

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

DOUGLAS S. CHIN  
LT. GOVERNOR  
STATE OF HAWAII



FILE COPY

MAY 08 2018

JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

April 26, 2018

Mr. Scott Glenn, Director  
Office of Environmental Quality Control  
Department of Health, State of Hawai'i  
235 S. Beretania Street, Room 702  
Honolulu, Hawai'i 96813

Dear Director Glenn:

Under the provisions of Act 172 (12), the Department of Hawaiian Home Lands (DHHL) has determined at the outset that an environmental impact statement is required for our proposed redevelopment of 820 Isenberg Street situated at Tax Map Key parcels (1) 2-7-008: 018 and 020 in Mō'ili'ili, Honolulu, O'ahu. We have enclosed a completed Bulletin Publication Form and a summary of the proposed action (with a digital copy of the same provided on a CD).

Pursuant to the requirements of Section 11-200-3, Hawai'i Administrative Rules, and Section 11-200-15, Hawai'i Administrative Rules, we request that you publish notice of this statutory determination in the next available periodic bulletin (Environmental Notice) for the public to submit comments to DHHL during a thirty-day comment period.

If there are any questions, please contact Kaleo Manuel, Acting Planning Program Manager, at (808) 620-9481.

Sincerely,

Jobie M. K. Masagatani  
Chairman, Hawaiian Homes Commission

CC: Office of the Governor  
Enc.: Completed OEQC Publication Form  
CD containing digital copy of the completed OEQC Publication Form, summary description of action, and EISPN

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OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

18-549

## AGENCY PUBLICATION FORM

Project Name:	Department of Hawaiian Home Lands 820 Isenberg Street Redevelopment
Project Short Name:	820 Isenberg Street Redevelopment
HRS §343-5 Trigger(s):	Use of State Lands, Use of State Funds
Island(s):	O'ahu
Judicial District(s):	Honolulu
TMK(s):	(1) 2-7-008: 018 and 020
Permit(s)/Approval(s):	State Historic Preservation Division Review; Department of Transportation Services Street Usage Permit; Department of Health Community Noise Permit, National Pollutant Elimination System (NPDES) Permit; Grading and Building Permits
Proposing/Determining Agency:	Department of Hawaiian Home Lands
Contact Name, Email, Telephone, Address	Kaleo Manuel Kaleo.l.manuel@hawaii.gov (808) 620-9481 PO Box 1879 Honolulu, HI 96805
Accepting Authority:	Governor, State of Hawai'i
Contact Name, Email, Telephone, Address	The Honorable David Y. Ige <a href="http://governor.hawaii.gov/contact-us/contact-the-governor/">http://governor.hawaii.gov/contact-us/contact-the-governor/</a> Telephone: (808) 586-0034 Governor, State of Hawai'i Executive Chambers, State Capitol 415 South Beretania Street Honolulu, Hawai'i 96813
Consultant:	PBR HAWAII & Associates, Inc.
Contact Name, Email, Telephone, Address	Catie Cullison, AICP <a href="mailto:ccullison@pbrhawaii.com">ccullison@pbrhawaii.com</a> (808) 521-5631 1001 Bishop St. Suite 650 Honolulu, HI 96813

**Status (select one)**☐ DEA-AFNSI☐ FEA-FONSI☐ FEA-EISPN☒ Act 172-12 EISPN  
("Direct to EIS")☐ DEIS**Submittal Requirements**

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

- ☐ FEIS Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
- ☐ FEIS Acceptance Determination The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
- ☐ FEIS Statutory Acceptance Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
- ☐ Supplemental EIS Determination The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- ☐ Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- ☐ Other Contact the OEQC if your action is not one of the above items.

**Project Summary**

The proposed project will involve the redevelopment of 820 Isenberg Street with either commercial or other revenue generating land use, residential use, or a combination of both commercial and residential uses. The primary project purpose is to redevelop the project site to address the need for housing alternatives for beneficiaries of the Hawaiian Home Land Trust. The Department's *O'ahu Island Plan (2014)* articulates the demand for more housing on the island of O'ahu for beneficiaries of the Trust, and the Plan recommends a number of measures to maximize the Department's ability to serve beneficiaries with the limited resources available on O'ahu, including evaluation of the type of housing programs and products offered to better match applicants' product and locational preferences.

DHHL anticipates releasing a request of proposals (RFP) for potential developers of the project site. A Draft EIS will follow to address the impacts of alternatives based on the proposals received during the RFP process. Comments received during the Draft EIS public comment period will be considered in ranking of the proposals received and selection of a preferred alternative.



APRIL 2018

DEPARTMENT OF HAWAIIAN HOME LANDS  
**820 ISENBERG STREET  
REDEVELOPMENT**

*ENVIRONMENTAL IMPACT STATEMENT  
PREPARATION NOTICE*

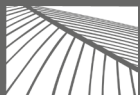
PREPARED FOR:



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

PROPOSING AGENCY:  
HAWAIIAN HOMES COMMISSION

PREPARED BY:



PBR HAWAII  
& ASSOCIATES, INC.







*DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice*

*Mō'ili'ili, Waikīkī Ahupua'a, Kona Moku, O'ahu*

*Prepared for:*



*Proposing Agency:  
Hawaiian Homes Commission*

*Prepared by:*



*Prepared pursuant to Chapter 343, Hawai'i Revised Statutes, and  
Chapter 11-200 Hawai'i Administrative Rules*

*April 2018*



DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice

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DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice

## SUMMARY

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) for the redevelopment of a property located at 820 Isenberg Street and owned by the State Department of Hawaiian Home Lands (DHHL), a state agency. The project site is located in Mō‘ili‘ili, Honolulu, O‘ahu, State of Hawai‘i. Figure 1 shows the location of the project site in context with Honolulu; Figure 2 shows an aerial photo of the project site.

<b>Name:</b>	DHHL 820 Isenberg Street Redevelopment
<b>Location:</b>	Mō‘ili‘ili, Waikīkī Ahupua‘a, Kona Moku, O‘ahu
<b>Address:</b>	820 Isenberg Street, Honolulu, HI (Figure 1)
<b>Tax Map Keys:</b>	2-7-008: 018 and 020, see Figure 3, TMK plat map
<b>Judicial District:</b>	Honolulu
<b>Applicant:</b>	State Department of Hawaiian Home Lands (DHHL)
<b>Accepting Authority:</b>	State of Hawai‘i, Hawaiian Homes Commission
<b>Recorded Fee Owner:</b>	State of Hawai‘i, Department of Hawaiian Home Lands
<b>Existing Use:</b>	Unoccupied
<b>Proposed Action:</b>	Residential/commercial mixed-use
<b>Land Use Designations:</b>	<i>State Land Use:</i> Urban (Figure 4) <i>Department of Hawaiian Home Lands:</i> Commercial (Figure 5) <i>City and County of Honolulu:</i> Primary Urban Center, east (Fig. 6) <i>Special Management Area:</i> Not within the SMA
<b>Major Reviews/Approvals Required:</b>	State Historic Preservation Division review Department of Transportation Services Street Usage Permit Department of Health Community Noise Permit National Pollutant Discharge Elimination System (NPDES) Permit Grading/Building Permits



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820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice

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DEPARTMENT OF HAWAIIAN HOME LANDS  
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DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
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## **1 IDENTIFICATION OF THE PROPOSING AGENCY**

The State of Hawai‘i, Department of Hawaiian Home Lands is the proposing agency.

**Contact:** Allen G. Yanos, Property Development Agent  
Land Management Division  
State of Hawai‘i, Department of Hawaiian Home Lands  
P.O. Box 1879, Honolulu, HI 96805  
Direct: (808) 620-9460 / FAX: (808) 620-9479  
Email: [allen.g.yanos@hawaii.gov](mailto:allen.g.yanos@hawaii.gov)

## **2 IDENTIFICATION OF THE ACCEPTING AUTHORITY**

The Governor of Hawai‘i, or his delegate, is the accepting authority.

**Contact:** Jobie Masagatani, Chairman  
State of Hawai‘i, Hawaiian Homes Commission  
P.O. Box 1879, Honolulu, HI 96805  
Direct: (808) 620-9501 / FAX: (808) 620-9479

## **3 IDENTIFICATION OF CONTACT PERSON**

The environmental consultant is PBR HAWAII & Associates, Inc.

**Contact:** Catie Cullison, Senior Associate/Planner  
PBR HAWAII  
1001 Bishop Street, Suite 650  
Honolulu, Hawai‘i 96813  
Phone: (808) 521-5631  
Fax: (808) 523-1402

## **4 BRIEF DESCRIPTION OF PROPOSED ACTION**

### **4.1 Purpose and Need**

The primary project purpose is to redevelop the project site to address the need for housing alternatives for beneficiaries of the Hawaiian Home Land Trust. A secondary project purpose is to provide increased revenue generation for DHHL.

DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice

The project purpose is supported by DHHL's *O'ahu Island Plan*<sup>1</sup>. The Department's Island Plans are island-specific, 20-year visioning documents that designate land uses for DHHL-owned property. The purpose of the *O'ahu Island Plan* is to provide overarching guidance and recommendations for appropriate land uses at the regional level. The *O'ahu Island Plan* examines infrastructure needs and opportunities from an island wide perspective, gauges beneficiary wants and needs, proposes areas for homesteading and non-homesteading uses, provides cost estimates for on- and off-site infrastructure, and, based on these findings, identifies priority areas for homestead development, community use, and income generation. According to the *O'ahu Island Plan*:

*"Redevelopment of the area is proposed to provide increased revenue generation for DHHL, while also addressing the need for housing alternatives through a mixed-use, two to ten story building. Commercial, revenue-generating uses are proposed at the street level with up to 126 alternative housing units on the higher floors."*

The Department's *O'ahu Island Plan* articulates the demand for more housing on the island of O'ahu for beneficiaries of the Trust:

*"Approximately 45% of the Residential and 19% of the Agriculture Applicants statewide are looking for homesteading opportunities on O'ahu. However, only 4% of DHHL's landholdings are located on O'ahu."*

The O'ahu Island Plan recommends a number of measures to maximize the Department's ability to serve beneficiaries with the limited resources available on O'ahu, including evaluation of the type of housing programs and products offered to better match applicants' product and locational preferences.

#### **4.2 Description of the DHHL 820 Isenberg Street Project**

The proposed project will involve either commercial or other revenue generating land use, residential use or a combination of both. Upon publication of the EISPN, DHHL anticipates releasing a request of proposals (RFP) for potential developers of the project site. A Draft EIS will follow to address the impacts of three or four alternatives based on the top three or four proposals received during the RFP process. Comments received during the Draft EIS public comment period will be considered in ranking of the proposals received and selection of a preferred alternative.

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<sup>1</sup> The *O'ahu Island Plan* is available for view on the DHHL website: <http://dhhl.hawaii.gov/wp-content/uploads/2013/04/DHHL-OIP-Final-140708.pdf>

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820 ISENBERG STREET REDEVELOPMENT  
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## **5 DETERMINATION**

Section 343-5 (e), HRS (enacted by Act 172 (2012)) allows an applicant to prepare an EIS rather than an environmental assessment if the accepting authority determines, through its judgment and experience, that an EIS is likely to be required. The preparation of such an EIS begins with the preparation of an EISPN, sometimes referred to as an “Act 172 EISPN.” Under the provisions of §343-5 (b), HRS DHHL has determined, through its judgment and experience, that an environmental impact statement (EIS) is likely to be required for the DHHL 820 Isenberg Street Redevelopment.

Preparation of an EIS is being undertaken to address requirements of Chapter 343, HRS and Title 11, Department of Health, Chapter 200, Environmental Impact Rules, Hawai‘i Administrative Rules Section 343-5, HRS established nine “triggers” that require either an Environmental Assessment (EA) or an Environmental Impact Statement (EIS). The use of State or County lands or funds is one factor that “triggers” the preparation of an EA or EIS.

### **5.1 Reasons Supporting the Determination**

DHHL has determined that an EIS (rather than a less extensive environmental assessment) is likely necessary based on a review of the significance criteria set forth under Section 11-200-12, HAR. As a result of this review it is anticipated that redevelopment of the DHHL 820 Isenberg Street Project may have a significant effect on the environment due to one or more of the significance criteria which are:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
2. Curtails the range of beneficial uses of the environment;
3. Conflicts with the state’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments there to, court decisions, or executive orders;
4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;
5. Substantially affects public health;
6. Involves secondary impacts, such as population changes or effects on public facilities;
7. Involves a substantial degradation of environmental quality;
8. Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for larger actions;
9. Substantially affects a rare, threatened, or endangered species, or its habitat;
10. Detrimentially affect air or water quality or ambient noise levels;

DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice

11. Affects, or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;
12. Substantially affects scenic vistas and view planes identified in county or state plans or studies; and
13. Requires substantial energy consumption.

## **6 DESCRIPTION OF THE ENVIRONMENT**

### **6.1 Location**

The Project is located in between Isenberg Street and Old Stadium Park at 820 Isenberg Street property, in Mō'ili'ili, Waikīkī Ahupua'a, Kona Moku, O'ahu (Figure 1).

### **6.2 Existing Conditions Use**

DHHL holds the fee simple interest in the Project site which comprises two parcels totaling 82,493 square feet (about 1.9 acres) in area:

- Parking Lot - TMK 2-7-008: 020 (42,493 square feet); and
- Building Lot - TMK 2-7-008: 018 (40,000 square feet).

The Project site contains a 22,346-square foot building constructed in the mid-1950's, and contains a 24-lane bowling facility that is no longer in use. The remainder of the site is paved. The portion of the Project site that abuts the park and residential uses was leased by automobile towing company until early 2017. The site is currently unoccupied.

### **6.3 Natural Environment**

The Project site is located in an urban setting, and the neighboring land uses include: a street (Isenberg Street), a mixture of residential uses (from single family to high-rise), and a park (Old Stadium Park which was built after the Old Honolulu Stadium was demolished).

Soils at the Project site and its vicinity are characterized as Ewa Silty Clay Loam, moderately shallow, with zero to two-percent slopes. See Figure 7. A geotechnical study and environmental study will further evaluate and characterize site soils and geology.

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, the Project site is located in Zone X, or areas determined to be outside 500-year floodplain. See Figure 8.

There are no known wetlands, Critical Habitat, or endangered plant or animal species on or in the Project site.

DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice

The Draft EIS will contain a full description of the environment of the DHHL 820 Isenberg Street Project site as well as discussion of potential impacts and mitigation measures.

## **7 PLANNING HORIZON**

The planning horizon for the redevelopment of the Project site is long-term. The planning process is anticipated to include consultation with DHHL beneficiaries as well as the surrounding community. The release of the developer RFP, the selection/ranking of RFP responses, and the forthcoming EIS is anticipated to take one to two years.

## **8 ALTERNATIVES**

The Draft EIS will include a discussion of alternatives.

## **9 AFFECTED PARTIES**

Community engagement and providing information to the Trust's beneficiaries are an important element of the Department of Hawaiian Home Lands planning process.

To prepare a fully acceptable EIS, DHHL will consult all appropriate agencies and other citizen groups, and concerned individuals. At the earliest stage of the process, notification to Trust beneficiaries will be provided and a presentation to the McCully-Mo'ili'ili Neighborhood Board is planned. Notification of the availability of the EIS Preparation Notice for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners. A public scoping meeting is expected to be held during the publication period of this Preparation Notice, to solicit input on the scope of the Draft EIS. The meeting will also provide an invitation to agencies, citizen groups, or other concerned individuals not previously identified to participate in the planning process.

The Draft EIS is expected to be published on the State of Hawai'i Department of Health, Office of Environmental Quality Control's website. Notification of the availability of the Draft EIS for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners.



DEPARTMENT OF HAWAIIAN HOME LANDS  
820 ISENBERG STREET REDEVELOPMENT  
Environmental Impact Statement Preparation Notice

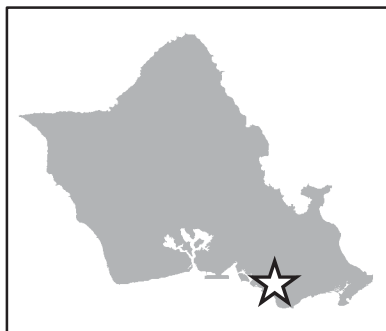
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## LEGEND

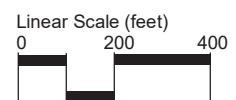
 Project site



**Figure 1: Regional Map  
820 Isenberg**

Department of Hawaiian Home Lands (DHHL)

Island of O'ahu



**Source:** Geographic Information System (GIS), ESRI World Street Map, 2016. State of Hawaii, Office of Planning.

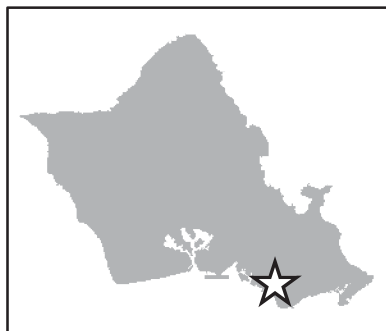
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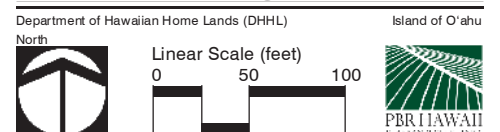


## LEGEND

 Project site



**Figure 2: Aerial  
820 Isenberg**



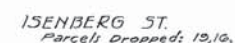
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**Disclaimer:** This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

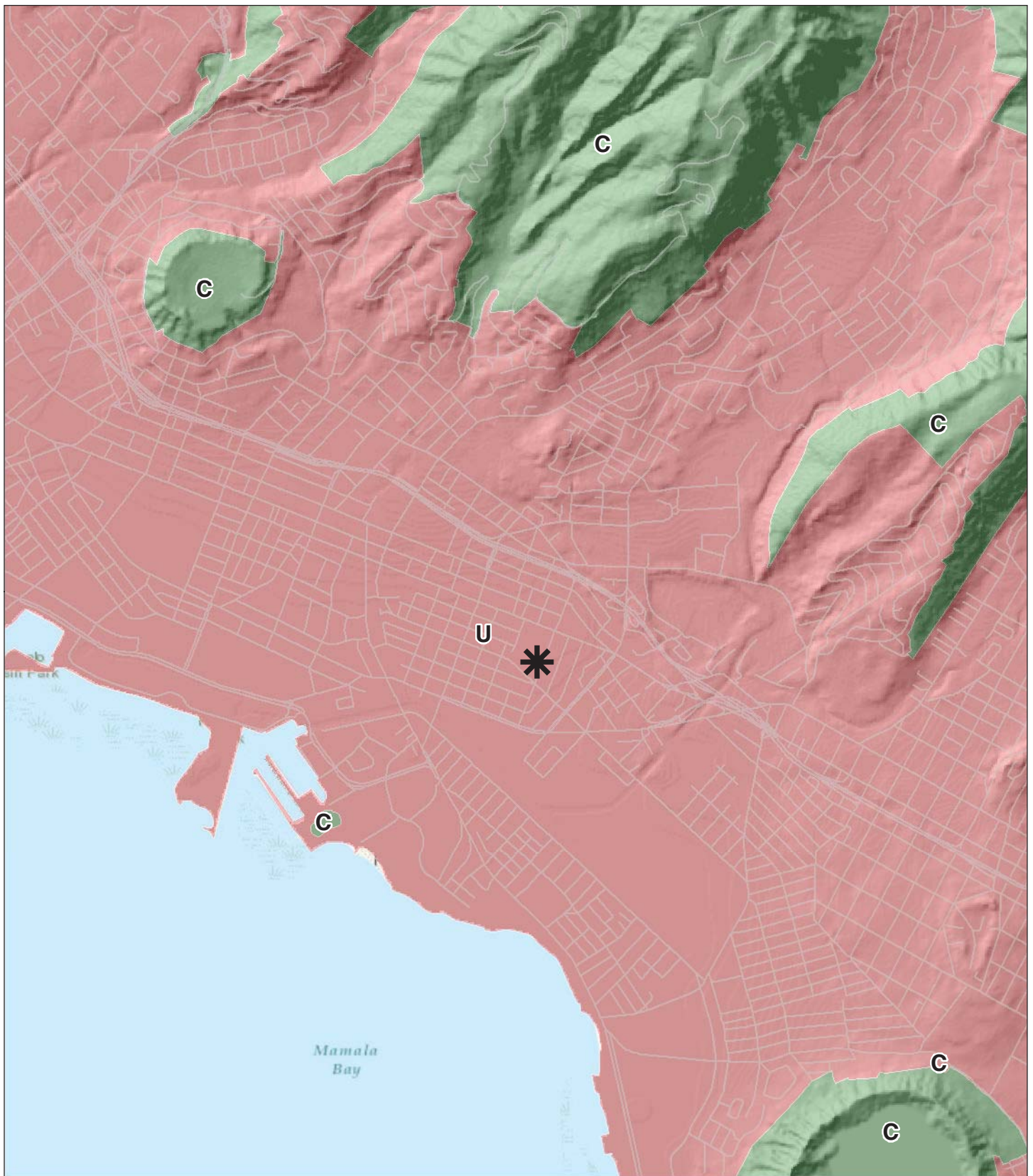


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MAR 27 1975  
JUL 15 1975  
SEP 28 1980  
JUL 22 1981  
JUL 28 1982  
SEP 05 1983

828

PRINTED.

ADVANCE SHEET  
SUBJECT TO CHANGE



Date: 4/26/2017

## LEGEND



Project site

Public Street

State Land Use Districts

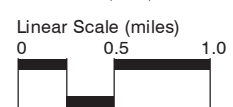
C - Conservation

U - Urban

**Figure 4:**  
**State Land Use District**  
**820 Isenberg**

Department of Hawaiian Home Lands (DHHL)

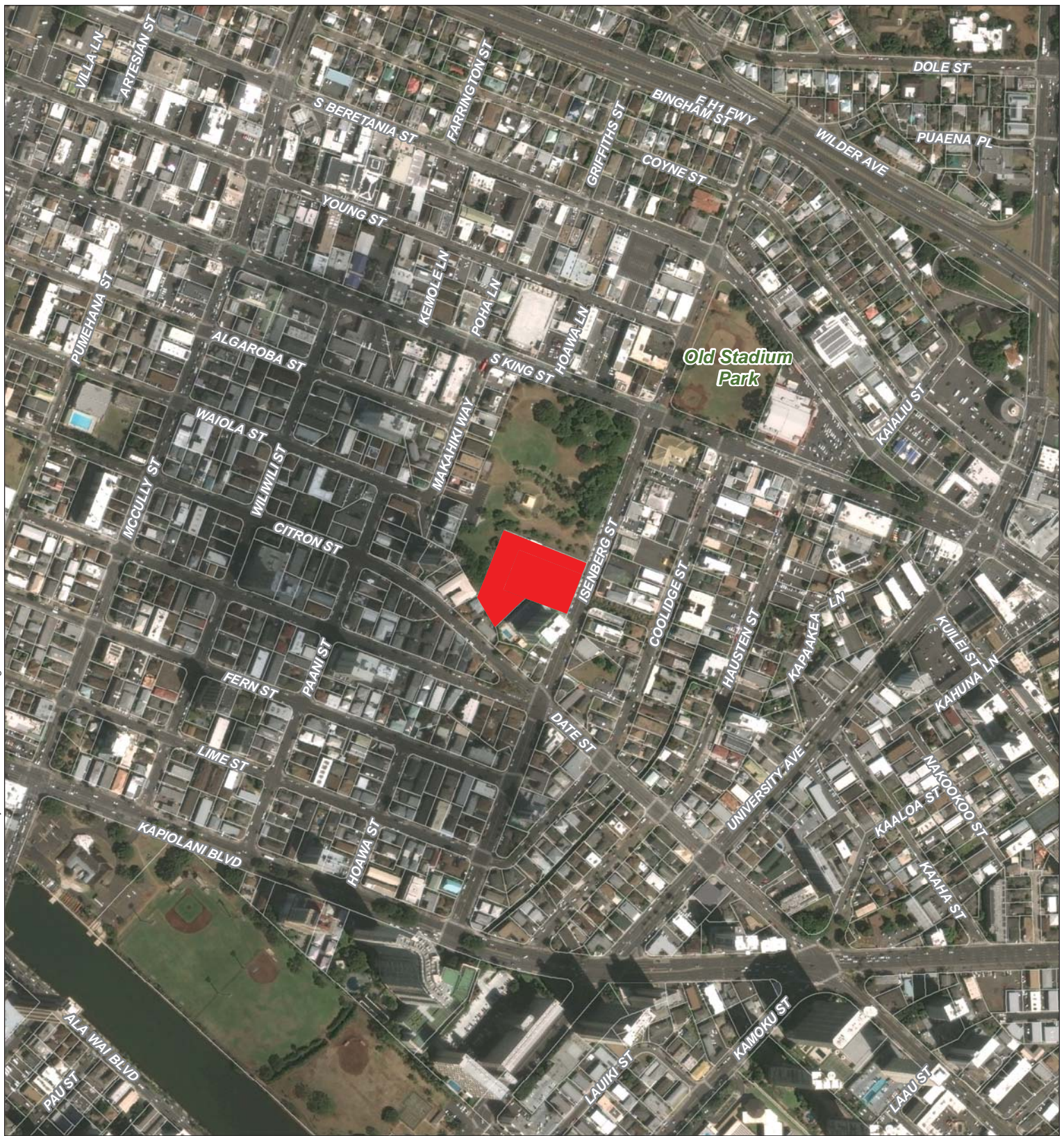
Island of O'ahu



**Source:** Geographic Information System (GIS), ESRI World Street Map, 2016. State Land Use Commission 1:24,000 mylar maps.

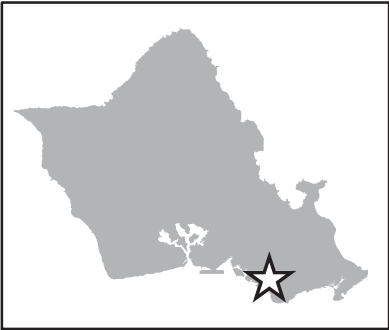
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**LEGEND**

 Commercial



**Figure 5:**  
**DHHL Land Use Designation**  
**820 Isenberg**

Department of Hawaiian Home Lands (DHHL)

Island of O'ahu

North

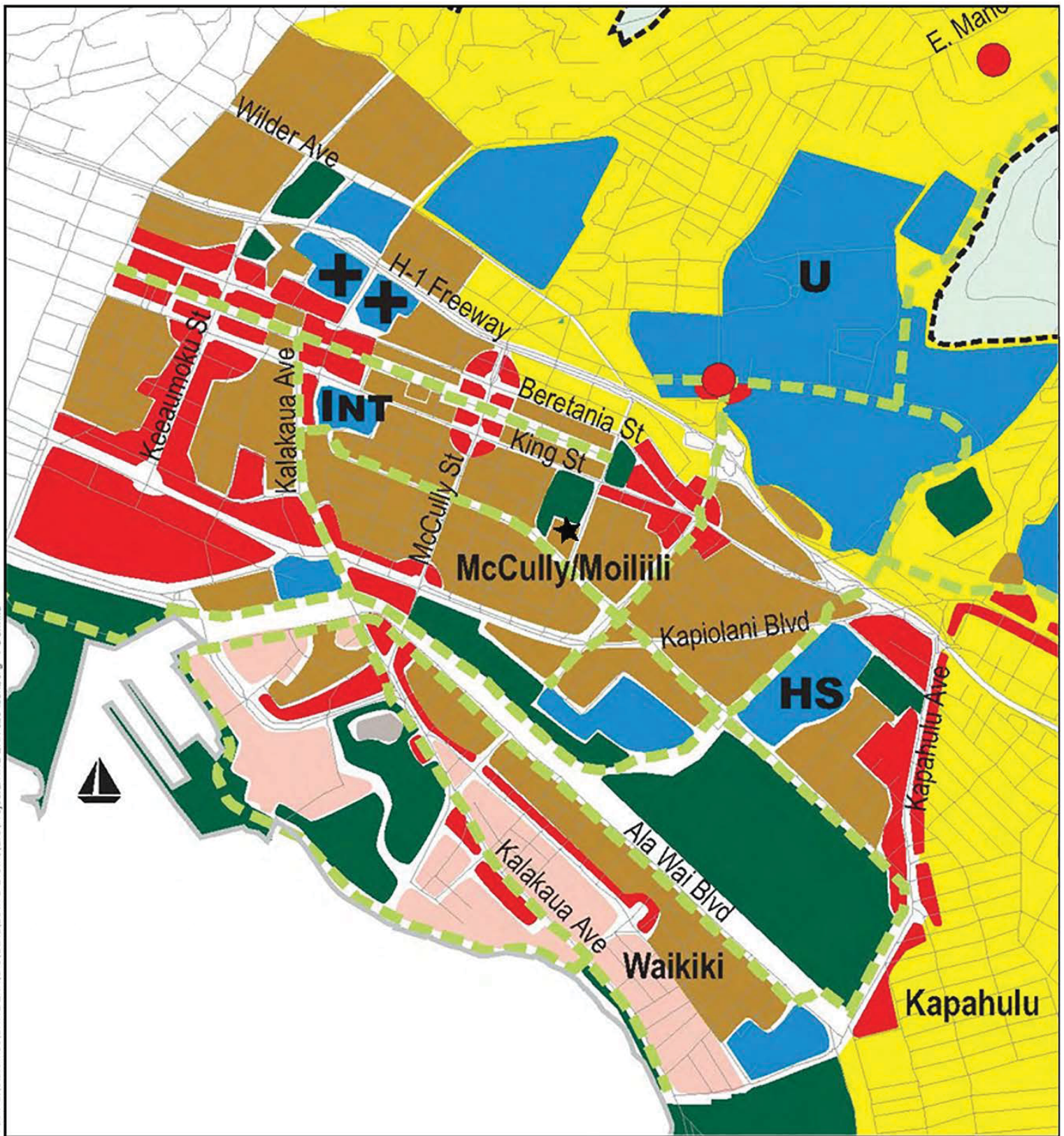


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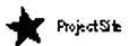




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### LEGEND



- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- District Commercial
- Industrial
- Resort
- Institutional
- Major Parks and Open Space
- Preservation
- Military
- Urban Community Boundary
- Pedestrian Network



Figure 6:  
**PUC Development Plan  
820 Isenberg**

Department of Hawaiian Home Lands (DHHL)

North

(NOT TO SCALE)



Island of O'ahu






Source: Geographic Information System (GIS), ESRI World Street Map, 2016, State of Hawaii, Office of Planning.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

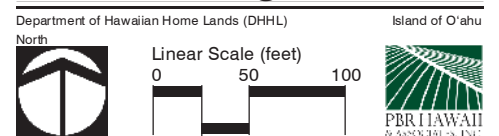




## LEGEND

-  Project site
-  EWA SILTY CLAY LOAM, MODERATELY SHALLOW, 0 TO 2 PERCENT SLOPES
-  FILL LAND, MIXED

**Figure 7: NRCS Soils  
820 Isenberg**



**Source:** Geographic Information System (GIS), ESRI World Street Map, 2016. USDA Natural Resources Conservation Service, Hawaii, 2007.

**Disclaimer:** This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



# Flood Hazard Assessment Report

www.hawaiiifip.org

820 Isenberg St

Figure 8

## Property Information

COUNTY: HONOLULU  
 TMK NO: (1) 2-7-008:018  
 WATERSHED: ALA WAI  
 PARCEL ADDRESS: 820 ISENBERG ST  
 HONOLULU, HI 96826

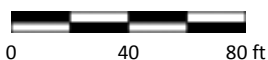
## Notes:

## Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014  
 LETTER OF MAP CHANGE(S): NONE  
 FEMA FIRM PANEL: 15003C0366G  
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO  
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO  
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



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

*If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.*

## FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

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

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

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

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

## OTHER FLOOD AREAS

	<b>Zone D:</b> Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
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# Flood Hazard Assessment Report

www.hawaiiinfip.org

820 Isenberg

Figure 8 (Continued)

## Property Information

COUNTY: HONOLULU  
 TMK NO: (1) 2-7-008:020  
 WATERSHED: ALA WAI  
 PARCEL ADDRESS: MAKAHIKI WAY  
 HONOLULU, HI 96826

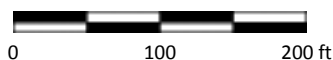
## Notes:

## Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014  
 LETTER OF MAP CHANGE(S): NONE  
 FEMA FIRM PANEL: 15003C0366G  
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO  
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO  
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



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	<b>Zone AE:</b> BFE determined.
	<b>Zone AH:</b> Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
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	<b>Zone X:</b> Areas determined to be outside the 0.2% annual chance floodplain.

## OTHER FLOOD AREAS

	<b>Zone D:</b> Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
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