu. The driveway would begin at the end of Po'opo'o Place in the residential neighborhood of Lanikai and run approximately 12 feet wide and 120 feet long near the edge of and crossing over a corner of the urban zone. The site is located within a State of Hawai'i Conservation District and Special Management Area, and next to an area that has been residential for the past 70 years.

This letter has been prepared under the authority of and in accordance with provisions of the Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq.*), as amended (ESA). We have reviewed the information you provided and pertinent information in our files, as it pertains to federally listed species in accordance with section 7 of the ESA. Our data indicate the following federally listed species may occur or transit through the vicinity of the proposed project area: the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*); endangered Hawaiian petrel (*Pterodroma sandwichensis*), threatened Newell's shearwater (*Puffinus auricularis newelli*), and endangered Hawaii DPS band-rumped storm-petrel (*Oceanodroma castro*) (hereafter collectively referred to as Hawaiian seabirds).

Hawaiian hoary bat

The Hawaiian hoary bat roosts in both exotic and native woody vegetation across all islands and will leave young unattended in trees and shrubs when they forage. If trees or shrubs 15 feet or taller are cleared during the pupping season, there is a risk that young bats could inadvertently be harmed or killed since they are too young to fly or may not move away.

PACIFIC REGION 1

IDAHO, OREGON*, WASHINGTON,
AMERICAN SAMOA, GUAM, HAWAI'I, NORTHERN MARIANA ISLANDS

*PARTIAL

To avoid and minimize impacts to the endangered Hawaiian hoary bat we recommend you consider incorporating the following applicable measure into your project description:

- Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).
- Do not use barbed wire for fencing.

Hawaiian seabirds

Hawaiian seabirds may traverse the project area at night during the breeding, nesting, and fledging seasons (March 1 to December 15). Outdoor lighting could result in seabird disorientation, fallout, and injury or mortality. Seabirds are attracted to lights and after circling the lights they may become exhausted and collide with nearby wires, buildings, or other structures or they may land on the ground. Downed seabirds are subject to increased mortality due to collision with automobiles, starvation, and predation by dogs, cats, and other predators. Young birds (fledglings) traversing the project area between September 15 and December 15, in their first flights from their mountain nests to the sea, are particularly vulnerable.

To avoid and minimize potential project impacts to seabirds we recommend you incorporate the following applicable measures into your project description:

- Fully shield all outdoor lights so the bulb can only be seen from below bulb height and only use when necessary.
- Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.
- Avoid nighttime construction during the seabird fledging period, September 15 through December 15.

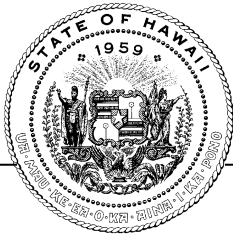
We appreciate your efforts to conserve protected species. If you have questions regarding this response, please contact Elyse Sachs, Fish and Wildlife Biologist (phone: 808-792-9400, email: Elyse_Sachs@fws.gov). When referring to this project, please include this reference number: 2022-0089694-S7-001.

Sincerely,

AARON
NADIG

Digitally signed
by AARON NADIG
Date: 2022.10.25
08:07:00 -10'00'

Island Team Manager
O‘ahu, Kaua‘i, Northwestern Hawaiian
Islands, and American Samoa



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR

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

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

DTS202209231157NA

Coastal Zone
Management
Program

October 12, 2022

Environmental
Review Program

Mr. Don King
320 Po'opo'o Place
Kailua, HI 96734

Land Use
Commission

Land Use Division

Dear Mr. King:

Special Plans
Branch

Subject: Pre-Environmental Assessment Consultation for a New Driveway in
Ka'ohao, Lanikai, Oahu; Tax Map Key: (1) 4-3-002: 001 and 053

State Transit-
Oriented
Development

The Office of Planning and Sustainable Development (OPSD) received your Environmental Assessment (EA) pre-consultation request on September 23, 2022, for a new driveway in Ka'ohao, Lanikai, Oahu.

Statewide
Geographic
Information System

According to the pre-consultation request, the driveway would begin at the end of Po'opo'o Place in the residential neighborhood of Lanikai and run approximately 12 foot wide and 120 foot long near the edge of and crossing over a corner of the urban zone. At the end of the driveway would be a turn around area and access to the residential lot.

Statewide
Sustainability Branch

The project site is located within a State Conservation District and County designated Special Management Area. The OPSD recommends that the applicant consult with the State of Hawaii Department of Land and Natural Resources, Office of Conversation and Coastal Lands, and the Department of Planning and Permitting, City and County of Honolulu, to confirm whether an EA is required for the proposed driveway, which is to provide access to the residential home and to the conservation parcel.

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841, or by email at shichao.li@hawaii.gov.

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

DAVID Y. IGE
GOVERNOR OF HAWAII



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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 04, 2022

LD 0366e

Don King
320 Po'opo'o Place
Kailua, Hawaii 96734

Via email: donking@hawaii.rr.com

Dear Sirs:

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Construction of New Driveway to King Residence Properties
320 Po'opo'o Place, Lanikai, Kailua, Island of Oahu, State of Hawaii
TMK: (1) 4-3-002:001 & 053

Thank you for the opportunity to review and comment on the subject project. The Land Division of the Department of Land and Natural Resources (DLNR) distributed copies of your request to DLNR's various divisions for their review and comment.

Enclosed are comments received from our Engineering Division. Should you have any questions, please feel free to contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Attachments

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 19, 2022

LD 0366e

MEMORANDUM

FROM: ~~TO:~~

DLNR Agencies:

Div. of Aquatic Resources

Div. of Boating & Ocean Recreation

Engineering Division (via email: DLNR.engr@hawaii.gov)

Div. of Forestry & Wildlife (via email: rubyrosa.t.terrago@hawaii.gov)

Div. of State Parks

Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)

Office of Conservation & Coastal Lands (via email: sharleen.k.kuba@hawaii.gov)

Land Division – Oahu District (via email: barry.w.cheung@hawaii.gov)

Russell Tsuji

TO: ~~FROM:~~

Russell Y. Tsuji, Land Administrator

SUBJECT:

Pre-Assessment Consultation for Draft Environmental Assessment

Construction of New Driveway to King Residence Properties

LOCATION:

320 Po'opo'o Place, Lanikai, Kailua, Island of Oahu, State of Hawaii

TMK: (1) 4-3-002:001& 053

APPLICANT:

Landowners Donald R King TR and Julianne Y King TR

Transmitted for your review and comment is information on the above-referenced project. Please review the attached information and submit any comments by the internal deadline of **November 02, 2022** to barbara.j.lee@hawaii.gov at the Land Division.

If no response is received by the above due date, we will assume your agency has no comments at this time. Should you have any questions about this request, please contact Barbara Lee at the above email address. Thank you.

BRIEF COMMENTS:

- We have no objections.
- We have no comments.
- We have no additional comments.
- Comments are included/attached.

Signed:

Print Name:

Carty S. Chang, Chief Engineer

Division:

Engineering Division

Date:

Oct 27, 2022

Attachments

Cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

Ref: Pre-Assessment Consultation for Draft Environmental Assessment Construction of New Driveway to King Residence Properties

Location: 320 Po‘opo‘o Place, Lanikai, Kailua, Island of Oahu, State of Hawaii

TMK(s): (1) 4-3-002:001& 053

Applicant: Landowners Donald R King TR and Julianne Y King TR

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA’s Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA’s Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: Oct 27, 2022

LD 0366e

RECEIVED
LAND DIVISION
2022 OCT12 PM12:02
DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

Sept 20, 2022

State of Hawaii
Department of Land and Natural Resources
Division of Engineering
1151 Punchbowl Street, room 221
Honolulu HI 96813

Dear Interested Party,

My wife and I propose to build a new driveway in Ka'ohao (Lanikai), Hawaii, to provide access to our residential home of 20 years and to our conservation parcel. The proposed location is adjacent to a residential area.

The driveway would begin at the end of Po'opo'o Place in the residential neighborhood of Lanikai and run approximately 12' wide and 120' long near the edge of and crossing over a corner of the urban zone. At the end of the driveway would be a turn around area and access to the residential lot.

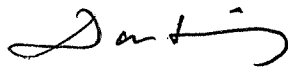
The site is located within a State of Hawaii Conservation District and Special Management Area, and next to an area that has been residential for the past 70 years or more. We own two contiguous parcels, one in the conservation district and another in the urban district, in the residential area of Lanikai. These two parcels (TMK 4-3-002-001 and TMK 4-3-002-053) contain 75.852 acres and 10,929 square feet respectively.

As part of the environmental review process, pre-assessment consultation is being conducted to obtain input on the scope of issues to be considered in the Draft EA. Please provide comments regarding the scope of the EA in writing via e-mail or U.S. postal mail to me. Comments must be postmarked by 30-days from the date of this request to be considered in the Draft EA. *D.King granted DLNR a 3-week extension.*

Thank you for your participation in the environmental review process.

Sincerely,

Don King

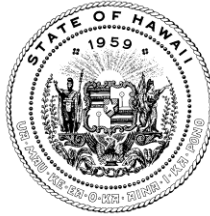


donking@hawaii.rr.com

320 Po'opo'o Place
Kailua, HI 96734

2022 OCT 23 PM 11:07 BARRERAS

DAVID Y. IGE
GOVERNOR OF HAWAII



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

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LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

October 20, 2022

Don King
320 Po'opo'o Place
Kailua, Hawai'i 96734
Attn: donking@hawaii.rr.com

Log no. 3827

Dear Mr. Don King,

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your pre-assessment consultation request as part of the environmental review process regarding the proposed new driveway beginning at the end of Po'opo'o Place located in Kailua, on the island of O'ahu; TMKs: (1) 4-3-002-001 and 4-3-002-053. The proposed project consists of building a driveway that will provide access to the applicant's residential home and to their conservation parcel, which is adjacent to a residential area. The driveway will run approximately 12 feet wide and 120 feet long, and at the end of the driveway, it will include a turnaround area and access to the residential lot.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) could potentially occur at or in the vicinity of the project and may roost in nearby trees. Any required site clearing should be timed to avoid disturbance to bats during their birthing and pup rearing season (June 1 through September 15). During this period woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed. Barbed wire should also be avoided for any construction because bats can become ensnared and killed by such fencing material during flight.

Artificial lighting can adversely impact seabirds that may pass through the area at night by causing them to become disoriented. This disorientation can result in their collision with manmade structures or the grounding of birds. For nighttime work that might be required, DOFAW recommends that all lights used to be fully shielded to minimize the attraction of seabirds. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season, from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. Permanent lighting also poses a risk of seabird attraction, and as such should be minimized or eliminated to protect seabird flyways and preserve the night sky. For illustrations and guidance related to seabird-friendly light styles that also protect seabirds and the dark starry skies of Hawai'i, please visit <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

The State endangered Hawaiian Short-eared owl or pueo (*Asio flammeus sandwichensis*) could potentially occur in the project vicinity. Pueo are most active during dawn and dusk twilights.

Before clearing any vegetation, DOFAW recommends twilight pre-construction surveys by a qualified biologist. If pueo nests are present, DOFAW staff should be notified and a buffer zone should be established in which no clearing occurs until nesting is completed.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e., climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW also recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (<https://sites.google.com/site/weedriskassessment/home>). Please refer to www.plantpono.org for guidance on the selection and evaluation of landscaping plants.

DOFAW recommends minimizing the movement of plant or soil material between worksites. Soil and plant material may contain pathogens, pests such as Little Fire ants and/or Coconut Rhinoceros beetles, or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the O'ahu Invasive Species Committee (OISC) at (808) 266-7994 to help plan, design, and construct the project, learn of any high-risk invasive species in the area, and ways to mitigate their spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

Due to the arid climate and risks of wildfire to listed species, we recommend coordinating with the Hawai'i Wildfire Management Organization at (808) 850-900 or admin@hawaiiwildfire.org, on how wildfire prevention can be addressed in the project area.

We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their own due diligence to avoid any negative environmental impacts. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 295-1123 or paul.m.radley@hawaii.gov.

Sincerely,

LAINIE BERRY
Wildlife Program Manager

DAVID Y. IGE
GOVERNOR OF
HAWAII



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
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LAND
STATE PARKS



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF AQUATIC RESOURCES
1151 PUNCHBOWL STREET, ROOM 330
HONOLULU, HAWAII 96813

Date: 10/20/2022

DAR # 6296

MEMORANDUM

TO: Brian J. Neilson
DAR Administrator

FROM: Elizabeth Monaghan, Aquatic Biologist

SUBJECT: Request for Pre-consultation for Environmental Assessment for Driveway
Construction in Lanikai

Request Submitted by: Don King
320 Po'opo'o Place, Kailua, HI 96734

Location of Project: _____

Brief Description of Project:


Don King proposes to build a new driveway in Ka'ohao (Lanikai), Hawaii, to provide access to his residential home of 20 years and to his conservation parcel. The proposed location is adjacent to a residential area.

The driveway would begin at the end of Po'opo'o Place in the residential neighborhood of Lanikai and run approximately 12' wide and 120' long near the edge of and crossing over a corner of the urban zone. At the end of the driveway would be a turn around area and access to the residential lot.

Comments:

No Comments Comments Attached

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plan, DAR requests the opportunity to review and comment on those changes.

Comments Approved:  Date: Oct 20, 2022
Brian J. Neilson
DAR Administrator

DAR# 6296

Brief Description of Project

The site is located within a State of Hawaii Conservation District and Special Management Area, and next to an area that has been residential for the past 70 years or more. He own stwo contiguous parcels, one in the conservation district and another in the urban district, in the residential area of Lanikai. These two parcels (TMK 4-3-002-001 and TMK 4-3-002-053) contain 75.852 acres and 10,929 square feet respectively.

DAR# 6296

Comments

Erosion and Land Based Source of Pollution (LBSP) Mitigation:

DAR recommends that best management practices for mitigation of erosion and LBSP be followed. The close proximity to aquatic resources should be considered during design and construction. Landscape design and leveling should be such that long term erosion and LBSP are minimized.

During construction these measures would include any type of barrier (e.g. sediment barriers/bags, petroleum absorption diapers, etc.) that limits the amount of sediment or LBSP (e.g. petroleum products, chemicals, debris, etc.) to the maximum extent practicable. DAR recommends that all construction materials be composed of environmentally inert materials to the extent practicable. The Contractor shall consider the weather while performing construction. Some work may be performed during low rain conditions, but all construction would be halted during storm conditions or when storm conditions threaten the watershed.

DAR would like to request notification and photo-documentation of any occurrence where above-average amounts of sediment or pollution have entered the water, in order to assess impact, if any.

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

RICK BLANGIARDI
MAYOR



SHELDON K. HAO
FIRE CHIEF

JASON SAMALA
DEPUTY FIRE CHIEF

October 12, 2022

Mr. Don King
320 Poopoo Place
Kailua, Hawaii 96734

Dear Mr. King:

Subject: Preassessment Consultation for New Driveway
320 Poopoo Place
Kailua, Hawaii 96734
Tax Map Keys: 4-3-002: 001 and 053

In response to your letter received on September 22, 2022, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and 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 meters) 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; 2018 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1, as amended.)

A fire department access road shall extend to within 50 feet (15 meters) 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; 2018 Edition, Section 18.2.3.2.1.)

2. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.

Mr. Don King
Page 2
October 12, 2022

3. The fire department access roads shall be in accordance with NFPA 1; 2018 Edition, Section 18.2.3.
4. Submit civil drawings to the City and County of Honolulu's Department of Planning and Permitting and route it to the HFD for review and approval.

Should you have questions, please contact Acting Battalion Chief Kendall Ching of our Fire Prevention Bureau at 808-723-7154 or kching3@honolulu.gov.

Sincerely,



CRAIG UCHIMURA
Acting Assistant Chief

CU/MD:bh

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

DAWN B. SZEWCZYK, P.E.
DIRECTOR AND CHIEF ENGINEER

WARREN K. MAMIZUKA
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 22-309



October 5, 2022

RICK BLANGIARDI
MAYOR

Mr. Don King
320 Po'opo'o Place
Kailua, HI 96734

Dear Mr. King:

Subject: Draft Environmental Assessment (DEA) for TMK: 4-3-002:001 and
TMK 4-3-002:053

Thank you for the opportunity to review the subject project.

We have no comments at this time, as we do not have any facilities or easements on the subject properties.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance at (808) 768-3697.

Sincerely,

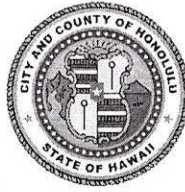
A handwritten signature in black ink, appearing to read "Dawn B. Szewczyk".

for Dawn B. Szewczyk, P.E.
Director and Chief Engineer

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

RICK BLANGIARDI
MAYOR



DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

October 4, 2022

2022/ELOG-1987(GS)

Mr. Don King
320 Poopoo Place
Kailua, Hawaii 96734

Dear Mr. King:

SUBJECT: Pre-Draft Environmental Assessment (EA) Consultation
320 Poopoo Place - Kailua
Tax Map Keys 4-3-002: 001 (Parcel 1) and 053 (Parcel 53)

This letter responds to your letter (received on September 20, 2022) for preliminary comments on an upcoming Draft EA for a proposed driveway which would provide access to Parcel 53 via Parcel 1. Parcel 53 is a 10,929-square-foot lot within the R-10 Residential District and State Urban Land Use District (LUD) and Parcel 1 is a 3,304,113-square-foot (75.9 acres) lot within the P-1 Restricted Preservation District and State Conservation LUD.

We note that both parcels are located within the Special Management Area (SMA), and are subject to review under Chapter 25, Revised Ordinances of Honolulu (ROH). You state that the proposed work at the subject properties includes the construction of an approximately 1,440-square-foot (12 feet by 120 feet) driveway which will be used to provide access to Parcel 53 via Parcel 1 (Project).

Since a site plan and/or floor plans were not included with your letter, we do not know what other uses/structures exist on the subject parcels. Therefore, we cannot determine if an SMA permit or other land use permits are required for the proposed Project. As such, the Department of Planning and Permitting cannot provide any comments at this time.

Mr. Don King
October 4, 2022
Page 2

We may have comments on the Draft EA when more detailed plans and a Project narrative are provided. Should you have any questions, please contact Geoffry Spangler, of our staff, at (808) 768-8022 or via email at geoffry.spangler@honolulu.gov.

Very truly yours,


for Dawn Takeuchi Apuna
Acting Director

cc: State of Hawaii, Office of Coastal and Conservation Lands

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT GOVERNOR
STATE OF HAWAII



WILLIAM J. AILĀ, JR.
CHAIRMAN
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

P O BOX 1879
HONOLULU, HAWAII 96805

October 3, 2022

Ref.:PO-22-257

Don King
320 Po'opo'o Place
Kailua, HI 96734
Email: donking@hawaii.rr.com

Aloha Don:

Subject: Draft Environmental Assessment (DEA)
320 Po'opo'o Place Project
Kailua, O'ahu, Hawai'i
TMKs: (1) 4-3-002:053 and :001

The Department of Hawaiian Home Lands acknowledges receiving the request for comments on the above-cited project. After reviewing the materials submitted, due to its lack of proximity to Hawaiian Home Lands, we do not anticipate any impacts to our lands or beneficiaries from the project.

However, we highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)ative Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.

Mahalo for the opportunity to provide comments. If you have any questions, please contact the Planning Office at (808)620-9500, or via email at: dhhl.planning@hawaii.gov.

Me ke aloha,


William J. Ailā, Jr., Chairman
Hawaiian Homes Commission

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



November 4, 2022

RICK BLANGIARDI, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
MAX J. SWORD
NA'ALEHU ANTHONY
JONATHAN KANESHIRO

JADE T. BUTAY, Ex-Officio
DAWN B. SZEWCZYK, P.E., Ex-Officio

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

ERWIN M. KAWATA
Deputy Manager

Mr. Don King
320 Po'opo'o Place
Kailua, Hawaii 96734

Dear Mr. King:

Subject: Your Letter Dated September 20, 2020 Requesting Comments on the Pre-Assessment Consultation for the Proposed New Driveway at 320 Po'opo'o Place in Kailua – Tax Map Key: 4-3-002: 001, 053

Thank you for your letter regarding the proposed driveway project.

Water meters are required to be located within public Right-of-Ways or easements if within private driveways and roadways

For information on water meter relocation and new meter requests, please coordinate with Garon Hamasaki, Service Engineering Branch of our Customer Care Division at (808) 748-5472.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at (808) 748-5443.

Very truly yours,

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

cc: R. Chun

WR-22-168

Sept 20, 2022

Honolulu Board of Water Supply
630 South Beretania Street
Honolulu HI 96843

Dear Interested Party,

My wife and I propose to build a new driveway in Ka'ohao (Lanikai), Hawaii, to provide access to our residential home of 20 years and to our conservation parcel. The proposed location is adjacent to a residential area.

The driveway would begin at the end of Po'opo'o Place in the residential neighborhood of Lanikai and run approximately 12' wide and 120' long near the edge of and crossing over a corner of the urban zone. At the end of the driveway would be a turn around area and access to the residential lot.

The site is located within a State of Hawaii Conservation District and Special Management Area, and next to an area that has been residential for the past 70 years or more. We own two contiguous parcels, one in the conservation district and another in the urban district, in the residential area of Lanikai. These two parcels (TMK 4-3-002-001 and TMK 4-3-002-053) contain 75.852 acres and 10,929 square feet respectively.

As part of the environmental review process, pre-assessment consultation is being conducted to obtain input on the scope of issues to be considered in the Draft EA. Please provide comments regarding the scope of the EA in writing via e-mail or U.S. postal mail to me. Comments must be postmarked by 30-days from the date of this request to be considered in the Draft EA.

Thank you for your participation in the environmental review process.

Sincerely,

Don King



donking@hawaii.rr.com

320 Po'opo'o Place
Kailua, HI 96734

From: billhicksknb@gmail.com 
Subject: 320 Po'opo'o Place Driveway
Date: September 24, 2022 at 1:12 PM
To: donking@hawaii.rr.com
Cc: Donna Wong donnawong967@gmail.com



Aloha Don...

I received your notice about the draft EA for the proposed driveway. Mahalo for letting me know.

This Draft EA will be added as a topic at the next Kailua NB Planning, Zoning, and Environment Committee meeting at 7 PM on Tuesday October 18th at Kalama Beach Park. Committee Chair Donna Wong is cc'd. I encourage you to communicate directly with Donna to see what kind of information would be helpful to consider as part of this process.

Mahalo.

Aloha,
Bill



KNB 320
Poopo...22.pdf

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