April 26, 2018

Mr. Scott Glenn  
Director  
Department of Health  
Office of Environmental Quality Control  
State of Hawaii  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813

Dear Mr. Glenn:

SUBJECT: Chapter 25, Revised Ordinances of Honolulu  
Draft Environmental Assessment (DEA)

Project: Haleiwa Beach House  
Applicant/Owner: A 6 LLC (D. G. Andy Anderson)  
Agent: R. M. Towill Corporation (Michele Leong)  
Location: 62-540 Kamehameha Highway - Haleiwa  
Tax Map Key: (1) 6-2-003: 014  
Proposal: Major alterations and additions (after-the-fact) to existing restaurant. The Applicant is applying for an after-the-fact Special Management Area Permit (Major) and Special District Permit (Major) for the completed alterations and additions to the existing Haleiwa Beach House restaurant and site including wastewater treatment system.

We respectfully request publication of the project summary of the DEA in the next edition of The Environmental Notice on May 8, 2018.

Enclosed are one hard copy and one electronic copy of the DEA and the Publication Form. The Publication Form, including project summary, was also sent via electronic mail to your office.

KATHY K. SOKUGAWA  
ACTING DIRECTOR  
TIMOTHY F. T. HIU  
DEPUTY DIRECTOR  
EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR  
2017/ED-10(GT)
Mr. Scott Glenn  
April 26, 2018  
Page 2

Should you have any questions, please contact Gerald Toyomura of our Urban Design Branch, at 768-8056, or via email at gtoyomura@honolulu.gov.

Very truly yours,

Kathy K. Sokugawa  
Acting Director

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

Doc 1555588
Project Name: Haleiwa Beach House

Applicable Law: Chapter 25, Revised Ordinances of Honolulu

Type of Document: Draft Environmental Assessment

Island: Oahu

District: Koolauloa

TMK: (1) 6-2-003: 014

Permits Required: City and County of Honolulu
- Department of Planning and Permitting
  - Construction Plan Review and Approval
  - Building Permits
  - Stockpiling Permit
  - Special Management Area Permit - Major
  - Haleiwa Special District Permit – Major

State of Hawaii
- Department of Health
  - Construction plan review and approval for new wastewater treatment plant
- Department of Land and Natural Resources
  - State Historic Preservation Department Hawaii Revised Statute, Chapter 6E

Applicant or Proposing Agency:
(Address, Contact Person, Telephone, E-mail)

A 6 LLC
419 South Street, Suite 174
Honolulu, Hawai‘i 96813-5070
Contact: Mr. D. G. Andy Anderson, Manager
Phone: (808) 284-7755
Email: andersond003@hawaii.rr.com

Approving Agency or Accepting Authority:
(Address, Contact Person, Telephone, E-mail)

City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Contact: Gerald F. Toyomura, A.I.A.
A 6 LLC, (Applicant) is the owner of the Haleiwa Beach House (HBH) restaurant located at 62-540 Kamehameha Highway in Haleiwa, Waialua District, North Shore, Island of Oahu and identified by Tax Map Key (TMK) (1) 6-2-03: 014. The project parcel is 23,552 square feet (sf) in area. The existing, two-story building was constructed in 1955 and occupies a building area of approximately 6,500 sf. Since the year of its original construction, the building has been continuously operated as a restaurant and bar, first as the Haleiwa Sands Restaurant from 1955 to 1981, then as Jameson’s by the Sea from 1982 until 2015. The purpose of the project is to make needed interior repairs, alterations and renovations to re-open and restore the restaurant to its full original seating capacity. The completed renovations address the original building deficiencies and will help the Applicant meet his objectives as a restaurant operator for increasing patronage, providing employment opportunities, and creating a landmark dining establishment that will be an asset to the North Shore community. The Applicant is applying for an after-the-fact SMA Permit (Major) and SD Permit (Major) for the completed alterations and additions to the existing HBH restaurant and site including wastewater treatment system.
DRAFT ENVIRONMENTAL ASSESSMENT
Prepared and submitted in accordance with Hawai‘i Revised Statutes, Chapters 205A and 343

Hale‘iwa Beach House
Hale‘iwa, Island of O‘ahu, Hawai‘i

Applicant:

A 6 LLC
Mr. D. G. Andy Anderson
4391 A Kahala Avenue
Honolulu, Hawaiʻi 96816
Hale`iwa Beach House
Hale`iwa, Island of Oʻahu, Hawaiʻi

April 2018

APPLICANT:
A 6 LLC
Mr. D. G. Andy Anderson
4391 A Kahala Avenue
Honolulu, Hawaiʻi 96816
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<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>AA</td>
<td>Archaeological Assessment</td>
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<tr>
<td>AASHTO</td>
<td>American Association of State Highway and Transportation Officials</td>
</tr>
<tr>
<td>ADA</td>
<td>Americans with Disabilities Act</td>
</tr>
<tr>
<td>BH</td>
<td>Backyard Hale‘iwa Project</td>
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<tr>
<td>BMP</td>
<td>Best Management Practice</td>
</tr>
<tr>
<td>BP</td>
<td>Building Permit</td>
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<td>BPA</td>
<td>Building Permit Application</td>
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<td>BWS</td>
<td>Board of Water Supply</td>
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<tr>
<td>CCH</td>
<td>City and County of Honolulu</td>
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<tr>
<td>CDP</td>
<td>Census Designated Place</td>
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<td>CFR</td>
<td>Code of Federal Regulations</td>
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<td>CIA</td>
<td>Cultural Impact Assessment</td>
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<td>CRM</td>
<td>Concrete Rock Masonry</td>
</tr>
<tr>
<td>CWA</td>
<td>Clean Water Act</td>
</tr>
<tr>
<td>CWB</td>
<td>Clean Water Branch, DOH</td>
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<tr>
<td>CZMP</td>
<td>Coastal Zone Management Program</td>
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<td>DDC</td>
<td>Department of Design and Construction, CCH</td>
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<td>DLNR</td>
<td>Department of Land and Natural Resources, State of Hawaii</td>
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<td>DOH</td>
<td>Department of Health, State of Hawaii</td>
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<td>DOT</td>
<td>Department of Transportation, State of Hawaii</td>
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<tr>
<td>DPP</td>
<td>Department of Planning and Permitting, CCH</td>
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<tr>
<td>EA</td>
<td>Environmental Assessment</td>
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<td>ENV</td>
<td>Department of Environmental Services, CCH</td>
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<td>EPA</td>
<td>Environmental Protection Agency</td>
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<td>EWL</td>
<td>Extreme Water Levels</td>
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<td>FEMA</td>
<td>Federal Emergency Management Agency</td>
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<td>FIRM</td>
<td>Flood Insurance Rate Map</td>
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<td>FONSI</td>
<td>Finding of No Significant Impact</td>
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<tr>
<td>GPD</td>
<td>Gallons Per Day</td>
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<td>HAR</td>
<td>Hawaii Administrative Rules</td>
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<td>HBH</td>
<td>Hale‘iwa Beach House Restaurant</td>
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<tr>
<td>HCR</td>
<td>Hale‘iwa Commercial Redevelopment (KS Hale‘iwa Store Lots)</td>
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<td>HFD</td>
<td>Honolulu Fire Department, CCH</td>
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<tr>
<td>Acronym</td>
<td>Description</td>
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<tr>
<td>HID</td>
<td>Hale‘iwa Improvement District Project</td>
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<tr>
<td>HPD</td>
<td>Honolulu Police Department, CCH</td>
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<td>HRS</td>
<td>Hawaii Revised Statutes</td>
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<td>HWY</td>
<td>Highway</td>
</tr>
<tr>
<td>IBC</td>
<td>International Building Code</td>
</tr>
<tr>
<td>ITE</td>
<td>Institute of Transportation Engineers</td>
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<tr>
<td>IWS</td>
<td>Individual Wastewater System</td>
</tr>
<tr>
<td>KS</td>
<td>Kamehameha Schools</td>
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<td>If</td>
<td>linear feet</td>
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<td>LID</td>
<td>Low Impact Development</td>
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<td>Mālama Loko Ea Foundation</td>
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<tr>
<td>msl</td>
<td>Mean Sea Level</td>
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<td>National Flood Insurance Program</td>
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<tr>
<td>NHC</td>
<td>National Hurricane Center</td>
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<tr>
<td>NO₃+NO₂</td>
<td>Nitrate +Nitrite</td>
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<td>NOI</td>
<td>Notice of Intent</td>
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<tr>
<td>NOV</td>
<td>Notice of Violation</td>
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<td>NPDES</td>
<td>National Pollutant Discharge Elimination System</td>
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<td>Overall Hazard Assessment</td>
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<td>pph</td>
<td>Pedestrians Per Hour</td>
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<td>Pacific Tsunami Warning Center</td>
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<td>ROH</td>
<td>Revised Ordinances of Honolulu</td>
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<tr>
<td>ROW</td>
<td>Right-of-Way</td>
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<td>SCP</td>
<td>Sustainable Communities Plan</td>
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<tr>
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<td>Special District</td>
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<td>SDC</td>
<td>Seismic Design Categories</td>
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<td>sf</td>
<td>square feet</td>
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<td>SHPD</td>
<td>State Historic Preservation Division, DLNR</td>
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<td>SLU</td>
<td>State Land Use</td>
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<tr>
<td>SMA</td>
<td>Special Management Area</td>
</tr>
<tr>
<td>TMK</td>
<td>Tax Map Key</td>
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PTWC Pacific Tsunami Warning Center
UIC Underground Injection Control
USACE U.S. Army Corps of Engineers
USDA U.S. Department of Agriculture
USGS U.S. Geological Survey
TAR Traffic Assessment Report
TMK Tax Map Key
Total N Total Nitrogen
Total P Total Phosphorus
TRB Transportation Review Branch, DPP, CCH
TRB Transportation Research Board
TSS Total Suspended Solids
WWTP Wastewater Treatment Plant
## PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project:</th>
<th>Hale‘iwa Beach House (HBH)</th>
</tr>
</thead>
</table>
| Applicant:        | A 6 LLC  
Mr. D. G. Andy Anderson, Manager 
419 South Street, Suite 174 
Honolulu, Hawai‘i 96813-5070 |
| Accepting Agency: | Department of Planning and Permitting 
City and County of Honolulu |
| Location:         | Hale‘iwa, North Shore, Waialua District 
Island of O‘ahu |
| Tax Map Key:      | (1) 6-2-03: 014                                                 |
| Proposed Action:  | After-the-fact Special Management Area Permit (Major) and Special District Permit (Major) for completed renovations to the HBH restaurant, including interior and exterior building renovations, site work for parking and loading spaces, landscaping, irrigation system, and a sewage treatment facility, including a Wastewater Treatment Plant, generator and two new seepage beds. |
| Land Area:        | 23,552 SF                                                       |
| Present Use:      | Hale‘iwa Beach House Restaurant                                 |
| State Land Use District: | Urban                  |
| North Shore Sustainable Communities Plan Land Use Designation: | Country Town |
| County Zoning District: | B-1 Neighborhood Business District |
| Special Management Area: | Located in SMA |
| FEMA/FIRM Designation: | Zone AE (8 ft.) & VE (10 ft.) |
| Permits Required: | **Clearances and permits needed from the various Federal, State and City and County of Honolulu agencies include but are not limited to the following.** |

**City and County of Honolulu**

**Department of Planning and Permitting**

- Environmental Assessment and Finding of No Significant Impact, per HRS 343
- Construction Plan Review and Approval
- Building Permits
- After-the-Fact Building Permit for refrigerator storage
- Stockpiling Permit
- Special Management Area Permit - Major
- Hale‘iwa Special District Permit - Major
| State of Hawai‘i  
| Department of Health  
| • Construction plan review and approval for new wastewater treatment plant  
| Department of Land and Natural Resources  
| • State Historic Preservation Department Hawai‘i Revised Statute, Chapter 6E Review. |
SECTION 1
INTRODUCTION

1.1 PROJECT OVERVIEW
A 6 LLC, (Applicant) is the owner of the Hale‘iwa Beach House (HBH) restaurant located at 62-540 Kamehameha Highway in Hale‘iwa, Waialua District, North Shore, Island of O‘ahu and identified by Tax Map Key (TMK) (1) 6-2-03: 014. The project parcel is 23,552 square feet (sf) in area. The existing, two-story building was constructed in 1955 and occupies a building area of approximately 6,500 sf. Since the year of its original construction, the building has been continuously operated as a restaurant and bar, first as the Hale‘iwa Sands Restaurant from 1955 to 1981, then as Jameson’s by the Sea from 1982 until 2015. At various periods of time, the building has simultaneously been used for additional commercial enterprises, including a launderette, Art Gallery and gift shop. In recent years, only the ground floor has been in operation for restaurant use with office use on the second floor. See Figure 1-1, Project Location.

The Applicant began preparing conceptual plans in 2015 and, based upon their plans, was advised by the City and County of Honolulu (CCH), Department of Planning and Permitting (DPP) to apply for a Special District Permit Minor and a Special Management Area Use Permit Minor. Building Permits for the exterior and interior work were subsequently applied for under two separate Building Permit Applications. In July 2015, the Applicant obtained a Special District (SD) Permit (Minor) (No. 2015/SDD-25) and Special Management Area (SMA) Use Permit (Minor) (No. 2015/SMA-30) from the CCH, DPP, based on estimated SMA development costs of less than $500,000, to undertake building renovations and operate the restaurant as the Hale‘iwa Beach House. In August 2015, after agency review of the building permit applications, the DPP issued a Courtesy Inspection Letter allowing the Applicant to initiate renovation work while the submitted Permit applications and drawings were being reviewed for final approval. In March 2016, the Applicant completed renovations to the existing restaurant building, including renovations to the interior of the first and second floors, replacement of exterior doors and windows, refinishing exterior walls with cedar shingles, enclosing the front lanai with roll-up security doors, installation of an interior circular stairway to the second floor, and installation of skylights, copper gutter system, a fixed-louvered pergola, elevator, landscaping and irrigation. In August 2016, the DPP approved the building permit for the exterior renovations (BP No. 790811).

The building renovations restored the first and second floor building interiors and ground-level lanai to their original use for restaurant and bar operations and re-opened the existing second floor deck area for seating. Although the State of Hawai‘i, Department of Health (DOH) initially signed off on both the exterior and interior building permit applications through the City’s POSSE system in February 2016, as shown on the job site plan set, the DOH required that the Applicant replace the existing septic tank and leach field system with a package wastewater treatment plant (WWTP) as a condition of approval for the interior building permit. In August of 2016 the Building Permit for the exterior renovation was granted. In September 2016, the Applicant received approval from the DOH to install a new sewage treatment system, including a
WSI International Package WWTP, generator and two new seepage beds. The Applicant installed the new WWTP in October 2016 and was awaiting approval to operate the WWTP from DOH.

Subsequent to the completion of the renovations, the DPP determined that the total cost of the development within the SMA would be calculated based on both exterior and interior renovations, although interior alterations are typically excluded from cost calculations for development within the SMA. Based on the new calculation, including the interior and exterior building renovations, site work and new WWTP; the total development costs exceeded the $500,000 threshold that triggers requirements for a SMA Permit (Major).

In addition, the DPP determined that the renovation work previously approved under SD Permits (Minor) No. 2014/SDD-27 and No. 2015/SDD-25 constitutes major additions and alterations to a structure visible from Kamehameha Highway, which triggers requirements for a SD Permit (Major). The Applicant is therefore applying for an after-the-fact SMA Permit (Major) and SD Permit (Major) for the completed renovations to the existing HBH restaurant and site.

1.2 PROJECT PURPOSE AND NEED

The purpose of the project is to best manage a sudden and unexpected abandonment of the property lease by the Jameson’s Restaurant operator. This provided an opportunity to make needed interior repairs, alterations and renovations to the original restaurant building in order to:

- Better utilize the floor area within the building’s existing footprint for restaurant operations, staff and guests;
- Reopen the existing second floor dining and deck area that has historically been used for restaurant operations;
- Meet current federal Americans with Disabilities Act (ADA) standards, fire code and DOH kitchen health code requirements;
- Create a project offering new and meaningful jobs for the North Shore community;
- Update the existing septic system with a new wastewater treatment plant to comply with current, increased DOH wastewater treatment standards;
- Rebrand the restaurant to operate as the Hale`iwa Beach House;
- Provide a more pleasant and attractive dining experience for restaurant patrons;
- Provide a more efficient, safe and enjoyable work environment for restaurant employees; and
- Remain current, viable and competitive in the dining and hospitality industry.

Prior to undertaking the recently completed renovations, the restaurant building operated as Jameson’s by the Sea for 33 years. For many years, Jameson’s was known island-wide for their second-floor fine dining room and the views it afforded it’s guests over the Pacific Ocean toward Ka`ena Point. Over time, without any major upgrades or renovations, the building exteriors became visually tired and unattended, and the interior as well, including the furniture, fixtures and equipment, became dirty, tired and run
down. In addition, the front entry and bathrooms did not meet ADA standards and the second floor, which prior to passage of the ADA of 1990 had been used for fine dining service, was not ADA accessible. This neglect and inattention eventually impacted the restaurant’s annual gross sales and employment, with both declining year after year. The restaurant needed an investment and renovation in order to reverse this trend and be successful.

The original, existing wastewater treatment system that serves the restaurant has been and continues to be operated in compliance with DOH and federal requirements. The existing septic system was installed in 1992 and was designed to treat flows from the ground floor restaurant and bar area that was in operation at that time. Although the existing wastewater treatment system was approved for use with the interior and exterior renovations, the DOH subsequently determined, sometime after their February 2016 Interior Renovation permit set approval, that to meet the current wastewater treatment standards and formula for restaurant seating, the renovated restaurant would need to change from a septic system to a WWTP.

The Applicant obtained DOH approval for design and construction of the new WWTP and completed installation and final inspection in November 2016, which required fencing and landscaping prior to DOH granting the permit to operate. Fencing and landscaping were installed in November 2016 and the permit to operate was anticipated to be issued imminently. Prior to granting the approval to operate, the DOH determined that the approval to operate the new WWTP is dependent upon approval of the new SMA Permit (Major). The new WWTP provides the necessary treatment capacity for the renovated restaurant in a state-of-the-art package treatment system that meets the environmental objectives for resource protection within the SMA.

The completed renovations address the original building deficiencies and will help the Applicant meet his objectives as a restaurant operator for increasing patronage, providing employment opportunities, and creating a landmark dining establishment that will be an asset to the North Shore community. The restaurant today employs nearly one hundred full-time and part-time people, the majority of them locals that have grown up in the area and want to continue to live on the North Shore. The restaurant also contributes to hundreds of related off-site jobs that service the HBH daily and weekly (See Section 3.2.5, Socio-Economic Conditions.)

1.3 BASIS FOR THE ENVIRONMENTAL ASSESSMENT

In accordance with Chapter 205A Hawai‘i Revised Statutes (HRS) and Section 25-3.3 Revised Ordinances of Honolulu (ROH), this project involves development within the SMA and the processing of an application for a SMA Permit (Major) and is therefore subject to environmental assessment (EA) by the CCH DPP in accordance with procedural steps set forth in Chapter 343 HRS and Chapter 11-200 Hawai‘i Administrative Rules (HAR).
1.4 APPLICANT AND APPROVING AGENCY
In accordance with Chapter 343 HRS, and Sections 11-200-4 and 11-200-9, HAR, the Applicant for this Draft EA is Basin Project Inc., and the Approving Agency is the CCH DPP.

Pursuant to the requirements of Chapter 343 HRS and Chapter 11-200 HAR, and an evaluation of the significance criteria established by Section 25-4.1 ROH, the approving agency, the CCH DPP, has determined that the project is not expected to have significant environmental effects. Based on analysis and review of environmental conditions, project effects, and proposed mitigation measures, it is anticipated that a Finding of No Significant Impact (FONSI) will be issued for this project.
Figure 1-1, Project Location
SECTION 2
PROJECT DESCRIPTION AND ALTERNATIVES CONSIDERED

2.1 PROJECT LOCATION
The project site is located at 62-540 Kamehameha Highway in Hale‘iwa, Waialua District, North Shore, Island of O‘ahu and identified by Tax Map Key (TMK) (1) 6-2-03: 014. The project site is shown in Figure 1-1, Project Location. Adjacent land uses include a four-acre, undeveloped City-owned park land on the north side that was once going to be sold as a remnant parcel, Loko ea Fishpond to the south and east, and Hale‘iwa Beach Park across Kamehameha Highway to the west.

2.1.1 OWNER INFORMATION
The Hale‘iwa Beach House restaurant and subject property are owned by the Applicant, A 6 LLC.

2.2 PERMIT HISTORY
In 2013, the previous owner of the Jameson’s by the Sea restaurant applied for land use permits [SMA Permit (Minor) No. 2014/SMA-22 and SDD Permit (Minor) No. 2014/SDD-27] and a building permit (BP) to replace a pre-existing, unpermitted covered deck addition to the first floor dining area and front entry way of the existing building. The building permit was not issued and the improvements were not constructed at that time. In 2015, the previous restaurant owner abandoned the restaurant lease to the Applicant. The Applicant subsequently took over management of the property and restaurant, including the land use permits and BPs initiated by the previous owner.

The Applicant determined that more substantial investment was required to renew and restore the restaurant to be successful. Accordingly, the Applicant processed applications for building permits and land use permits to undertake the following renovations to the existing two-story commercial building:

- New covered deck along the front ground-level dining area and front entryway;
- Interior renovations and remodeling;
- Exterior renovations;
- New fire exit stairway and safety railing;
- Ground-level entry ramp, elevator to the second story and bathroom renovations to meet Americans with Disabilities Act (ADA) accessibility standards;
- New Sign; and
- Site improvements including paving, landscaping and irrigation.

In August 2015, the Applicant submitted building permit applications for all major interior and exterior renovation work, including architectural drawings, along with the City-approved SMA (Minor) and SD (Minor) Permits. Interior and exterior renovation work to the existing building was undertaken from September 2015 to March 2016. After being informed by DOH, sometime after DOH approval of the Interior Renovation building permit set in February 2016, that a new WWTP would be required, the Applicant undertook design and permit to construct the WWTP. Installation of the new WWTP was undertaken from October 2016 to November 2016. The Applicant’s
renovation work over time is represented on the attached site plans provided by project architect:

- **Figure 2-1, Site Plan – Pre-2015**
- **Figure 2-2, Site Plan – March 2016, After Completion of Interior and Exterior Renovations**
- **Figure 2-3, Site Plan – Existing and Planned Conditions After WWTP Installation**

The plans for interior and exterior renovations, the first floor covered deck addition and the WWTP installation that were submitted with the land use and building permit applications are included in **Appendix B**. A detailed description of the completed project improvements is provided in **Section 2.3**. A timeline and description of the permits and project activities undertaken by the Applicant is provided in **Table 2-1**. A list of permit applications and permits processed for the project is provided in **Table 2-2**.

**Table 2-1: Schedule of Major Project Activities**

<table>
<thead>
<tr>
<th>Action</th>
<th>Start Date</th>
<th>End/Issue Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>The previous restaurant owner submitted Building Permit Application (BPA) No. A2013-04-2371 (2013/IBP04572) for first floor covered deck addition. The City held the application pending approval of a SMA Permit (Minor) and SDD Permit (Minor). The Applicant took over this building permit application after the previous restaurant owner defaulted and the Applicant acquired the restaurant. The Applicant obtained the BP (No. 790449) in August 2016.</td>
<td>4/29/2013</td>
<td>8/3/2016</td>
</tr>
<tr>
<td>The previous restaurant owner applied for and obtained SMA Permit (Minor) No. 2014/SMA-22 and SDD Permit (Minor) No. 2014/SDD-27 for major exterior alterations to the existing two-story commercial structure consisting of a new covered deck addition along the front ground-level dining area and front entryway. The Applicant took over this building permit application after the previous restaurant owner defaulted and the Applicant acquired the restaurant. The work was undertaken under “courtesy inspection” until Building Permit No. 790449 [Building Permit Application (BPA) No. A2013-04-2371] was issued on August 3, 2016. See below.</td>
<td>5/2/2014</td>
<td>5/13/2014</td>
</tr>
<tr>
<td>The Applicant applied for and obtained SMA Permit (Minor) No. 2015/SMA-30 and SDD Permit (Minor) No. 2015/SDD-25 for major exterior and interior alterations to the existing two-story commercial structure, including adding a guardrail and window wash rail to the second floor, adding a new open fire exit stairway at the north side of the existing building, repairing and improving the ADA entry ramp and stairway at the front entrance, extending the existing trellis canopy roof over the ADA entry, installing overhead glass security doors above first floor covered deck, cover exterior walls with cedar rough split shingles, installing an ADA elevator, installing a new circular interior stairway to the second floor, relocating a bar on the second floor, reconfiguring existing restrooms to be ADA compliant, and replacing flooring.</td>
<td>6/29/2015</td>
<td>7/24/2015</td>
</tr>
<tr>
<td>The Applicant submitted three BPAs to DPP:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A2013-04-2371 – First Floor Covered Deck Addition (resubmitted)</td>
<td>4/29/2013</td>
<td></td>
</tr>
<tr>
<td>- A2015-09-0536 – Interior Renovations</td>
<td>9/10/2015</td>
<td></td>
</tr>
<tr>
<td>The BPAs were supported by the approved 2014/SMA-22 and 2014/SDD-27 for the first floor covered deck and by 2015/SMA-30 and 2015/SDD-25 for major exterior and interior alterations.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 2-2: Schedule of Permits Processed for the Project**

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Start Date</th>
<th>End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMA 2014/SMA-22</td>
<td>5/2/2014</td>
<td>5/13/2014</td>
</tr>
</tbody>
</table>
The DPP issued Courtesy Inspection Letter SAA 2015-09-0536 (2015/ELOG-2392) to allow the Applicant to initiate construction of interior, exterior and first floor covered deck renovations in accordance with the BPA documents and approved SMA and SDD permits. At the time of Courtesy Inspection approval, the major third-party review agencies, including BWS, DOH, and SHPD had signed off on the BPAs.  

<table>
<thead>
<tr>
<th>Event Description</th>
<th>Date 1</th>
<th>Date 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Applicant completed the interior, exterior and covered deck renovation work in accordance with the BPA documents and Courtesy Inspection approval. The Applicant installed a fixed louvered sun screen over the existing second floor deck, which was not included in the original three BPAs.</td>
<td>11/6/2015</td>
<td>3/2016</td>
</tr>
<tr>
<td>The Applicant submitted an after-the-fact BPA for the fixed louvered sun screen.</td>
<td>12/2015</td>
<td>Pending SMA Permit (Major) approval.</td>
</tr>
<tr>
<td>The renovated HBH Restaurant opened for business.</td>
<td>3/28/2016</td>
<td></td>
</tr>
<tr>
<td>The City issued a Notice of Violation (2016/NOV-04-179) to the Applicant for undertaking additional/alteration work to the existing building without permits, including the addition of a second floor deck and first floor enclosed space, bathroom renovations and placement of a sign, and operating the restaurant without approved building permits for the renovation work. The City corrected the NOV in December 2016 (see below).</td>
<td>5/3/2016</td>
<td></td>
</tr>
</tbody>
</table>
| The City issued final approval for two of three BPAs:  
  - Permit #790449, A2013-04-2371 – First Floor Covered Deck Addition  
  - Permit #790811, A2015-07-0442 – Exterior Renovations | 8/3/2016 (BP#790449) | 8/10/2016 (BP#790811) |
| The City put a hold on approving BPA A2015-09-0536 – Interior Renovations pending approval of a new SMA Permit (Major). | Pending SMA Permit (Major) approval. | |
| The Applicant applied to DOH for approval to construct the WWTP. | 8/11/2016 | |
| DOH issued approval to the Applicant to begin WWTP Construction. | 9/21/2016 | |
| The Applicant completed construction of the new WWTP. | 10/2016 | 11/28/2016 |
| The City denied the application for a minor modification to 2015/SMA-30 and 2015/SDD-25 to include installation of the new WWTP, generator, seepage bed, and site work for parking and loading spaces. | 10/28/2016 | |
| The Applicant requested the City reconsider their determination. | 11/18/2016 | |
The City corrected the Notice of Violation (2016/NOV-04-179) to acknowledge that the second floor deck and enclosed first floor space were pre-existing and approved, and to acknowledge that the restaurant was permitted to operate using the original, existing IWS.

The City denied the request for reconsideration of their October 2016 determination and directed the Applicant to process applications for after-the-fact SMA Permit (Major) and SDD Permit (Major). (2016/ELOG-3114)

The City issued a notification to the Applicant that the building is required to have room capacity signs re-posted for the existing liquor license floorplans which indicate a maximum occupancy of 118 persons in the ground floor dining room and 49 persons in the second floor dining room. An additional capacity of 24 persons that can be accommodated in the outdoor deck area would not require a room capacity sign. [B16-318(JA)] The posted room capacity signs will apply until the new Interior Renovation building permit is approved and new liquor license floor plans are approved.

The Applicant began preparation of SMA Permit (Major) and SDD Permit (Major) application documents.

The DOH issued a determination that approval to use the new WWTP will not be issued until the City issues a SMA Permit (Major).

The Honolulu Fire Department approved the building occupancy numbers assigned in the City’s December 29, 2016 letter for the existing liquor license floor plans.

<table>
<thead>
<tr>
<th>Application/Permit</th>
<th>Date Issued</th>
<th>For</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/SDD-25, 2015/SMA-30</td>
<td>7/14/2015</td>
<td>Approved for Hale‘iwa Beach House, major interior and exterior renovations and first floor covered deck addition.</td>
</tr>
<tr>
<td>BP #790811, BPA A2015-07-0442, BPA 2015/IBP 0796</td>
<td>8/10/2016</td>
<td>Approved for Exterior Renovation to the existing restaurant building. The City conducted courtesy inspections prior to building permit approval.</td>
</tr>
<tr>
<td>BPA A2015-09-0536, BPA 2015/IBP 09530</td>
<td>Plan review in progress. Pending SMA Permit – Major approval.</td>
<td>Application submitted 9/10/2015 for Interior Renovation to existing restaurant building. The application was approved by Zoning Plan Review Branch, Board of Water Supply, State Historic Preservation Division, DOH-WWB, DOH Sanitation, and State Division of Industrial Safety. The City conducted courtesy inspections for all building renovation work undertaken under BPA No. A2015-09-0536, including: interior and exterior renovations, electrical, plumbing, air conditioning. DOH rescinded approval sometime after February 2016.</td>
</tr>
<tr>
<td>2016/IBP 02933, 2016-03-0038</td>
<td>3/29/2016</td>
<td>Sign permit is on hold until BPA A2015-09-0536 for interior renovations is approved.</td>
</tr>
<tr>
<td>2016/IBP 12828</td>
<td>12/12/2016</td>
<td>BPA A2016-12-0471 for fixed louvered pergola.</td>
</tr>
<tr>
<td>2016/NOV-04-179, Amended 12/2016</td>
<td>5/3/2016</td>
<td>City issued NOV for building additions and alterations done to the existing restaurant without building permits,</td>
</tr>
</tbody>
</table>

Table 2-2: Development Permits, Approvals and Notices of Violation

Hale‘iwa Beach House
Draft Environmental Assessment 2-4
including 1st floor renovations, bathroom renovations, placement of a sign without a sign permit, and construction of a second floor deck structure. In December 2016, the City corrected the NOV to acknowledge that the second floor deck and enclosed first floor space were approved pre-existing, and to acknowledge that the restaurant was permitted to operate using the original, existing IWS.

<table>
<thead>
<tr>
<th>DOH File No. 293</th>
<th>9/21/2016</th>
<th>DOH approval to construct a new WWTP to provide wastewater treatment for renovated restaurant.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/ELOG-1904(GT)</td>
<td>10/28/2016</td>
<td>City determination that a SMA Permit (Major) and SDD Permit (Major) are required for the project due to the additional development costs due to the inclusion of interior renovation development costs and costs associated with the WWTP construction. The City instructed the Applicant to prepare and process applications for a SMA Permit (Major) and SDD Permit (Major) for all interior and exterior renovations, new WWTP and all related site work. [2016/ELOG-1904(GT)]</td>
</tr>
<tr>
<td>2016/ELOG-3114</td>
<td>12/29/2016</td>
<td>City reconsideration of Director’s Determination on 2015/SDD-15 and 2015/SMA-30, and affirming the requirement for the Applicant to process after-the-fact Hale'iwa Special District Permit (Major) and SMA Permit (Major) due to incremental development cost increases and potential cumulative environmental and visual impacts.</td>
</tr>
</tbody>
</table>

Note: Copies of building permits, land use permits and notices of violation are included in Appendix B, C and D respectively.

2.3 PROJECT DESCRIPTION

Project improvements are described below. Permit drawing sets of the project improvements are provided in Appendix B. All interior and exterior renovation work and the first floor covered deck addition were completed by March 2016. The new WWTP and related site work was completed in November 2016.

The project improvements were undertaken to restore the original restaurant use to the entire existing building. The original, existing building footprint did not change as a result of the project improvements, with the exception of the following:

- A new fire exit stairway, installed in accordance with the Fire Code, from the second story located on the south side of the existing building added approximately 200 sf to the building footprint. See Figure 2-2 and Sheet A002, Exterior Renovation permit drawing set in Appendix B.
- Entryway improvements consisting of a federally mandated ADA ramp and new trellis canopy extension over the entryway added approximately 240 sf to the building footprint. See Exterior Renovation permit drawing set in Appendix B.

2.3.1 Interior Building Renovations (BPA #A2015-09-0536 and 2015/IBP 09530)

- Ground floor renovations:
  - Removed and reconfigured interior walls and doors to accommodate new dining room, kitchen and back-of-house (pantry, storage, mechanical, machine room) layout.
  - Installed new carpet and tile flooring in dining and bar areas.
  - Installed tile kitchen flooring.
Reconfigured existing restrooms for ADA compliance.
Replaced and refurbished kitchen, bar and wait staff equipment.

- Second floor renovations:
  - Removed and reconfigured interior walls and doors to accommodate new layout for dining area, bar, wait staff, elevator and stairway.
  - Relocated existing bar.
  - Reconfigured existing restrooms for ADA compliance.
- Constructed new circular, steel stairway to the second floor.
- Installed new elevator to second floor for federal ADA compliance.
- Repainted and refinished interior walls, ceilings and surfaces.
- Installed new lighting and ceiling fans.
- Installed new dining room furniture.

2.3.2 Exterior Building Renovations (Approved: BP #790449 and BP #790811, and pending BPA # A2016-12-0471, 2016/IBP 12828)

- Ground Floor:
  - Reconstructed concrete lanai seating area at front of dining room with new garden flag-stone material.
  - Replaced existing roof extension above the lanai area (first floor covered deck area). This work was approved by BP #790449 as an after-the-fact building permit for the pre-existing lanai cover, which has existed since Jameson’s by the Sea began operations.
  - Installed new roll-up security doors to enclose the covered stone lanai area at night when the restaurant is closed for business.
- Second Floor:
  - Converted second floor windows to open doors.
  - Installed new standing seam metal roofing to match first floor awning.
  - Used a portion of the old dining room to create a small private room for special functions. There is no other private function room like this in the community.
  - Re-opened the existing second floor deck area above first floor dining and bar area for outdoor seating.
  - Installed new 42-inch high safety railing around existing second floor deck and dining room lanai comprised of vertical aluminum pickets with horizontal cables and hardwood cap.
  - Installed a fixed, open-louvered sun shade trellis above the second floor deck (BPA # A2016-12-0471, 2016/IBP 12828, pending).
- Installed new windows and doors throughout building.
- Installed new Fire Code mandated steel fire exit stairway from the second floor on the south side of the back of the building, comprised of painted, galvanized steel railings and stair risers with concrete treads.
- Applied exterior colors including a range of earth tones from light sand trim around window and door openings to dark brown for guardrail posts.
- Finished exterior walls with natural cedar shingles in compliance with Hale‘iwa Special Design District guidelines.
- Installed exterior lighting using subdued light fixtures, shielded and angled downward to minimize glare.
- No change to the original building footprint except for the installation of a new exterior fire exit stairway and improvements to the ADA access ramp at the front entryway.

2.3.3 Completed Site Work
- Parking Lot Improvements (See Figure 2-3, Site Plan):
  - Repaved approximately 8,200 sf which provides space for existing parking and loading area.
  - Per LUO Section 21-6.3, the required parking is 21 stalls based on floor area of 6,449 sf (see Appendix B, Sheet A005, Interior Renovation Permit Drawings, BPA #A2015-09-0536 and 2015/IBP 09530) and 1 stall per 300 sf.
  - A total of 24 parking stalls are provided on site:
    - 21 parking stalls, including one ADA parking stall and one loading stall, are accommodated on an existing all-weather surface (20 on the existing paved surface and 1 stall on a combination of paved and gravel surface). The parking stalls are currently unstriped.
    - 3 additional parking stalls at the back of the parking lot are located on a gravel surface. These stalls will be provided with an all-weather surface of either compacted gravel or pavement.
    - An unmarked loading area is located adjacent to the restaurant building within the existing paved parking area. Loading area ingress and egress is via the restaurant driveway. This area has been used for deliveries over the more than 50 years that the restaurant has been in operation.
    - A managed parking plan layout that accommodates a total of 40 managed stalls (valet) on the restaurant property is provided in Figure 3-5.
- Installed covered ADA access ramp at ground floor main entrance
- Installed 4.5-foot wide by 4-foot high sign at the front of the restaurant building, setback 6 feet from the front yard property line along Kamehameha Highway (sign permit no. S2016-03-0038).
- Installed landscaping consisting of:
  - A new naupaka security hedge to enclose the landscaped lawn area along the makai frontage of the existing building.
  - Extended the existing turf lawn to fill the entire area within the naupaka hedge.
  - New irrigation system for landscaping areas along restaurant frontage, entryway, and the entire north building wall.
- Installed new package WWTP to replace the existing aerobic septic system. New WWTP improvements include:
  - new 26-foot long by 8-foot wide package WWTP with 9,510 gallon per day capacity, surrounded by 6-foot high chain link fence with locked gate and landscaping;
o new standby power generator;
o new grinder pump; and,
o located the new 3,330 sf Primary seepage bed away from the existing leech field site to minimize potential of contamination to the stream and Pond.

2.3.4 Proposed Site Work – Final Condition
- Remove landscaping and an existing wood fence, where indicated on Figure 2-3, to accommodate parking stalls and vehicle maneuvering.
- Relocate the existing perimeter, chain-link fence around the WWTP to the edge of the WWTP concrete pad, as indicated on Figure 2-3.
- Install additional landscaping:
  - As agreed to with DPP, plant a hedge along north property line (shared boundary with City parcel 038) and along the highway frontage north of the driveway entrance.
  - Install four new canopy form trees along the north property boundary to provide shade for the parking lot, per LUO Section 21-4.70.
- Install all-weather surface constructed of compacted gravel or pavement for 3 parking stalls located at the back of the parking lot.
- Stripe all parking stalls.

See the following:
  - Figure 2-1, Site Plan – Pre-2015
  - Figure 2-2, Site Plan – March 2016, After Completion of Interior and Exterior Renovations
  - Figure 2-3, Site Plan – Existing and Planned Conditions After WWTP Installation
  - Appendix A, Photos of original and existing site improvements
  - Appendix C, Land Use Permits
  - Appendix H, ALTA Survey

2.4 PROJECT SCHEDULE AND COST

2.4.1 SCHEDULE
All interior and exterior renovation work and new WWTP installation is complete. Renovation work on the restaurant building was started in September 2015 and completed in March 2016. Renovation work was performed under a Courtesy Inspection Letter issued by City on November 6, 2015. The restaurant opened for business on March 28, 2016. WWTP plans were approved for construction by DOH letter dated September 21, 2016. Installation of the new WWTP was completed November 2016. Use of the new WWTP is pending approval of the SMA Permit (Major) and SDD Permit (Major). Additional site work to complete the all-weather surface parking lot and landscaping will be undertaken upon approval of the SMA Permit (Major) and SDD Permit (Major).
The EA and after-the-fact SMA Permit (Major) and SDD Permit (Major) are estimated to take 9 months to process, with a determination rendered by the City in 2018.

2.4.2 COST
Total estimated development costs for the project, including interior and exterior building renovations, WWTP installation and site improvements is $2,997,728 dollars. A cost summary is presented in the table below. A detailed cost breakdown is presented in Appendix E, Project Budget.

Table 2-3: Project Cost Summary

<table>
<thead>
<tr>
<th>Interior and Exterior Building Renovation Costs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Miscellaneous interior and exterior renovations</td>
<td>$796,777</td>
</tr>
<tr>
<td>Trades – labor and materials (painting, roofing, landscape, flooring, plumbing)</td>
<td>$485,997</td>
</tr>
<tr>
<td>Miscellaneous Kitchen and Bar Furnishings and Equipment</td>
<td>$628,939</td>
</tr>
<tr>
<td>Professional Services (architecture, structural, electrical, mechanical)</td>
<td>$260,450</td>
</tr>
<tr>
<td>Miscellaneous Items (doors, windows, skylights, elevator, stairways)</td>
<td>$406,455</td>
</tr>
<tr>
<td><strong>Subtotal: Interior and Exterior Renovation Work:</strong></td>
<td><strong>$2,578,618</strong></td>
</tr>
<tr>
<td>WWTP and Repaving Costs</td>
<td></td>
</tr>
<tr>
<td><strong>Combined Total:</strong></td>
<td><strong>$2,997,728</strong></td>
</tr>
</tbody>
</table>

Notes:
1. Per Section 25-1.3 ROH, within the SMA the definition of “Development” does not include repair, maintenance or interior alterations to existing structures, and nonstructural improvements to existing commercial structures. The costs summarized in this table include these costs as a matter of disclosure.
2. The Applicant did not contract for all of the work with one individual contractor. To save dollars and expedite work, the Applicant contracted out the work with numerous different smaller contractors and personally coordinated the job. The Applicant and the Applicant’s architect placed all orders for doors, windows, furniture and kitchen equipment.
3. The WWTP cost estimate was prepared by WSI International, dated 9/16/2016.
4. By letter dated December 29, 2016 [2016/ELOG-3114(GT)] the City DPP determined that the cumulative development valuation within the SMA is $2,359,698.

2.5 ALTERNATIVES CONSIDERED

2.5.1 PREFERRED ALTERNATIVE
The preferred alternative is as described above in Section 2.2. This alternative addresses the original building deficiencies that hindered business success and contributed to the failure of the previous restaurant operations. The completed renovation work results in better utilization of the building’s existing footprint for restaurant operations, re-opens and restores the existing second floor dining and deck area, meets current ADA, fire code and health code compliance, provides a more pleasant and attractive dining experience, and provides the more enjoyable work environment for restaurant employees. The preferred alternative will help the Applicant meet his objectives as a restaurant operator for increasing patronage, providing employment opportunities, and creating a landmark dining establishment that will be an asset to the North Shore community. For these reasons, the Applicant undertook the renovations for which he is seeking an after-the-fact SMA Permit (Major) and SDD Permit (Major).
2.5.2 NO ACTION
State legislation requires that a “no-action” alternative be considered to serve as a baseline against which potential actions can be measured. For this after-the-fact application, the no-action alternative is moot, however it provides a contrasting narrative to the Applicant’s undertaking. Prior to the Applicant’s renovation work, the restaurant lease had been abandoned and the restaurant’s reputation and ability to attract patronage was in decline due to the dilapidated condition of the building. The no-action alternative would have involved no effort to renovate or upgrade the restaurant building and operations. Under this alternative, project costs and environmental impacts resulting from work activities would have been avoided, however the restaurant building would have continued to deteriorate and the Applicant eventually would have been forced to close the business resulting in loss of a landmark North Shore restaurant, revenue and jobs. This alternative would therefore not meet the project purpose and need, and for this reason was rejected from consideration.
Figure 2-1, Site Plan – Pre-2015
Figure 2-2, Site Plan – March 2016, After Completion of Interior and Exterior Renovations
Figure 2-3, Site Plan – Existing and Planned Conditions After WWTP Installation
SECTION 3
DESCRIPTION OF AFFECTED ENVIRONMENT

3.1 PHYSICAL ENVIRONMENT

3.1.1 CLIMATE & CLIMATE CHANGE
The project site is located in Hale‘iwa, on the northwest shore of O‘ahu, inland of Waialua Bay. Hale‘iwa has a mild subtropical and coastal climate which is characterized by abundant sunshine, persistent northeast trade winds, relatively constant temperatures and moderate humidity. The prevailing winds throughout the year are the northeasterly trade winds, with occasional westerly “Kona” winds. Daily temperatures vary slightly throughout the year, ranging from approximately 62° - 78° Fahrenheit (F) in January, and 68° - 87° F in July. The annual average precipitation at Hale‘iwa is 29.77 inches. Most of the rainfall occurs in the winter months. The wettest month of the year is January with an average rainfall of 5.17 inches. (UH 2014)

According to recent findings by researchers at the University of Hawai‘i (IPRC, 2014), the effects of climate change are increasingly evident in Hawai‘i. Evidence of climate change includes rising air temperature, increased rain intensity partnered with decreased total rainfall has decreased stream flows, increased sea surface temperatures and sea levels, and has promoted a more acidic ocean (SB No. 2745, 2012). Research also shows that greenhouse gas emissions, including carbon dioxide, methane, nitrous oxide, and fluorinated gases, are a key contributor to unprecedented increases in global atmospheric warming over the past century (EPA, 2011 and IPRC, 2013). These trends are projected to continue to increase in the future posing unique and considerable challenges to Hawai‘i. Research at the University of Hawai‘i, School of Ocean and Earth Science and Technology indicates that sea level has risen in Hawai‘i by approximately 0.6 inches per decade (1.5 millimeters per year) over the past century (SOEST, 2012).

Based on the U.S. Army Corps of Engineers (USACE) Sea Level Change Curve Calculator, Kāne‘ohe and the windward side of O‘ahu will experience sea level rise between 0.2-ft to 1.5-ft by 2050 and 0.5-ft to 4.8-ft by 2100. Honolulu and the leeward side of O‘ahu will experience sea level rise between 0.3-ft to 1.5-ft by 2050 and 0.5-ft to 4.9-ft by 2100.

Impacts and Mitigation Measures
The operation of the renovated restaurant will not have any significant effects on the existing climatic conditions of the site or the surrounding region. No mitigation measures are required or recommended.

The project vicinity will however be subject to the impacts of climate change and rising sea levels. The project site is adjacent to Waialua Bay and the Loko ea Fishpond which will be impacted by rising sea levels. The project site’s existing elevations range between approximately 5 feet and 10 feet. By 2050, based on the USACE’s low (0.2-ft), intermediate (0.5-ft), and high (1.5-ft) projections for relative sea level (RSL) rise on the windward side of O‘ahu, the project site will
not be inundated. By 2100, based on the USACE’s low (0.5-ft), intermediate (1.5-ft) and high (4.8-ft) projections for RSL rise, the project site will not be inundated. The project vicinity will be at risk from extreme water levels (EWL) caused by tidal and storm surges. By 2050, based on the USACE’s high and EWL tides (2.6-ft) projection, the project site will not be inundated. By 2100, based on the high and EWL tides (5.9-ft) projection, portions of the project site may potentially be intermittently inundated by extreme water levels (USACE 2014). The building renovations were constructed with an estimated 30-year lifespan and will likely be at the end of its useful life by 2050 and will require renovation or reconstruction at that time. During extreme storm surges the restaurant will be closed down for the safety of patrons and employees.

3.1.2 TOPOGRAPHY, GEOLOGY, AND SOILS
The project site is located on a low coastal plain between the Ko‘olau and Wai‘anae volcanoes. The project region’s topography is relatively flat and generally slopes downward from mauka to makai. The project site has an approximate topographic gradient of 0% running mauka-makai and is essentially flat. It has an elevation range of approximately 3 feet to 6 feet above mean sea level (msl).

Soils underlying the project site, as classified by the U.S. Soil Conservation Service (USDA, 1972), are described below and illustrated on Figure 3-1, Soil Types.

- Jaucas Sand (JaC) – Surface layer is dark brown due to accumulation of organic matter and alluviums. Permeability is rapid and the runoff is very slow to slow. The hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed.

- Tropaquepts (TR) – Poorly drained soils that are periodically flooded by irrigation in order to grow crops that thrive in water; surface layers consists of dark-gray, soft, mucky silt loam.

**Impacts and Mitigation Measures**
All major construction activities are completed. Remaining construction activities consist of paving, landscaping, WWTP fence relocation and signage. Completed construction activities consist of earthwork, including excavation and grading to install the upgraded WWTP and subsurface seepage beds with traffic rated infiltrators. The project improvements did not significantly change or adversely affect topographic, geologic or soil conditions within the project site. Grading and excavation were undertaken in accordance with state and county regulations. Finished grades follow the pre-existing grades and excavated areas were restored to their existing surface grades upon project completion. Excess fill material from the installation of the subsurface WWTP infiltrators was taken off-site for storage and eventual re-use.
Figure 3-1, Soil Types

Legend
- TMK Boundary
- BS
- HeA
- JaC
- KIB
- MnC
- TR
- W
- WIB
- rRK

Soils Type Map
Hale‘iwa Beach House
Hale‘iwa, O‘ahu, Hawai‘i

Mr. D. G. Andy Anderson
R. M. Towill Corporation

GIS Layer Source: CCH, DBEDT Holis
3.1.3 GROUND WATER, SURFACE WATERS AND HYDROLOGY
The project site is located in the Kawailoa Ahupua’a (land division/watershed) and the Waialua district. There are no wetlands on the project site. The project site is located above (mauka) the underground injection controls (UIC) line, which prohibits areas for injection wells in order to protect the water quality of underground drinking water sources. The project site is located within the Honolulu Board of Water Supply (BWS) no-pass zone, which delineates areas that are prohibited for wastewater disposal including cesspools or septic tanks. A description of surface waters near the project site is listed below and illustrated in Figure 3-2, Surface Water and Drainage.

- Loko ea Fishpond – is fed both by freshwater springs and the ‘Uko’a fishpond. It is a historically, culturally, and environmentally significant waterbody. Loko ea and ‘Uko’a fishponds are connected by an unnamed stream and make up the third largest wetland on O’ahu (KS 2000). The Loko ea fishpond outfalls into Waialua Bay through an open surface channel that flows underneath Kamehameha Highway (USDOT 1981). The environmental health of Loko ea has been identified in the North Shore Sustainable Communities Plan (NSSCP) Section 3.1.2.3 Wetlands, as important for flood protection, water quality improvements, habitat and opportunities for recreation, education and research. The DOH CWB water quality standards, classify the Loko ea fishpond as Marine Class ‘A’ waters (DOH CWB, 2014). A 2015 water quality assessment identified an order of magnitude higher level of nitrogen and phosphate/phosphorus than the adjacent Waialua Bay. The study was unable to substantiate whether the higher nutrient levels were from natural groundwater input or cesspools (GROUP 70, 2016). The DOH dye-tested the restaurant’s existing on-site wastewater facility and determined that it is not a source of excess nutrients in Loko ea fishpond (see Section 3.3.4 Wastewater System). Note: At least a six old cesspools and septic tanks exist mauka and adjacent to the pond. In addition, the accumulation of silt over the years from mauka has raised the pond’s base level to a point dredging is being consideration by the land owner.

Oral-histories identify Loko ea and ‘Uko’a as royal fishponds and Waialua’s greatest assets. The Kawaihoa ahupua’a was known as a district of royal lands and fishponds, valued for its abundance of freshwater, marine water and agricultural resources. Loko ea was used by King Kamehameha I, Queen Emma Kaleleonalani, and Queen Lili’uokalani (KPAC 2015).

It was reported that fish from Loko ea were reserved for Queen Lili’uokalani, whose house and private swimming pond were located along the fishpond (USDOT 1991). In addition to royal uses, the two fishponds are considered spiritually connected by its mo’o guardian (water spirit), Laniwai (sky-water), who is described as a shark god and also the royal lizard of Waialua. Laniwahine is known to live in ‘Uko’a fishpond with her brother, Puhili (red-eel). The following excerpts summarize the historical and spiritual importance of Loko ea and ‘Uko’a fish ponds:
Figure 3-2, Surface Water and Drainage
Two large fishponds were among Waialua’s greatest assets. ‘Uko’a was a long, narrow freshwater pond about a mile in length. Laniwai (Sky-water) was its mo’o guardian. With her lived her brother, Puhi-‘ula (Red-eel).

The pond was said to be connected with the ocean by a tunnel, through which the mo’o would go to bathe in the sea...Another pond named Loko ea is mentioned elsewhere...(Handy et al. 1972).

Oral-historical information about Loko ea and ‘Uko’a describe their elevated status as royal fishponds. Kamakau (and other accounts including Hawaiian language newspapers) described these fishponds as the “long house” of its famous mo’o (supernatural water spirit), Laniwahine (Kamakau 1991:84), where she lived with her brother, Puhi‘ula. There is a fairly extensive record of mo’olelo about Laniwahine, who is variously described as a shark or a shark god, a mo’o akua and kia‘i (guardian), and/or a woman. We believe the name of Loko ea and ‘Uko’a’s ahupua’a, Ka-wai-loa, literally “the long water,” may refer to these two famous fishponds. ‘Ī‘ī (1959:98) stated there were “many homes about . . . the ponds of Ukoa and Loko ea,” and that the main coastal trail passed closely to the “sluice gate of Loko ea.” (Monahan and Thurman 2015)

From the 1900s to the 1980s, Kamehameha Schools leased the fishpond to families as a means to generate income. In 2008, Kamehameha Schools partnered with Mālama Loko ea Foundation (MLEF) to restore and reconnect both the Loko ea and ‘Uko’a fishponds. The restoration of the Loko ea fishpond is an educational opportunity for community members and students to learn about traditional Hawaiian land and water management practices for sustainable natural resource use. MLEF volunteers, community members and staff work to remove invasive species and reestablish a balanced native ecosystem that can support a sustainable local food source (MLEF 2017).

- ‘Uko’a fish pond – is fed by freshwater springs and mauka streams. It is a historically, culturally, and environmentally significant waterbody (See Loko ea Fishpond description). ‘Uko’a has a subterranean connection with the ocean and shows signs of ecological disturbance during strong offshore conditions and storms (KS 2000). ‘Uko’a is also connected to Loko ea fishpond by an unnamed stream. The water flow between the two fishponds is managed by a weir at the Loko ea fishpond. The ‘Uko’a fishpond is classified by the DOH CWB water quality standards as Class 2 waters (DOH CWB, 2014). Kamehameha Schools is currently engaging with a partner to restore the wetland ecology to support the native wetland bird populations. The North Shore Sustainable Communities Plan (NSSSCP) Section 3.1.2.3 Wetlands, notes the importance of protecting and managing the ‘Uko’a fishpond for flood protection, water quality improvements, habitat and opportunities for recreation, education and research.
Oral historical information details the cultural importance of ‘Uko’a and Loko ea fishponds as an abundant food resource for royal Hawaiian families. After the 1810 consolidation of the Hawaiian Islands, King Kamehameha I helped to restore the fishpond. Hawaiian stories detail the ‘Uko’a fishpond as a fishing location for the Menehune. It is said that on dark nights, the Menehune’s voices and flickering torch lights can be seen out on the ocean (USDOT 1981).

- Anahulu River – is the longest flowing perennial stream on O’ahu. It is approximately seven miles long and originates in the Ko’olau range and converges with Loko ea flows in Waialua Bay. The watershed area for Anahulu River is 17 square miles with maximum elevation of 2844 feet (AHWAR 2008). Anahulu River is classified by the DOH CWB water quality standards as a Class 2 estuary. The “2” classification signifies that the waters should be protected for recreational purposes, the support and propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation. The estuarine reach of Anahulu River (Geocode ID 3-6-08-E) is on the Clean Water Act (CWA) 303(d) list in the 2014 State of Hawai’i Water Quality Monitoring and Assessment Report (“§303(d) List”) and is impaired for Enterococci, Nitrate+Nitrite (NO3+NO2), Total Nitrogen (Total N), Total Phosphorus (Total P), turbidity, and Total Suspended Solids (TSS).

- Waialua Bay – receives freshwater from Anahulu River, Loko ea fishpond and coastal springs. The environmental health of Waialua Bay is identified in NSSCP Section 4.6.1 as an important waterbody to maintain in a natural and pristine state. Waialua Bay is classified by the DOH CWB water quality standards as marine class AA waters (DOH CWB, 2014). The “AA” classification signifies that the waters should remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions. Waialua Bay is on the §303(d) List and is listed as impaired for NO3+NO2, Total N, Total P, turbidity, and TSS.

**Impacts and Mitigation Measures**

All major construction activities are completed. Construction activities were conducted in compliance with Water Pollution Control, CCH grading and erosion control standards, and included construction BMPs to stabilize disturbed soils and prevent discharge of sediments from the project site in storm water runoff. Permanent landscaping, including existing and proposed additional landscaping, will further stabilize soils on the site and promote rainwater infiltration by reducing the velocity of storm water runoff.

The operation of the renovated restaurant is not anticipated to lead to an increase in the discharge of pollutants in surface waters or marine waters. The DOH WWB determined that the original on-site wastewater treatment facility was not leaching excess nutrients into the adjacent Loko ea fishpond and/or adjacent stream. The new wastewater treatment plant (WWTP) plans were approved by the DOH in a letter dated September 21, 2016, as in conformance with applicable provisions of
the Hawaii Administrative Rules (HAR), Chapter 11-62, entitled “Wastewater Systems”. The new on-site WWTP was installed in order to provide higher quality wastewater treatment to protect ground water, surface waters and marine waters. In addition, the two new leech fields have been moved away from the stream and pond. When approved for use, the new facility will prevent the potential for pollution and sewage overflows. No other mitigation is recommended or required.

### 3.1.4 AIR QUALITY

Air pollutant levels are monitored by the DOH at a network of sampling stations statewide; however, currently there is no air quality monitoring station on the North shore of O‘ahu. The state air quality monitoring consistently shows readings well in compliance with state and federal air quality standards, and the present ambient air quality in the project area is considered good due to the prevailing northeasterly trade winds and the absence of major industrial activities. Air quality in the project vicinity can be affected by air pollutants from natural and/or human sources. Natural sources of air pollution include wind-blown dust, wild fires, and occasional distant volcanic emissions (vog) from the Island of Hawai‘i. Human sources of air pollution include vehicular emissions from motorists traveling on residential streets, refuse burning, emissions from equipment using internal combustion engines, BBqs, and other intermittent sources.

**Impacts and Mitigation Measures**

Construction activities are completed. Any additional work activities will be undertaken in compliance with the State of Hawai‘i Air Pollution Control regulations. Completed construction activities resulted in short-term air quality impacts from fugitive dust and exhaust emissions from construction vehicles and equipment. However, construction-related impacts to air quality were temporary and ceased after construction was completed.

It is intended that the completed renovation will result in increased patronage to the restaurant, which would result in increased traffic and, in turn, a slight impact to air quality from exhaust emissions. Impacts from increased automobile exhaust are expected to be negligible. The project site is not anticipated to generate significant adverse impacts or changes to air quality in the project vicinity. No mitigation measures are required or recommended.

### 3.1.5 NOISE

Noise is regulated by the DOH under HAR Chapter 11-42, *Vehicular Noise Control for O‘ahu*, and Chapter 11-46, *Community Noise Control*. The current allowable noise limits for Class A (residential, conservation, preservation, public space, open space, or similar type zones) is 55 dBA (day) and 45 dBA (night). Class B (Multi-family dwellings, apartment, business, commercial, hotel, resort, or similar type zones) is 60 dBA (day) and 50 dBA (night). Class C (Agriculture, country, industrial, or similar type zones) is 70 dBA (day) and 70 dBA (night). The project site is in Class B and is designated business (B-1) zoning.
Existing noise levels in the project vicinity are typically low due to the rural country-town uses for single family residential and small-scale commercial activities. The closest residential neighborhood to the restaurant is approximately three-quarters of a mile across the Loko ea fishpond. Existing ambient noise levels are attributable to both human activity and the natural environment. Human sources of noise pollution include motor vehicles, emergency sirens, construction-related noise, recreational/tourist activities and pets. Natural sources of noise pollution include the waves, wind, weather, and bird calls. Existing noise levels at the restaurant correspond to peak meal service times around lunch and dinner.

**Impacts and Mitigation Measures**

The project will involve the same permitted land use and may generate a slight increase in noise due to increased patronage between normal business hours from 11:00 a.m. to 11:00 p.m.. The increase in noise is not anticipated to generate significant adverse impacts and will be in accordance with community noise standards. No noise generating activities, such as concerts or outdoor events, are proposed as part of normal restaurant operations. No mitigation measures are required or recommended.

**3.1.6 NATURAL HAZARDS**

The Hale‘iwa coast has an Overall Hazard Assessment (OHA) of moderate to high (5) to high (6). This is due to the fact that Hale‘iwa is located on a high-wave energy coastline on a low coastal plain. The region also has a history of stream flooding and high erosion rates (USGS).

**Tsunami**

A tsunami involves the generation of a series of destructive ocean waves that can affect all shorelines. Tsunamis that affect Hawai‘i typically originate from distant, seismically active areas around the Pacific, or from local, shallow undersea earthquakes, primarily near the seismically active island of Hawai‘i. Tsunami waves can occur at any time with limited or no warning. The Pacific Tsunami Warning Center (PTWC) in Hawai‘i issues warnings when a potential tsunami is imminent (PTWC, 2009). The project region has a history of flooding from the tsunamis of 1946, 1952, and 1957, which created flood levels of 11, 17, and 17 feet, respectively along the Hale‘iwa coastline (USGS). The project site is located within the CCH Tsunami Evacuation Zone (Map 13, Inset 2, Waialua Bay to Mokūʻeia, dated April 2015) and thus is at risk from tsunami wave inundation. See **Figure 3-3, Tsunami Evacuation Zone Map.**

**Seismic Hazard**

The Hawaiian Islands experience thousands of earthquakes each year, but most are so small that they can only be detected by instruments. Some are strong enough to be felt and a few cause minor to moderate damage. Most of Hawai‘i’s earthquakes are directly related to volcanic activity and are caused by magma moving beneath the earth’s surface. According to FEMA’s seismic design categories (SDC), the project areas is located in SDC ‘C’, which indicates that the project site could experience strong shaking and damage of structures depending on the design of the structure.
Flood
The project site is located within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Flood Zones ‘VE’ and ‘AE’. See Figure 3-4, FEMA-FIRM Zones.
- Zone VE: Areas within the 1% annual chance coastal floodplain that have additional hazards associated with inundation by storm waves. Base flood elevations are 10 feet above mean sea level (msl).
- Zone AE: Areas subject to inundation by the 1% annual chance flood event; base flood elevations are 8 feet above msl.

Ground elevations at the project site range from 5 to 9 feet above msl.

Hurricane and Wind
The Hawaiian Islands are seasonally affected by Pacific hurricanes from the late summer to early winter months. The State has been affected twice since 1982 by significant hurricanes, ‘Iwa in 1982 and ‘Iniki in 1992. During hurricanes and storm conditions, high winds can cause strong uplift forces on structures, particularly on roofs. Wind-driven materials and debris can attain high velocity and cause devastating property damage and harm to life and limb. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur.

Impacts and Mitigation Measures
The project will not increase the risk of human safety or property damage due to natural hazards.

Tsunami
The project site is within the tsunami evacuation zone and vulnerable to tsunami wave action and inundation. The project is not anticipated to exacerbate or increase long-term vulnerability to tsunami events. In the event of a tsunami, the PTWC will issue a tsunami warning and civil defense agencies, including the Honolulu police and fire departments will oversee the evacuation of areas at risk for tsunami inundation.

Seismic Hazard
The project site is no more or less vulnerable to seismic activity than the rest of the northwestern shore of O‘ahu. The project is not anticipated to exacerbate or increase long-term vulnerability to seismic activity conditions. The CCH has adopted International Building Code (IBC) standards, CCH Land Use Ordinance (LUO), Chapter 16, Article 1, Adoption of the International Building Code (IBC). The project was designed and constructed in accordance with the IBC.
Figure 3-3, Tsunami Evacuation Zone Map
Figure 3-4, FEMA-FIRM Zones
Flood
The project will not disturb existing drainage patterns. The renovated restaurant occupies approximately the same footprint as the original structure which has existed on the site since 1955. The first floor finish floor elevation is approximately 11 feet above msl, which is at or above the VE and AE BFE of 10 feet and 8 feet respectively. The project complies with the rules and regulations of the National Flood Insurance Program (NFIP) presented in the Code of Federal Regulations (CFR) Title 44, as well as applicable ordinances in ROH, Section 21-9.10-6, Flood Fringe District.

The project site and vicinity will be subject to the impacts of climate change and rising sea levels. The project site is adjacent to Waialua Bay and the Loko ea Fishpond which will be impacted by rising sea levels. By 2050, based on the USACE’s low (0.2-ft), intermediate (0.5-ft), and high (1.5-ft) projections for RSL rise on the windward side of O’ahu, the project site will not be inundated. By 2100, based on the USACE’s low (0.5-ft), intermediate (1.5-ft) and high (4.8-ft) projections for RSL rise, the project site will not be inundated. The project vicinity will be at risk from extreme water levels (EWL) caused by tidal and storm surges. By 2050, based on the USACE’s high and EWL tides (2.6-ft) projection, the project site will not be inundated. By 2100, based on the high and EWL tides (5.9-ft) projection, portions of the project site may potentially be inundated (USACE 2014). The building renovations were constructed with an estimated 30-year lifespan and will likely be at the end of its useful life by 2050 and will require renovation or reconstruction at that time. During extreme storm surges the restaurant will be closed down for the safety of patrons and employees.

Hurricane and Wind
The project is no more or less vulnerable than the rest of the island to destructive wind and rain associated with hurricanes. The National Hurricane Center (NHC) typically issues a “Hurricane Watch” within 48 hours of a potential hurricane event, which alerts residents that weather conditions may lead to hazards occurring. NHC issues a “Hurricane warning” 36 hours in advance of tropical-storm-force-winds, which alerts residents to immediately leave the threatened area if directed by local officials. NHC issues an “Extreme Wind Warning” if winds (115 mph or greater) are expected within an hour, which alerts residents to immediately take shelter in a well-built structure. Upon notification of an impending hurricane event, the restaurant will be closed, the building and site, outdoor furnishings, loose articles and equipment will be secured, and patrons and employees would be directed to seek shelter.

3.1.7 FLORA AND FAUNA
The project site has been developed as a restaurant since 1955 and as such, a majority of the on-site flora and fauna are typical of an urbanized area. Common avifauna that may likely be seen on the project site are the Common Mynah (*Acridotheres tristis*), Red-Crested Cardinal (*Paroaria coronata*), House Finch (*Carpodacus mexicanus*), Java Sparrow (*Padda oryzivora*), Cattle Egret (*Bubulcus ibis*), Rock Pigeon (*Columba livia*),
Spotted Dove (*Streptopelia chenensis*), Zebra Dove (*Geopelia striata*), Red-Vented Bulbul (*Pycnonotus cafer*), and Japanese White-Eye (*Zosterops japonicus*), and the migratory Pacific Golden Plover (*Pluvialis fulva*) (King Intermediate FEA). Common fauna may include domesticated pets, feral cats (*Felis catus*), rats (*Rattus sp*), house mouse (*Mus musculus*), and the small Indian Mongoose (*Herpestes javanicus*). The Hawaiian Hoary Bat or ‘ōpe‘ape‘a (*Lasiurus cinereus semotus*) may fly over or nest/roost within the project vicinity. However, the direct project site has limited vegetation suitable for nesting or roosting. Additionally, the US Fish and Wildlife Service notes that the federally endangered Hawaiian coot, the endangered Hawaiian duck, wedge-tailed shearwater and the federally threatened sea turtle may be found near the project vicinity (G70, 2016).

Common flora on the project site include ornamental species commonly found in the urban landscape including, but not limited to Ti Leaf (*Cordyline fruticosa*), Croton (*Croton spp*), White Ginger (*Hedychium coronarium*), Manila palm (*Veitchia merrillii*), Alexandra Palm (*Archontophoenix alexandrae*), Bougainvillea (*Bougainvillea sp*), Naupaka (*Scaevola taccada*), Coconut (*Cocos nucifera*), Mock orange (*Murraya paniculata*), Mango tree (*Mangifera indica L.*), Bamboo (*Bambusa vulgaris*) and Hau tree (*Hibiscus tiliaceus*).

The Loko ea Fishpond is adjacent to the project site and provides habitat to many native species of flora and fauna. The Loko ea Fishpond is actively stewarded by Mālama Loko ea Foundation (MLEF) and Kamehameha Schools. MLEF coordinates ongoing habitat restoration to remove invasive species and restore the native fishpond ecology. Aquatic species known to inhabit the Loko ea Fishpond consist of endemic and indigenous aquatic species. Endemic aquatic species include Āhole or Hawaiian Flagtail (*Kuhlia xenura*), ‘O’opu Akupa or Hawaiian Sleeper (*Electris sandwicensis*), ‘O’opu Naniha or Goby (*Stenogobius hawaiiensis*) and ‘Ōpae ‘Oeha’a or Hawaiian River Shrimp (*Macrobrachium grandimanus*). Indigenous aquatic species include ‘Ama’ama or Mullet (*Mugil cephalus*), ‘O’opu Nakea or Scribbled Goby (*Awaous guamensis*), Awa or Milkfish (*Chanos Chanos*), Kākū or Great Barracuda (*Sphyraena barracuda*) and Ulua ‘Aukea or Giant Trevally (*Caranx ignobilis*) (MLEF 2017). Flora species found near the Loko ea Fishpond consist of indigenous and endemic species. Endemic flora species include ‘Ākia (*Wikstroemia uva-ursi*), ‘Ōhai (*Sesbania tomentosa*), ‘Āweoweo (*Chenopodium oahuense*). Indigenous flora species include ‘Ae‘ae (*Bacopa monnieri*), Makaloa (*Cyperus laevigatus*), ‘Ahu’awa (*Cyperus javanicus*), Nena (*Heliotropium curassavicum*), ‘Ākulikuli (*Sesuvium portulacastrum*), Pōhinahina (*Vitex rotundifolia*) and Pōhuehue or Beach Morning Glory (*Ipomoea per-caprae*) (MLEF 2017).

**Impacts and Mitigation Measures**

All major construction activities are complete. Site contractors used BMPs to stabilize soils and prevent discharges of pollutants in construction storm water. Construction activities may have temporarily disrupted routine behavior of common faunal species in the immediate project area, but did not result in permanent displacement, or adversely affect regional distribution of affected fauna.
During the hours of operation, all nighttime lighting will be shielded and angled downward to prevent nighttime glare from disorienting or disrupting flight patterns of Laysan Albatross, Hawaiian Hoary Bat or other seabirds. Additionally, the new WWTP facility is intended to provide a higher level of water quality treatment, which will provide added protection against wastewater discharges that could affect local flora and fauna inhabiting the adjacent Loko ea Fishpond and Waialua Bay. No long-term adverse impacts to flora or fauna are anticipated. No other mitigation measures are required or recommended.

3.2 HUMAN ENVIRONMENT

3.2.1 LAND USE

The project parcel is in the Neighborhood Business (B-1) zoning district. Zoning adjacent to the project includes CCH-owned preservation-general (P-2) on the north and agricultural land (AG-1) to the south and east, owned by the B.P Bishop Trust Estate. The land use in the surrounding area is a mixture of agricultural (AG-1 and AG-2), residential (R-5), industrial (I-3), neighborhood business (B-1), and preservation (P-2). See Figure 4-2, CCH Zoning Map.

Hale‘iwa Beach House is a landmark restaurant, serving both residents and visitors. The building has continuously operated as a restaurant since 1955. It operated as the Hale‘iwa Sands Restaurant from 1955 to 1981, then as Jameson’ by The Sea from 1982 to 2015 and now currently as the Hale‘iwa Beach House.

The project site is located at the north end of Hale‘iwa town. Hale‘iwa is a rural, unique and historically significant town located on the North Shore on the island of O‘ahu. Kamehameha Highway through Hale‘iwa functions as a rural commercial ‘main street’. Hale‘iwa serves as a vibrant commercial center and economic hub for North Shore residents, locals and tourists and is home to noteworthy surf and souvenir shops, art galleries, boutiques, specialty stores and restaurants and bars. Located less than five miles from world-famous surf spots, Hale‘iwa is also a popular visitor destination for professional surfers and surf-enthusiasts during the winter months. For these reasons, Hale‘iwa is promoted in the North Shore Sustainable Communities Plan as a regional destination and commercial attraction for residents and visitors.

The project site is located at the mouth of the Anahulu River. The project site is triangular in form and encompasses 23,522 square feet. The land is fairly level at and below the grade of the abutting Kamehameha Highway to the west. This is a two lane paved roadway without curbs, gutters or sidewalks. There are overhead power and telephone lines and street lights along the side of the roadway. To the west across the roadway is Hale‘iwa Harbor. To the east are agricultural lands used to grow macadamia nuts, papaya, and other local produce. The property is bordered to the north by Parcel 038 (part of a four-acre remnant park parcel) owned by the City & County of Honolulu. This remnant parcel is vacant, partially cleared and historically has been used for parking by the general public.
Further north of the project site are Hale‘iwa Beach Park, Pua‘ena Point Beach Park, and the well-known north shore waves at Lani‘akea Beach, Sunset and Pipeline. The property is bordered to the south by unimproved land and Loko ea Fish Pond owned by Bishop Estate. Further south of the project site are Hale‘iwa’s main downtown street, Hale‘iwa Ali‘i Beach Park and Waialua.

**Impacts and Mitigation Measures**

The proposed project is not anticipated to have any long-term or adverse impacts on land uses in the project area. The project site has operated since 1955 under the same permitted land use as a business and restaurant. The project renovations maintain the same overall building footprint, with the exception of new additions in order to comply with current ADA and fire requirements for public access and safety. A slight increase in the intensity of land use may occur as a result of the renovations which will hopefully restore restaurant patronage to original historic levels that occurred when the second floor was fully utilized. No mitigation measures are proposed.

### 3.2.2 ARCHAEOLOGICAL AND CULTURAL RESOURCES

The Applicant obtained the required permit to construct the WWTP and leach field before initiating ground disturbing activities. Following completion of the WWTP, leach field and related site work in November 2016, the Applicant was notified by the State Historic Preservation Division (SHPD) that SHPD did not have an opportunity to review the WWTP construction permit application, per HRS Section 6E-42 and HAR Section 13-284-1, and that an archaeological study should have been conducted prior to ground disturbing activities. In accordance to HAR 13-284, SHPD only responds to requests for historic preservation review initiated by government agencies. SHPD advised the Applicant that stockpiled excavated material from the property should be screened to verify if it contained any native Hawaiian skeletal remains. In response, the Applicant hired a licensed archaeologist (Garcia and Associates) to conduct the screening work. On December 30, 2016, while screening a fifteen percent sample of the excavated material, 26 archaeological elements were discovered. The remaining excavation backfill was screened and an additional 21 elements were discovered. The remains were immediately placed in a lauhala box and wrapped in muslin cloth. The remains were temporarily stored in a secure cabinet at the project archaeologist’s (Garcia and Associates) facility in Kailua. The short-term curation approach was selected because a secure on-site location to store the remains was not available. Based on consultation with SHPD archaeologists and the Oahu Burial Sites Specialist, it was determined that the remains should be reburied as close as possible to where they originated. The specific location that the bones originated from is adjacent to a high traffic parking area, therefore it was agreed that the remains be reburied in a more appropriate location in a grassy landscaped, low-traffic area on the subject property. The reburial location has been documented in SHPD’s database as SIHP No. 50-80-04-08047.

An archaeological assessment (AA) and Cultural Impact Assessment (CIA) were not specifically conducted for the project site. However, in 2015, an AA and CIA were completed for the southern perimeter of the Loko ea fishpond for the Shops at Anahulu.
EA (Group70 2016). During the CIA, local cultural practitioners were interviewed. Some of their key concerns and recommendations for the Shops at Anahulu project that are relevant to the project site include:

- Noise, traffic, and congestion could result from the project
- The project should deter people entering Loko ea Fishpond through unauthorized access points
- Dumping (e.g. cooking oil) should be avoided
- The project should employ locals and welcome locals as patrons, and sell kanaka maoli items at the store
- It would be appreciated if the merchants use profits to give back to the community
- Display photos of old Waialua and Hawaiian history to strengthen association between Waialua and Hale‘iwa
- Network with the community and local entities

For the Shops at Anahulu project, the AA did not encounter any archaeological materials or deposits during their fieldwork, but recommended archaeological monitoring due to the site’s proximity to the beach and the Loko ea fishpond. The CIA did not indicate knowledge of archaeological resources, but recommended anticipating ancestral bones may be encountered during ground disturbing activities (Group 70, 2016).

In response to DEA pre-consultation comments from DPP, the Applicant hired Garcia and Associates, the project archaeologist, to review the existing CIA prepared for Shops at Anahulu and produce maps to demonstrate the applicability of the existing CIA to the subject project. The findings and maps are included in Appendix G, and summarized as follows (GARCIA, 2018):

“The recent ‘Shops at Anahulu’ CIA was conducted for a parcel located 280 feet south of the subject site. This CIA included cultural and historical data, plus ethnographic interviews, covering all of Kawailoa Ahupua’a and Haleiwa. Ethnographic survey data focused primarily on Loko ea, the pond adjacent to both sites. These interviews identified a variety of concerns regarding general development of the area, but no cultural practices associated with the parcel. Although Loko ea is a culturally important geographic feature, there is no evidence that redevelopment of the existing Hale‘iwa Beach House site will impact current or traditional cultural practices. According to the CIA, fishing, crabbing, and hula ceremonies occur along the shoreline to the west, across the road. Gathering of kukunaokalā (mangrove) for lei occurs in the general vicinity, but there are no relevant resources for this activity on the subject parcel. Results of the McElroy et al. (2016) CIA indicate that the Hale‘iwa Beach House Restaurant project will have no impact on customary cultural practices.”

**Impacts and Mitigation Measures**

All major construction is complete. If any future construction is required and unknown or unexpected historic or cultural features, deposits, or burials are discovered during project activities, all work in the immediate area of the find will
be suspended immediately until the monitoring archaeologist evaluates the significance of the findings and notifies the SHPD to determine the appropriate course of action. For any future construction in the vicinity of the reburial site, a 5.0-meter-diameter temporary buffer around the site will be established. The buffer will be marked with high-visibility flagging tape and indicated on landscape and construction plans (Garcia and Associates 2017).

Long-term mitigation and preservation for SIHP No. 50-80-04-08047 included reburying the remains away from the high traffic parking lot in a secure low-traffic grassy landscaped area where no development can occur. A small boulder (ca. 75 cm diameter) surrounded by Kī (*Cordyline fructicosa*) plants marks the burial site. There will not be an interpretive or warning sign to mark the burial, which would draw unnecessary attention to the site. A long-term maintenance plan will be implemented to respectfully maintain the burial site. The project applicant will adhere to the following long-term stipulations from the approved burial treatment plan:

- Establish 5-meter-diameter virtual buffer around the site within which any ground disturbing activity will be considered to be ‘of concern’;
- The landowner shall maintain the reburial area and its buffer and shall remove litter, trash, or debris every 6 months or more regularly as needed;
- The landowner shall maintain the preservation buffer landscaped area with vegetation management every 6 months or more regularly as needed;
- Vegetation management shall be done by hand with non-mechanized hand-tools;
- No construction work, or ground altering activities besides vegetation management shall be permitted within the temporary or permanent buffer zones;
- The landowner shall notify SHPD in writing of any future projects planned within or near the reburial site; and
- The landowner shall report any disturbance of the reburial site to SHPD immediately so that corrective treatment and consultation may occur.

Access to the site for cultural uses will be permissible during daylight hours in coordination with the project applicant in accordance with HAR 13-300-40(m). Additionally, a Preservation Agreement with SHPD will create an encumbrance on the project TMK that will remain with the parcel to ensure that the burial site is protected in perpetuity by the current and any future landowner (Garcia and Associates 2017).

To further mitigate the inadvertent discovery of native Hawaiian remains, SHPD recommended either a cultural landscape plan or ethnographic study be prepared for the wider vicinity around the project site. The Applicant has identified multiple ethnographic studies recently completed in the project vicinity. The Applicant believes these recent ethnographic studies provide sufficient relevant information for the project site and a new ethnographic study is not warranted. As
an alternative to conducting another ethnographic study, the HBH initiated a five-year educational scholarship program for Waialua High School students interested in pursuing higher education and Hawaiian Studies. The scholarship fund over the next five years will be $45,000 in total ($9,000 per year, 3 students at $3,000 per), which is exceeds the cost of an ethnographic study. The first three recipients from Waialua High School were awarded the scholarship in June 2017. In consultation with Waialua High School, starting in 2018 the annual scholarship will be distributed among 6 students, with the top 3 students receiving $2,000 each and 3 additional students receiving $1,000 each.

The Applicant has continued to informally consult with SHPD and DPP throughout the after-the-fact EA and permit process. At the direction of DPP, the Applicant and the project archaeologist are assisting the City to complete and submit a SHPD HRS 6E Submittal Form to SHPD to formally request historic preservation review as a pre-requisite for SMA-Major and SDD-Major permit approval. The Applicant will continue to work with SHPD and undertake additional mitigation measures, if required, to comply with HRS Section 6E Historic Preservation.

### 3.2.3 SCENIC AND VISUAL RESOURCES

The CCH’s LUO Section 21-9.90-3 Significant Public Views and Resources define four significant views within the Hale‘iwa Special District:

- Views of Mount Ka`ala, the Waianae Range, Loko ea Fishpond and Waialua Bay from Kamehameha Highway.
- Views of Anahulu Stream from Kamehameha Highway, at the old arched Anahulu (“Hale‘iwa”) Bridge.
- Views of Paukauila Stream, with landscaped buffer material, from Kamehameha Highway.
- Ma kai views from Kamehameha Highway and Hale‘iwa Town (see Figure X-X, Hale‘iwa Special District – Significant Views).

**The North Shore Sustainable Communities Plan (NSSCP)**

NSSCP identifies intermittent and continuous panoramic views along the shoreline, and scenic views of the mountains, coastal pali and shoreline areas, including view from heavily traveled corridors such as Kamehameha Highway, as important scenic resources that should be preserved.

Significant scenic views within the project corridor that are identified in the NSSCP to be protected and enhanced include:

- Mauka views of the Wai`anae Mountains and mauka views of the Ko‘olau Mountains from Kamehameha Highway;
- Makai views along Hale‘iwa Road into Hale‘iwa Ali‘i Park, Hale‘iwa Small Boat Harbor and Hale‘iwa Beach Park;

Guidelines in the NSSCP to protect scenic views include:
• Evaluate the impact of land use proposals on the visual quality of the landscape, including viewplane and open space considerations

• Discourage the use and installation of overhead utility lines and poles. Strong consideration should be given to placing replacement and new transmission lines underground. Undergrounding utility lines will enhance viewplanes and increase highway safety. Whenever possible, relocate or place underground overhead utilities that significantly obstruct public views. If unavoidable, locate any future overhead utilities on the mauka side of the public coastal highway.

**Impacts and Mitigation Measures**

All major construction activities are complete. During construction, views of the construction activities and equipment were apparent in various locations for the duration of the project, but did not completely block scenic views at any given point in time.

The renovated building does not adversely affect significant views identified in the LUO or NSSCP. The building does not intrude on views toward the Wai‘anae Mountains from the Kamehameha Highway corridor and is not visible from Joseph P. Leong By-Pass Highway. The restaurant building generally maintains the original floor area, height and massing as the original structure which has existed on the site since 1955. The addition of a new exterior fire exit stairway on the south side of the building and covered awning over the first-floor front entryway are visible modifications, but do not add significantly to the visual presence of the building. The building is visible in mauka views from Kamehameha Highway, but occupies the foreground backed by tall trees and vegetation on surrounding properties and does not affect views of the Koʻolau Mountains or other scenic view planes.

Prior to the renovation, the building appeared worn and dilapidated. The renovations have improved the appearance of the restaurant within the landscape and restored its visual presence as a landmark dining establishment. The completed renovations and site landscaping conform to the Hale‘iwa Special District Design Guidelines and are compatible with the visual historic character of Hale‘iwa town. (See Section 4.2.5, Hale‘iwa Special District). The restaurant offers locals and visitors a venue to enjoy the beautiful scenic views of the North Shore, including distant views of the ocean horizon, Kaʻena Point and the Wai‘anae Mountains, and nearby views of Loko ea Fishpond, Waialua Bay, and Hale‘iwa Small Boat Harbor. No mitigation measures are required or recommended.

### 3.2.4 RECREATIONAL FACILITIES

There is an abundance of recreational opportunities located near HBH Restaurant that attract residents and visitors to the area. Hale‘iwa features numerous public beach parks along Waialua Bay and Kaiaka Bay. Parks and recreational facilities in the near vicinity of the HBH include the following:
Hale‘iwa Beach Park (approximately 0.1 miles west of the project, directly across Kamehameha Highway);
- Pua‘ena Point Beach Park (approximately 0.5 miles north of the project);
- Hale‘iwa Ali‘i Beach Park (approximately 0.6 miles southwest of the project);
- Kaiaka Bay Beach Park (approximately 1.8 miles southwest of the project); and
- Waialua District Park (approximately 2.2 miles southwest of the project).

In addition to public beach parks, recreational opportunities exist along the streams that define the Hale‘iwa town. Stand-up paddling, canoe paddling, swimming, and fishing occur in both the ‘Ōpae‘ula Stream and Anahulu River. The Hale‘iwa Small Boat Harbor is located on Hale‘iwa Road near the project site. The boat harbor hosts numerous private recreational businesses such as sailing, snorkeling tours, and shark encounter tours. In addition there are numerous surfboard and canoe lesson and rental companies located near the Anahulu River Bridge adjacent to the project site.

Impacts and Mitigation Measures
All major construction activities are complete. If any future additional construction is required, it will be minor. Construction activities may have resulted in temporary and intermittent impacts to access, in the form of traffic slow-downs, but at no time was access to recreational resources prevented by the project. Noise from construction activities may have resulted in temporary and intermittent disturbances but have now ceased as construction is complete.

The project may result in additional demands on the adjacent Hale‘iwa Beach Park by restaurant patrons. The slight increase of visitors to Hale‘iwa Beach Park is not anticipated to adversely impact the park. No long-term adverse impacts to the other nearby recreational facilities are anticipated. No mitigation measures are required or recommended.

3.2.5 FIRE, POLICE AND MEDICAL SERVICES

Fire Services
The North Shore is served by three Honolulu Fire Department (HFD) fire stations.
- Station 11, Sunset Beach Fire Station, located at 56-460 Kamehameha Highway
- Station 14, Waialua Fire Station, located at 66-420 Hale‘iwa Road near Kaiaka Beach Park in Hale‘iwa.
- Station 16, Wahiawā Fire Station, located at 40 California Avenue in Wahiawa

HBH is served by Station 14, located near Kaiaka Bay Beach Park approximately one mile from the project site. Sunset Beach Fire Station and Wahiawā Fire Station provide backup response as necessary.

Police Services
Police services are provided by the Honolulu Police Department (HPD). The HPD is comprised of 29 divisions. HBH is within Patrol District 2, Sector 3, which covers the
“Waialua and North Shore” area. The nearest police station is located in Wahiawa, approximately 11 miles away.

**Medical Services**
The closest medical service provider is the Hale‘iwa Family Heath Center, located within Hale‘iwa Town Center. The Hale‘iwa Family Heath Center is a family care center and does not provide emergency medical services. Wahiawā General Hospital is located at 128 Lehua Street in Wahiawā, approximately 11 miles from the project site. Kahuku Hospital is located approximately 14 miles from the project site at 56-117 Pualalea Street in Kahuku.

**Impacts and Mitigation Measures**
The project is not expected to result in significant increases in demands on police, fire, or medical services. All major construction activities are complete. If any future additional construction is required, it will be minor. During construction, there may have been an increase in phone calls to the police concerning project related traffic and noise. Emergency vehicle access to the project site was maintained for the duration of construction.

No significant increases in service calls or long-term adverse impacts to fire, police, and medical service facilities are anticipated to result from the project. No other mitigation measures are proposed.

### 3.2.6 SOCIO-ECONOMIC CONDITIONS

The following table shows various summary data on the overall demographics of the Hale‘iwa CDP compared to Honolulu County. Table 3-1 shows a breakdown of data on population, ethnic groups, household information, and income estimated by the U.S. Census Bureau for 2014 comparing Hale‘iwa CDP to Honolulu County.

**Impacts and Mitigation Measures**
The proposed project is anticipated to have positive short-term and long-term impacts on socio-economic conditions in Hale‘iwa. All major construction is complete. During construction, there was a temporary increase in economic benefits in the form of construction jobs and material procurement. Surrounding businesses may have seen a temporary increase in revenue from expenditures by construction personnel. The short-term economic benefits from temporary construction jobs have ended.

The proposed project is anticipated to create long-term benefits to socio-economic conditions in Hale‘iwa. The restaurant creates new employment opportunities for the North Shore community. The restaurant today employs nearly one hundred full-time and part-time people, including wait staff, bar and culinary staff, managerial positions, and landscaping and maintenance staff, with an annual payroll of $1,654,500 with approximately $562,200 in related direct employee benefits, health care and payroll taxes.
In addition, the restaurant generates more than $228,126 in GET taxes annually. The majority of the Hale`iwa Beach House’s employees are local residents that have grown up on the North Shore and want to continue to live on the North Shore. The HBH also has a multiplier effect within Hawai‘i's economy by indirectly contributing to hundreds of related off-site jobs that service the HBH daily and weekly (i.e. farmers, fisherman, suppliers, building trades and maintenance people). The restaurant provides lunch and dining services to both local residents and visitors. The restaurant also encourages visitor spending and supports Hale`iwa as a tourist destination. No long-term adverse impacts to socio-economic conditions are anticipated. No mitigation measures are proposed.
3.3 INFRASTRUCTURE AND UTILITIES

3.3.1 TRAFFIC AND CIRCULATION

Existing Roadway Infrastructure

The project site is located adjacent to Kamehameha Highway, south of the T-turn junction with Kamehameha Highway and Joseph P. Leong Highway and north of the Anahulu River Bridge (Rainbow Bridge). Kamehameha Highway serves as the main north-south commercial corridor through Hale‘iwa. The two-lane rural major collector arterial provides access to the project site and the surrounding commercial, residential and agricultural areas. There are wide intermittently paved shoulders that are used as informal parking and sidewalks. There are no raised sidewalks, curb and gutter, or bicycle facilities along the segment of the highway fronting the project property.

Key streets and driveways in the project vicinity, listed from north to south, include the following:

- **Joseph P. Leong Highway** is a paved two-lane bypass highway designed to alleviate traffic congestion on Kamehameha Highway through Hale‘iwa Town. There is north and southbound access to the bypass highway, which provides a parallel arterial makai of Kamehameha Highway. The posted speed limit ranges between 35 to 45 mph. The highway is also part of the State’s bikeway master plan and is a signed shared roadway with wide paved shoulders.

- **Kahalewai Place** is a paved, two-lane road that is located makai of Kamehameha Highway. It provides access to Hale‘iwa Beach Park and Pua‘ena Point Beach Park. There are no sidewalk, curb and gutter or bicycle facilities. There are wide grassy dirt shoulders, which serve as an informal parking area.

- **Loko ea Place** is a paved, two-lane road that is located mauka of Kamehameha Highway. It is a private road that provides access to residential properties and the Hale‘iwa Club adjacent to the Loko ea Fishpond. There are no sidewalk, curb and gutter or bicycle facilities. There are narrow unpaved shoulders for pedestrian or bicycle traffic.

- **Hale‘iwa Road** is a paved, two-lane, collector road with a stop-controlled intersection on the west side of the highway and posted speed limit of 25 mph. The road provides access to Hale‘iwa Harbor, Ali‘i Beach Park, and residential areas, and provides access between Hale‘iwa town and Waialua. There are no raised sidewalks, curb or gutter or bicycle facilities. There are intermittent narrowly paved shoulders for pedestrian or bicycle traffic. There are public transit bus stops with posted bus signs in the road shoulder.

- **Anahulu Place** is a paved, two-lane, residential cul-de-sac with a hammer-head turn-around and stop-controlled intersection located mauka of the highway. It provides access to eight single-family residential properties. There are no sidewalks, curbs or bicycle facilities. There are gutters along the shoulder for roadway drainage.
Vehicle Traffic and Circulation – Existing Studies in the Vicinity
Six traffic studies have been completed in the project vicinity within the past six years which provide recent information on the existing conditions along Kamehameha Highway in Hale‘iwa (see Table 3-2: Existing Conditions LOS Based on Recent Traffic Studies in the Vicinity). Based on analysis of existing traffic conditions, the studies provide existing level of service (LOS) ratings at various intersections along the highway. Studies evaluate transit conditions during peak hours, which typically are weekday mornings and evenings and weekend midday. The LOS ratings range from A to F, where A is the highest rating and F is the lowest rating. The CCH designates LOS D as the minimum satisfactory rating for intersections and urban areas. The traffic studies indicate that the northern section of Kamehameha Highway (Loko ea Place to Joseph P. Leong Highway) operates at LOS B. Typically, the restaurant’s traffic does not coincide with existing peak traffic hours as most of the patrons visit the restaurant during off-peak hours for lunch or dinner.

There are no center lanes or left-turn lanes on Kamehameha Highway within the project vicinity, except for the left-turn lane at the intersection with Hale‘iwa Road. Left-turn lanes reduce traffic congestion by adding an additional lane dedicated for left-turns and eliminating the queue of stopped vehicles behind the turning vehicle. However, a majority of Hale‘iwa residents do not prefer left-turn lanes and instead prefer narrow roadways in order to maintain the town’s rural character.

Existing vehicle circulation on the project site is primarily from parking by staff and patrons, deliveries and refuse services, and occasionally from trade professionals performing maintenance and repair and services. Vehicle ingress and egress on the restaurant property is via a single, two-way driveway with connection to Kamehameha Highway. Patrons to the restaurant have historically circulated between the restaurant property and the adjacent, vacant City-owned TMK parcel (1) 6-2-03: 038. Access between the restaurant and City-owned parcel has been on-going for the entire 50 plus years of the restaurant’s operation. This accustomed use is consistent with historic and current use of the City’s parcel by the general public, by local surfing companies who stage surf school activities on the City parcel, local canoe clubs who store canoes and trailers on the parcel, by Kamehameha Schools who use the parcel daily for parking and access to and from Loko ea Fishpond by staff, volunteers and visiting students, and for a variety of other community needs and events. The CCH Department of Parks and Recreation (DPR) installed temporary fencing on the City-owned lot along the common property boundary with the restaurant. Required off-street parking for the renovated restaurant is provided within the restaurant property, as described below.

Multi-Modal Traffic and Circulation
Traditionally, LOS analysis methods focus on vehicle traffic. A multi-modal transportation study is currently being prepared in the vicinity for the Hale‘iwa Improvement District to evaluate the traffic impacts on multiple modes of transportation, including pedestrians, bicycles, motor vehicles and transit through Hale‘iwa. The traffic study determined the existing north and southbound traffic conditions between segments Hale‘iwa Road/Mahaula Lane to Anahulu Bridge and Anahulu Bridge to Joseph Leong.
Highway, for pedestrian mode operate at LOS F, as there are no pedestrian facilities on this segment of the highway. Bicycle mode heading north and southbound on the same segments operate at LOS D or C, with bicycles traveling on the highway’s irregular shoulders and sharing travel lanes with motor vehicles. Transit mode heading northbound on the same segments operate at LOS D or C. Transit more heading southbound on the same segments operate at LOS B or C.

The existing pedestrian circulation to and from the project site is mainly from restaurant patrons visiting Hale’iwa Beach Park and Wailua Bay before or after their meal. Pedestrian circulation is along the intermittently paved shoulder on Kamehameha Highway. Similarly, existing bicycle and transit circulation is within the travel way and along the widened shoulder on Kamehameha Highway.

Table 3-2: Existing Conditions LOS Based on Recent Traffic Studies in the Vicinity

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<th>Intersection</th>
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<th>LOS (SAT MD)</th>
<th>Traffic Study</th>
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<td>Overall LOS (EB LT/RT, NB LT/RT, SB TH/RT)</td>
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**Table Abbreviations:**
PM – weekday evening; SAT MD – Saturday midday; NB – northbound; SB – southbound; WB – westbound; EB – eastbound; LT – left turn; RT – right turn; TH - through-put

**Traffic studies:**
BH – Backyard Hale‘iwa from 2015 (proposed mixed-use development between Kamehameha Highway and Joseph P. Leong Highway)
(HCR – Hale‘iwa Commercial Redevelopment from 2011 (Kamehameha Highway from Maha‘ulu Lane to Kewalo Lane)
HID – Hale‘iwa Improvement District from 2016 (Kamehameha Highway right-of-way between the ‘Ōpae‘ula Stream Bridge or Twin Bridges and the Anahulu River Bridge); and
SA – The Shops at Anahulu from 2015 (62-594 Kamehameha Highway)

**Parking – LUO Compliance**
Per LUO Section 21-6.3, the required parking is 21 stalls based on floor area of 6,449 sf (see **Figure 2-3** and **Appendix B**, Sheet A005, Interior Renovation Permit Drawings, BPA #A2015-09-0536 and 2015/IBP 09530) and 1 stall per 300 sf.

A total of 24 parking stalls are provided on site:
- 21 parking stalls, including one ADA parking stall and one loading stall, are accommodated on an existing all-weather surface (20 on the existing paved surface and 1 stall on a combination of paved and gravel surface). The parking stalls are currently unstriped.
- 3 additional parking stalls at the back of the parking lot are located on a gravel surface. These stalls will be provided with an all-weather surface of either compacted gravel or pavement.
- An unmarked loading area is located adjacent to the restaurant building within the existing paved parking area. Loading area ingress and egress is via the restaurant driveway. This area has been used for deliveries over the more than 50 years that the restaurant has been in operation.
- A managed parking plan layout that accommodates a total of 40 managed stalls (valet) on the restaurant property is provided in Figure 3-5.

**Traffic Assessment Report for Hale‘iwa Beach House**
A Transportation Assessment Report (TAR) for the Hale‘iwa Beach House was prepared by the Traffic Management Consultant in March 2018 (TMC, 2018). The TAR includes an analysis of the restaurant’s impact on the existing roadways, automobile and pedestrian traffic and parking conditions. A copy of the TAR is included in the DEA as **Appendix I**.

**Traffic Conditions**
Turning movement traffic count surveys were conducted on Kamehameha Highway at the HBH Driveway and the Loko ea Driveway, which provides access to the adjacent City-owned parcel 038, on January 17 through 21, 2018 during peak weekday (1:00 PM to 2:00 PM) and weekend (12:45 PM to 1:45 PM) traffic periods. The TAR assessed trip generation rates based on Institute of Transportation Engineers’ (ITE) **Trip Generation, 9th Edition**; capacity level of service (LOS) ratings based on the Transportation Research
Board’s (TRB) Highway Capacity Manual; and conducted a left-turn lane analysis based on American Association of State Highway and Transportation Officials’ (AASHTO) Policy on Geometric Design of Highways and Streets. The existing capacity of the HBH Driveway and the Loko ea Driveway operates at a LOS “C” and LOS “B”, respectively, during the peak hour of weekday traffic. The existing capacity of HBH Driveway and the Loko ea Driveway operates at a LOS “B” and LOS “C”, respectively, during the existing peak hour of weekend traffic. The existing left-turn movements from Kamehameha Highway (southbound) operates at LOS “A” at both the HBH Driveway and the Loko ea Driveway during weekday/weekend peak traffic hours.

Parking Conditions
Video surveillance of the HBH parking lot was conducted during weekday/weekend peak traffic hours on January 17 through 21, 2018. Based on ITE’s Parking Generation, 4th Edition, peak parking demands for a 114-seat quality restaurant is estimated to require between 51 and 56 parking stalls. During the observed peak hours, the existing demand for parking stalls exceeds the HBH’s parking lot’s current capacity of 24 stalls. Operating the restaurant at the full, restored seating capacity is expected to increase demand for parking at the restaurant.

Pedestrian Conditions
Pedestrian counts were conducted during the weekday/weekend peak traffic hours on January 17, 18, 20 and 21, 2018 and on January 19, 2018 from 9:00 AM through 7:00 PM. During the average peak hour of weekday traffic, 26 pedestrians crossed Kamehameha Highway in the vicinity of the project site, while 43 pedestrians walked along the mauka roadside. Twenty-seven (27) pedestrians crossed Kamehameha Highway, while 26 pedestrians walked along the mauka roadside, during the average peak hour of weekend traffic.

About 200 pedestrians crossed Kamehameha Highway, in the vicinity of the project site, between the hours of 9:00 AM and 8:00 PM. The pedestrian traffic volumes exceeded 25 pedestrians per hour (pph) for four (4) hours between 9:00 AM and 8:00 PM. The pedestrian traffic volumes, crossing Kamehameha Highway, peaked at 90 pph during sunset. According to the NCHRP Report 562, the recommended treatment for pedestrians, crossing Kamehameha Highway, is a marked crosswalk. (TMC, 2018)

Impacts and Mitigation Measures
All major construction activities are completed and no additional construction activities are planned that could affect traffic conditions. As part of normal restaurant operations, minor construction activities and projects involving building trades will be required periodically to maintain the restaurant facilities. These activities are not expected to result in significant increases in traffic to and from the project site. All construction and trade vehicles that are required in the future, including vehicle maneuvering, will be accommodated on site.
Traffic
Based on the TAR for the Hale‘iwa Beach House, the increase in traffic associated with the restoration of the restaurant to its original historic seating capacity will likely result in the HBH Driveway and the Loko‘ea Driveway operating at LOS “C” during weekday/weekend peak hours, while the left-turn demand from Kamehameha Driveway to the HBH Driveway is expected to continue to operate at LOS “A” during weekday/weekend peak hours.

Restaurant operations at full, restored seating capacity do not require an exclusive left-turn lane, based on the AASHTO volume guidelines (TMC, 2018).

The restaurant accommodates vehicle maneuvering on-site by managing the delivery hours. All deliveries are scheduled prior to opening (11 a.m.). On rare occasions when large delivery vehicles have to back out onto the highway shoulder to exit, restaurant staff will direct traffic to facilitate the vehicle maneuver. As a policy, the restaurant avoids scheduling deliveries during service hours to avoid both inconvenience to restaurant staff and patrons, and to maintain the aesthetics of the restaurant setting.

Parking
The HBH complies with LUO requirements for off-street parking. While the HBH meets its parking requirements under the CCH LUO, the TAR prepared for HBH determined that current restaurant operations and the restoration of the restaurant to full seating capacity will exceed the existing HBH parking lot capacity of 24 stalls during peak service periods (lunch and dinner). To accommodate the expected increase in parking demands from the restoration of the full restaurant seating capacity during peak service hours, the HBH will monitor parking conditions and will implement managed valet service for tandem parking as required. As is common practice, when the restaurant parking lot is full, the valet will put up a temporary “LOT FULL” sign at the driveway entrance to prevent overfilling the vehicle maneuvering area in the restaurant parking lot. The valet will re-open the parking lot as patron’s leave and parking space becomes available. The managed parking stall layout is provided in Figure 3-5, Managed Parking Plan. The managed parking plan provides space for 40 managed parking stalls in the restaurant parking lot, including 24 standard striped parking stalls and 16 tandem and miscellaneous parking stalls.

Pedestrian Access
The existing pedestrian traffic crossing Kamehameha Highway meets the NCHRP, ITE, and FHWA criteria for considering the installation of a midblock crosswalk across Kamehameha Highway in the vicinity of the Hale‘iwa Beach House. The Applicant will work with the City to install a midblock crosswalk across Kamehameha Highway. The location of the crosswalk will be determined by a qualified traffic engineer, taking into account lighting, sight distance and conflicts in the area. The crosswalk will be located entirely within the CCH right-of-way and will be owned and maintained by the City. No street frontage or
pedestrian improvements were required as part of the building permit approvals for exterior renovations and no change to existing pedestrian facilities or improvements to the highway shoulder are currently proposed. The Applicant will work with the City on additional pedestrian improvements along the street frontage.

### 3.3.2 DRAINAGE SYSTEM

There are no formal drainage systems on-site, or on the fronting city owned road. The asphalt parking lot does not have curbs or gutters. Storm water tends to sheet flow off the road and parking lot, across the asphalt parking lot towards the northeast corner of the property and percolate down within an unpaved gravel parking area. This percolation area prevents the water from reaching the stream and fish pond areas. Storm water from the rooftop drains into the surrounding landscape.

**Impacts and Mitigation Measures**

All major construction is complete. Best Management Practices (BMPs) were employed during construction to prevent discharge of sediments and pollutants in construction storm water runoff.

Except for Loko ea Stream Bridge, there are no CCH storm drain systems on the highway or in the vicinity of the project. The project renovations will increase impermeable surfaces with the addition of the wastewater treatment plant (WWTP) and minor additions to the building (fire exit stairway and covered entrance). However, the renovations decreased impermeable surfaces in the front of the restaurant by replacing concrete and outdoor floor tiling with landscape. The reduced permeable surface area for rainwater recharge may be mitigated by the use of grass for the extended parking lot. This Low Impact Development feature would serve to clean the parking lot’s storm water, recharge local groundwater, and further protect water quality in Loko ea fishpond by slowing surface runoff velocities, capturing sediment and other pollutants and promoting infiltration. No other mitigation measures are proposed.

### 3.3.3 WATER SYSTEM

BWS maintains potable water sources in Hale‘iwa. The restaurant receives domestic water for potable use and fire protection from a 16-inch cast iron pipe water main along Kamehameha Highway, which provides adequate fire flow. BWS standards require a fire hydrant to be located within 125 linear feet of parcels in business-zoned developments and provide a flow of 2,000 gallons per minute. For fire access and safety, the restaurant property is presently located between two fire hydrants to the north and south. Both fire hydrants are less than 220-ft from the restaurant property.

**Impacts and Mitigation Measures**

All major construction activities are completed. The existing BWS system has sufficient capacity to accommodate future, temporary increases in water use for construction activities required to complete the site work. During any future
construction activities, clear access to the fire hydrants along Kamehameha Highway and to the restaurant building will be maintained for emergency responders.

The proposed project is not anticipated to have long-term adverse impacts on the existing potable water system infrastructure. The renovated restaurant’s estimated average daily demand is 3,100 gallons per day (GPD), based on the fixture unit count in Sheet P107 of the Interior Renovation permit set (See Appendix B), which is a 300 gpd increase compared to pre-renovation conditions. BWS approval of the Interior Renovation permit set indicates that there is adequate water available to meet the restaurant’s estimated daily water demand. To ensure fire access and safety, the entire building is within 150-ft of the fire access road. Additionally, the building’s doors that are within 50-ft of the fire access road. The nearest two fire hydrant(s) are located in the Kamehameha Highway right-of-way, approximately 175 linear feet away from the property boundary to the north and south, which doesn’t comply with a strict application of BWS fire hydrant spacing standard of 125 feet. The BWS installed the fire hydrants at a spacing that they felt was appropriate for the mix of land use zoning in the area, including the pre-existing commercial restaurant use. No mitigation measures are proposed.

### 3.3.4 WASTEWATER SYSTEM

In Hale‘iwa, wastewater is managed with a patchwork system of individual cesspools, septic tanks/leach field systems and private wastewater treatment plants (WWTP). The CCH’s North Shore Regional Wastewater Alternatives Plan (NSRWAP) evaluates alternatives for providing small regional wastewater treatment in Hale‘iwa (CCH ENV, 2012). The NSRWAP recommends the following:

- Upgrade cesspool systems with septic tank addition;
- Neighborhood cluster systems with reuse (irrigation);
- Upgrade existing private/commercial wastewater treatment systems; and
- Sewer commercial/residential areas for treatment/water reuse (small WWTPs).

**Background Information**

In 2013, the existing individual wastewater system (IWS) was installed by the restaurant’s previous owners. It was designed to treat effluent flows for 114 seats (83 dining room and 31 bar) with a designed treatment flow of 3,792 GPD (see **Table 3-3: IWS Calculated Wastewater Flow**). The IWS has the treatment capacity of 4,500 GPD.

In order to install the existing IWS, the restaurant’s previous owner applied for a five year variance from Chapter 62 of Title 11, sections 11-62-31.1(a)(2)(A) and 11-62-31.1(a)(2)(D). On March 12, 2013, the DOH denied a variance from section 11-62-31.1(a)(2)(A) and approved a variance from 11-62-31.1(a)(2)(D). The approved variance from 11-62-31.1(a)(2)(D) was granted for five years based on six provisions. Two key provisions were that only one IWS is allowed on the property and the installation of a WWTP would be required if any future development or expansion plans for the restaurant increase wastewater flows.
Table 3-3: IWS Calculated Wastewater Flow

<table>
<thead>
<tr>
<th>Use</th>
<th>Seats</th>
<th>Turn Over</th>
<th>Unit Flow</th>
<th>GPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining Room</td>
<td>83</td>
<td>2.5</td>
<td>15</td>
<td>3,112</td>
</tr>
<tr>
<td>Kono Bar</td>
<td>31</td>
<td>2.5</td>
<td>8</td>
<td>620</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>114</strong></td>
<td></td>
<td></td>
<td><strong>3,792</strong></td>
</tr>
</tbody>
</table>

On September 25, 2015, the Applicant submitted plans to expand the existing IWS for the proposed renovations. The proposed renovation would increase seating capacity from 114 to 350. The IWS expansion was designed with a treatment capacity of 9,800 GPD. The Applicant was subsequently notified by the DOH that they would not approve the proposed IWS plans and would require the installation of a WWTP to accommodate the proposed design flow of 9,800 GPD, in accordance with Chapter 11-62, Subchapter 2 and the 2013 variance provisions. On February 17, 2016, the DOH approved the building permit A2015-09-0536 (interior). On March 11, 2016, the DOH contacted DPP to rescind approval for the interior building permit.

In April 2016, the DOH received a community complaint that the existing IWS was undersized to accommodate the increase in seating capacity. On May 3, 2016, the DOH investigated the complaint and found the restaurant was operating with 388 seats (196 dining and 192 first/second floor bars). The DOH inspector also documented ponding near the Hale`iwa Beach House’s leach field on the adjacent Kamehameha Estate Trust property. On May 16, 2016, the DOH Wastewater Branch issued field citation #16-WW-4256-FC-01 for violation of sections 11-62-08(b) and 11-62-31.1(f) for the use of the IWS. On May 16-19, 2016, the DOH performed fluorescein dye testing of the IWS’s septic system and leach field to assess whether it was leaching excess nutrients into the Loko ea fishpond. Water samples were collected in two locations on Kamehameha Estate Trust property: a depression along the rock wall (KSBE/HBH) and the Loko ea stream (KSBE/Stream). The dye test is not considered a water quality assessment. On May 31, 2016, the dye test results indicated the Hale`iwa Beach House’s wastewater was being discharged into the depression along the rock wall. On June 2, 2016, the DOH issued a Notice of Violation, Permit Suspension and Order No. 16-SAN-WW-EO-01 because of the discharge of effluent resulting from an unapproved use of the IWS (see Table 3-4: DOH WWB Wastewater Facility Dye Test Results for HBH). On June 6, 2016, an Administrative Order on Consent (AOC) was agreed upon by the Applicant and the DOH. The AOC outlined terms and conditions by which the Applicant would correct the violations identified in the NOV No. 16-SAN-WW-EO-01. The AOC required the Hale`iwa Beach House’s operational seat count to be consistent with the original calculation’s seat count used to design the existing IWS, in order to ensure adequate capacity for wastewater treatment. The original IWS calculations are designed for 83 dining room and 31 bar seats. Additionally, the Applicant was required to submit a Corrective Action Agreement to the DOH to identify specific actions to resolve the NOV. The agreement terms for the HBH included the submission of preliminary designs for a WWTP and to limit seating capacity to 114 (83 dining room and 31 lounge/bar) until completion of the WWTP. The agreement terms for the DOH included advising DPP that the DOH would support the interior renovations permit #A2015-09-0536 and review.
preliminary designs for a new WWTP. On June 14, 2016, the DOH conducted a follow-up inspection and found that there were 88 dining seats, 25 bar seats, and 1 seat by the kitchen door, which violated the 83 dining seats agreed upon in the terms of the AOC because 5 seats were being cleaned and aired out. On June 16, 2016, a First Amended Administrative Order on Consent (FAAOC) was agreed upon by the Applicant and the DOH to address the seat count violation of the AOC. It should be noted that restaurants rarely fill all their seats at any given time because many of the four-seat tables are occupied by couples.

### Table 3-4: DOH-WWB Wastewater Facility Dye Test Results for HBH

<table>
<thead>
<tr>
<th>Station Location</th>
<th>Sampling Date</th>
<th>Sampling Date</th>
<th>Sampling Time</th>
<th>Sample Type</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 KSBE/ HBH (Control)</td>
<td>5/16/16</td>
<td>1105</td>
<td>Grab</td>
<td>&lt; 0.02 ppm  (Control)</td>
<td></td>
</tr>
<tr>
<td>1.2 KSBE/ HBH</td>
<td>5/17/16</td>
<td>1035</td>
<td>Grab</td>
<td>0.116 ppm (positive for dye)</td>
<td></td>
</tr>
<tr>
<td>1.3 KSBE/ HBH</td>
<td>5/18/16</td>
<td>1204</td>
<td>Grab</td>
<td>0.036 ppm (positive for dye)</td>
<td></td>
</tr>
<tr>
<td>1.4 KSBE/ HBH</td>
<td>5/19/16</td>
<td>1115</td>
<td>Grab</td>
<td>0.049 ppm (positive for dye)</td>
<td></td>
</tr>
<tr>
<td>A KSBE/ Stream (Control)</td>
<td>5/16/16</td>
<td>1109</td>
<td>Grab</td>
<td>&lt; 0.02 ppm (Control)</td>
<td></td>
</tr>
<tr>
<td>A.2 KSBE/ Stream</td>
<td>5/17/16</td>
<td>1040</td>
<td>Grab</td>
<td>&lt; 0.02 ppm (negative for dye)</td>
<td></td>
</tr>
<tr>
<td>A.3 KSBE/ Stream</td>
<td>5/18/16</td>
<td>1206</td>
<td>Grab</td>
<td>&lt; 0.02 ppm (negative for dye)</td>
<td></td>
</tr>
<tr>
<td>A.4 KSBE/ Stream</td>
<td>5/19/16</td>
<td>1120</td>
<td>Grab</td>
<td>&lt; 0.02 ppm (negative for dye)</td>
<td></td>
</tr>
</tbody>
</table>

Note: Dye test results analyzed by State of Hawaii, Department of Health Laboratories, Environmental Health Analytical Services Branch, Water Pollution Section Laboratory

On September 15, 2016, the Applicant submitted design plans for a new WWTP, generator and seepage beds to the DOH. The new WWTP is based on a potential seating capacity of 354 (see Table 3-5: WWTP Calculated Wastewater Flow) and complies with the DOH’s current requirements for treatment capacity and water quality. On September 21, 2016, the DOH approved the WWTP plans for construction. In October 2016, the WWTP was installed on-site. The DOH’s final inspection and approval to use the new WWTP is pending DPP’s review and approval a SMA permit (Major). The IWS will continue to treat the Hale‘iwa Beach House’s wastewater until the new WWTP is approved by DOH.
Table 3-5: WWTP Calculated Wastewater Flow

<table>
<thead>
<tr>
<th>Use</th>
<th>Seats</th>
<th>Unit Flow</th>
<th>GPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining Room</td>
<td>130</td>
<td>50</td>
<td>6,500</td>
</tr>
<tr>
<td>Kono Bar</td>
<td>74</td>
<td>15</td>
<td>1,110</td>
</tr>
<tr>
<td>Loko ea Deck</td>
<td>80</td>
<td>15</td>
<td>1,200</td>
</tr>
<tr>
<td>Private Room</td>
<td>70</td>
<td>10</td>
<td>700</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>354</strong></td>
<td><strong>90</strong></td>
<td><strong>9,510</strong></td>
</tr>
</tbody>
</table>

The existing three grease traps and three 1,500-gallon septic tanks will continue to be used for wastewater pretreatment. The kitchen wastewater will be pre-treated by the existing grease traps and septic tanks prior to treatment by the new WWTP. The restroom wastewater will also receive pre-treatment by the three existing septic tanks prior to treatment by the new WWTP (WSI, 2016).

**WWTP Sludge**

The WWTP digester has a working volume of 1,178 gallons. At the maximum design flow, the estimated sludge production is 52.6 GPD with a sludge removal frequency of 22.4 days. During normal operations, the frequency of sludge removal will be reduced (WSI, 2016). The sludge will be removed by a commercial operator and delivered to a CCH-approved WWTP for final disposal.

**WWTP Design**

The existing IWS has a designed treatment capacity of 4,500 GPD. The new WWTP has a designed treatment capacity for total average dry weather flow (ADWF) of 9,510 GPD. The capacity is calculated based on the seat count after renovation and the flows-per-seat provided in the HAR Chapter 11-62, Appendix D, Table 1. The WWTP utilizes biological wastewater treatment processes to remove organic matter and nutrients. The biological treatment utilizes various microorganisms in the suspended growth process (activated sludge) and attached growth process (trickling filter). The system has been designed to manage influent wastewater strengths of 750 mg/L for BOD5, 250 mg/L for TSS and 40 mg/L for TKN (see Table 3-6: Design Conditions and Effluent Quality).

**Table 3-6, Design Conditions and Effluent Quality**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Influent</th>
<th>Effluent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Flow</td>
<td>9,510 GPD</td>
<td>--</td>
</tr>
<tr>
<td>BOD5 (mg/L)</td>
<td>750</td>
<td>25</td>
</tr>
<tr>
<td>TSS (mg/L)</td>
<td>250</td>
<td>25</td>
</tr>
<tr>
<td>TKN (mg/L)</td>
<td>40</td>
<td>--</td>
</tr>
<tr>
<td>NH3-N (mg/L)</td>
<td>--</td>
<td>2</td>
</tr>
<tr>
<td>Fecal Coliform (MPN/100 mL)</td>
<td>--</td>
<td>23</td>
</tr>
</tbody>
</table>

Additionally, two new primary and secondary seepage beds were designed to provide 100 percent redundancy to effectively manage effluent disposal and comply with HAR Chapter 11-62. The primary and secondary seepage beds can individually manage the
total 9,510 GPD. The seepage bed area required for effluent absorption is calculated as 3,328.5 sf. The primary seepage bed is 3,330 sf and the secondary seepage bed is 2,782 sf due to the use of High Capacity H-20 Infiltrator Chambers. The primary seepage bed was relocated to the front parking lot, away from the Loko ea Fishpond.

**Impacts and Mitigation Measures**
All major construction activities are completed.

The new WWTP is intended to provide greater capacity and a higher level of water quality treatment for the Hale`iwa Beach House’s wastewater. Additionally, the seepage beds were designed for 100% redundancy, reducing the potential for sewage overflows. The replacement of the IWS with the WWTP is consistent with CCH’s NSRWAP. The WWTP received final inspection by DOH and is pending approval to operate by DOH. There will be a slight increase in the generation of sludge due to the reopening of the second floor seating and opening of the lanai. Sludge will continue to be removed by a commercial operator and delivered to CCH-approved WWTP for final disposal. The WWTP is anticipated to improve conditions and not have long-term adverse impacts on existing surface or ground water resources. No other mitigation measures are required or recommended.

### 3.3.5 ELECTRICAL/COMMUNICATIONS SYSTEMS
Electrical and telecommunication utilities are conveyed via overhead lines along Kamehameha Highway and underground lines through the subject property. The restaurant is serviced by Hawaiian Electric Company (HECO) and Hawaiian Telcom.

**Impacts and Mitigation Measures**
All major construction is complete. Other than undergrounding of utility lines fronting the property, the project did not involve modifications to the electrical and telecommunication utility systems in the project area.

The restaurant may slightly increase demand for electricity with the reopening of the second floor seating and lanai. The increase in electrical usage is not anticipated to be significant or have long-term adverse impacts on the existing electrical and telecommunication utilities system. No other mitigation measures are proposed.

### 3.3.6 SOLID WASTE DISPOSAL
Solid waste collection, transport and disposal operations are the responsibility of the CCH ENV Refuse Division. Solid waste is collected from the surrounding residential, institutional and commercial uses and disposed of at either the Waimānalo Gulch Landfill in the ‘Ewa district or the H-Power facility at Campbell Industrial Park. PVT Land Company operates a privately owned and operated, licensed solid waste facility for recovery of recyclable materials and disposal of construction and demolition materials. The PVT Landfill accepts waste on a pre-arranged basis from the General Contractor.
Waste loads are screened to remove recyclable materials and the remaining wastes are landfilled.

**Impacts and Mitigation Measures**
All major construction is complete. If any additional construction is required, it will be minor. Construction activities resulted in the generation of small amounts of construction and demolition debris. Construction and demolition debris were disposed of at the PVT Landfill in accordance with CCH and State DOH regulations and provisions of the PVT facility license. Non-construction solid waste generated by project activities were collected and disposed at the Waimānalo Gulch Landfill or H-Power.

The restaurant may generate slight increases in waste due to the reopening of the second floor seating and lanai. The increase in waste generation is not anticipated to be significant or have long-term adverse impacts on the existing solid waste collection system. No other mitigation measures are proposed.
SECTION 4
RELATIONSHIP TO LAND USE PLANS AND POLICIES

4.1 STATE OF HAWAI‘I PLANS AND POLICIES

4.1.1 THE HAWAI‘I STATE PLANNING ACT
The Hawai‘i State Planning Act, adopted in 1978, and promulgated in HRS, Chapter 226, resulted in the Hawai‘i State Plan, revised in 1986. The Hawai‘i State Plan provides goals, objectives, policies, and priority guidelines for growth, development and the allocation of resources throughout the state in various areas of state interest. The purpose of the Hawai‘i is to improve the planning process in the state; increase the effectiveness of government and private actions; improve coordination among different agencies and levels of government; provide for wise use of Hawaii’s resources and to guide the future development of the state. Below is an analysis of the project’s compliance with the applicable objectives, policies, and priority guidelines of the Hawai‘i State Plan.

§226-6 Objectives and policies for the economy – in general:
(a) Planning for the State’s economy in general shall be directed toward achievement of the following objectives:

(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii’s people.
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries.

(b) To achieve the general economic objectives, it shall be the policy of this State to:

(8) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.
(11) Maintain acceptable working conditions and standards for Hawaii’s workers.
(12) Provide equal employment opportunities for all segments of Hawaii’s population through affirmative action and non-discrimination measures.
(13) Encourage businesses that have favorable financial multiplier effects within Hawaii’s economy.
(14) Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.

§226-103 Economic priority guidelines.
(10) Enhance the quality of Hawaii’s labor force and develop and maintain career opportunities for Hawaii’s people through the following actions:

(D) Promote career opportunities in all industries for Hawaii’s people by encouraging firms doing business in the State to hire residents.
Discussion:
The HBH is an economic asset to the North Shore community, and its continued use is consistent with the state of Hawai‘i’s economic objectives, policies, and priority guidelines, as listed in the Hawai‘i State Plan. The project allowed the HBH to continue the legacy of a landmark dining establishment near the sea, while staying competitive in the Hale‘iwa dining and visitor industry. The project renovations ensured the restaurant meets current building and fire codes, and complies with wastewater and ADA state and federal standards, which provides a safe, equitable and enjoyable work environment for restaurant employees and guests. Renovations included the restoration and expansion of the second floor dining area, which allowed the HBH to: 1) take advantage of and promote Hawai‘i’s scenic beauty and ocean views, which provides a pleasant and attractive dining experience for guests, and 2) restores the usable floor area of the entire existing building, which increases the potential for customer patronage, annual gross sales and thus employment opportunities. The HBH offers increased diverse and equal employment opportunities which have improved income and living standards for residents of the North Shore. The project has and will continue to lead to approximately 100 long-term, part and full-time positions, including wait staff, bar and culinary staff, managerial positions, and landscaping and maintenance staff, with an annual payroll of $1,654,500 with approximately $562,200 in related direct employee benefits, health care and payroll taxes. In addition, the restaurant generates more than $228,126 in GET taxes annually. The majority of the Hale‘iwa Beach House’s employees are local residents that have grown up on the North Shore and want to continue to live on the North Shore. The HBH also has a multiplier effect within Hawai‘i’s economy by indirectly contributing to hundreds of related off-site jobs that service the HBH daily and weekly (i.e. farmers, fisherman, suppliers, building trades and maintenance people).

4.1.2 STATE LAND USE LAW
The Hawai‘i state land use law, HRS §205, State Land Use Commission, was adopted in 1961. The law is meant to preserve and protect the state’s lands, and encourage the uses to which the lands are best suited. All lands in Hawai‘i fall under one of the four land use classifications: Urban, Rural, Agricultural or Conservation.

Discussion:
The project site is located in the State Land Use (SLU) ‘Urban’ District. Land uses within the Urban District are lands characterized by “city-like” concentrations of people, structures and services. No action from the State Land Use Commission is required to implement the proposed project. See Figure 4-1, State Land Use Map.
Figure 4-1, State Land Use Map

Legend
- Urban
- Agricultural
- TMK Boundary

State Land Use Map
Haleʻiwa Beach House
Haleʻiwa, Oʻahu, Hawaiʻi

Mr. D. G. Andy Anderson
R. M. Towill Corporation

GIS Layer Source: CCH, DBEDT HoLis
4.1.3 COASTAL ZONE MANAGEMENT AREA
The Coastal Zone Management (CZM) program is regulated under, Chapter 205(A)-2, HRS, as amended. The purpose of the CZM program is to ensure effective management, beneficial use, protection, and development of the coastal zone management area – all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea. The following is an assessment of the project’s compliance with respect to the objectives and policies of the CZMP.

(1) Recreational Resources
Objective: Provide coastal recreational opportunities accessible to the public.

Policies:
A) Improve coordination and funding of coastal recreational planning and management; and
B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
   (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
   (ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
   (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
   (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
   (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
   (vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
   (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
   (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.

Discussion:
The project will not have an adverse effect on or impede access to the adjacent public parks coastal parks or recreational resources, such as Loko ea Fishpond, Hale‘iwa Beach.
Park, Waialua Bay, or the shoreline. The project will not discourage the use or development of existing or new shoreline recreational opportunities.

The project will not lead to the degradation of water quality in the nearby recreational resources and will not be a cause of point source water pollution. During construction, the General Contractor employed BMPs to prevent sediment or other pollutants from discharging in storm water runoff from the site. Project improvements include the installation of a state-of-the-art package WWTP that will provide higher level of wastewater quality treatment, increased treatment capacity, and treatment system redundancy to minimize the potential for sewage overflows. The replacement of the IWS with the WWTP is consistent with CCH’s NSRWAP. The installed WWTP complies with State regulations for wastewater treatment systems set forth in HAR 11-62; it received final inspection approval by DOH and is awaiting approval to operate, subject to approval of the SMA Permit - Major.

(2) Historic Resources

Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:
A) Identify and analyze significant archaeological resources;
B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
C) Support state goals for protection, restoration, interpretation, and display of historic resources.

On December 30, 2016, the Applicant’s archaeologist found a total of 52 archaeological elements while sifting through excavated backfill. Based on consultation with SHPD archaeologists and the Oahu Burial Sites Specialist, it was determined that the reburial of iwi kūpuna (SIHP No. 50-80-04-08047) should occur on the original parcel, on a grassy, low-activity landscaped area. A small boulder (ca. 75 cm diameter) surrounded by Kī (Cordyline fruticosa) plants will mark the burial site. A long-term maintenance plan will be implemented to respectfully maintain the burial site. Access to the site for cultural uses will be permissible during daylight hours in coordination with the project applicant in accordance with HAR 13-300-40(m). Additionally, a Preservation Agreement with SHPD will create an encumbrance on the project TMK that will remain with the parcel to ensure that the burial site is protected in perpetuity by the current and any future landowner (Garcia and Associates 2017).

If any future construction is required and an unknown or unexpected historic or cultural features, deposits, or burials are discovered during project activities, all work in the immediate area of the find will be suspended immediately until the monitoring archaeologist evaluates the significance of the findings and notifies the SHPD to determine the appropriate course of action.
In lieu of conducting an ethnographic study; this year the Applicant initiated a five-year educational scholarship program for Waialua High School students interested in pursuing higher education and Hawaiian Studies. The scholarship fund over the five years will be $45,000 in total ($9,000 per year, 3 students at $3,000 per), which exceeds the cost of an ethnographic study. Scholarships were awarded to the first three recipients in June of this year.

The Applicant has continued to informally consult with SHPD and DPP throughout the after-the-fact EA and permit process. At the direction of DPP, the Applicant and the project archaeologist are assisting the City to complete and submit a SHPD HRS 6E Submittal Form to SHPD to formally request historic preservation review as a pre-requisite for SMA-Major and SDD-Major permit approval. The Applicant will continue to work with SHPD and undertake additional mitigation measures, if required, to comply with HRS Section 6E Historic Preservation.

The project is not anticipated to lead to a degradation of significant historic or prehistoric resources or resources used by native Hawaiians for subsistence or traditional cultural practices in the coastal zone management area. The project will not obstruct landforms or wayfinding features and will not result in loss of access to the shoreline or other areas customarily used by Hawaiians or others for resource gathering or traditional cultural practices. See Section 3.2.2, Archaeological and Cultural Resources for additional discussion.

(3) Scenic and Open Space Resources
Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:
(A) Identify valued scenic resources in the coastal zone management area;
(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
(D) Encourage those developments that are not coastal dependent to locate in inland areas.

Discussion:
The project is not a new development; it involved the renovation of an existing restaurant building and generally retained the same building footprint, location and height as its predecessor, Jameson’s by the Sea. The HBH is at or below the 40-foot height limit stipulated in the SDD guidelines. The HBH conforms to the height limit restrictions, is consistent with the low-rise rural character of the area and does not obstruct distant views. The project will not alter any natural landforms or open space resources or have an adverse impact to any of the existing, valued, public scenic views to and along the shoreline identified in ROH § 21-9.90-3 or in the North Shore Sustainable Communities Plan (SCP). See Section 3.1.8, Scenic and Visual Resources for additional discussion.
(4) Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:
(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
(B) Improve the technical basis for natural resource management;
(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Discussion:
The completed renovation work and ongoing restaurant operations do not involve work or activities in coastal waters, stream channels or other water bodies. The project did not alter existing drainage patterns. The project is not anticipated to disrupt, degrade or have an adverse impact on water quality or the quality on nearby valuable marine and coastal water ecosystems, including Loko ea Stream and Fishpond, Anahulu Stream and Waialua Bay. Project improvements included the installation of a state-of-the-art package WWTP that will provide higher level of wastewater quality treatment, increased treatment capacity, and treatment system redundancy to minimize the potential for point source water pollution. The installed WWTP was designed and will be operated in compliance with State regulations for wastewater treatment systems set forth in HAR 11-62. Site landscaping, including grassed and gravel areas, will function as low impact development features to slow surface runoff velocities, capture sediments and pollutants, and promote drainage infiltration to minimize nonpoint source water pollution to adjacent waters. For additional discussion, see Section 3.3.2, Drainage System and 3.3.4, Wastewater System.

(5) Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:
(A) Concentrate coastal dependent development in appropriate areas;
(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term
growth at such areas, and permit coastal dependent development outside of presently designated areas when:

(i) Use of presently designated locations is not feasible; 
(ii) Adverse environmental effects are minimized; and 
(iii) The development is important to the State’s economy.

Discussion:

The project is not a new development; it involved renovations to an existing restaurant building in its exact location and did not increase the scale or footprint of the building, with the exception of a covered ADA-compliant front entryway and a new fire exit stairway in the back of the building. The building has been in continuous restaurant and commercial use since it was constructed in 1955. The HBH is in a suitable location, along Kamehameha Highway, on north end of Hale‘iwa’s ‘Main Street’, within the North Shore SCP’s Community Growth Boundary and the CCH business (B-1) zoning district. The project allows the HBH to continue the legacy of a landmark dining establishment near the sea that serves the local and visitor communities and provides approximately 100 long-term, full-time jobs to local residents without involving new or expanded development within the coastal zone. The HBH also has a multiplier effect within Hawai‘i’s economy by indirectly contributing to hundreds of related off-site jobs that service the HBH daily and weekly (i.e. farmers, fisherman, suppliers, building trades and maintenance people).

The installation of a state-of-the-art package WWTP to serve the restaurant will minimize potential environmental impacts in the coastal zone by providing a higher level of wastewater quality treatment, increased treatment capacity, and treatment system redundancy to minimize the potential for point source water pollution.

The renovated building does not adversely affect significant views identified in the LVO or NSSCP. The building does not intrude on views toward the Wai‘anae Mountains from the Kamehameha Highway corridor and is not visible from Joseph P. Leong By-Pass Highway. The restaurant building generally maintains the original floor area, height and massing as the original structure which has existed on the site since 1955. The addition of a new exterior fire exit stairway on the south side of the building and covered awning over the first-floor front entryway are visible modifications, but do not add significantly to the visual presence of the building. The building is visible in mauka views from Kamehameha Highway, but occupies the foreground backed by tall trees and vegetation on surrounding properties and does not affect views of the Ko‘olau Mountains or other scenic view planes. Prior to the renovation, the building appeared worn and dilapidated. The renovations have improved the appearance of the restaurant within the landscape and restored its visual presence as a landmark dining establishment. The restaurant offers locals and visitors a venue to enjoy the beautiful scenic views of the North Shore, including distant views of the ocean horizon, Ka‘ena Point and the Wai‘anae Mountains, and nearby views of Loko ea Fishpond, Waialua Bay, and Hale‘iwa Small Boat Harbor.
(6) Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:
(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;
(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
(D) Prevent coastal flooding from inland projects.

Discussion:
The renovated restaurant occupies approximately the same footprint as the original structure which has existed on the site since 1955. The first floor finish floor elevation is approximately 11 feet above msl, which is at or above the VE and AE BFE of 10 feet and 8 feet respectively. The project complies with the rules and regulations of the National Flood Insurance Program (NFIP) presented in the Code of Federal Regulations (CFR) Title 44, as well as applicable ordinances in ROH, Section 21-9.10-6, Flood Fringe District. Project improvements did not significantly alter surface drainage patterns, increase the building footprint and mass, or otherwise alter existing conditions in a manner that could exacerbate flood conditions or increase risk of harm or hazard in a flood event.

The project is located within the Tsunami Evacuation Zone and is at risk of inundation and damage during a tsunami event. See Figure 3-3, Tsunami Evacuation Zone Map and Figure 3-4, FEMA-FIRM Zones Map. The project is no more susceptible to storm wave, tsunami, coastal and stream flooding, erosion, hurricane, wind, subsidence and point and nonpoint source pollution hazards than any other nearshore development.

The installation of a state-of-the-art package WWTP to serve the restaurant will minimize potential environmental impacts in the coastal zone by providing a higher level of wastewater quality treatment, increased treatment capacity, and treatment system redundancy to minimize the potential for point source water pollution. Landscaping, including ornamental landscaping at the perimeter of the property and grassed and gravel areas at the back of the property, is maintained on the site to stabilize soils, reduce runoff velocities, capture sediment and promote drainage infiltration.

The Applicant renovated the HBH to meet current federal ADA, municipal fire code and state DOH wastewater treatment standards; these upgrades will serve to minimize risk to life and property from the coastal hazards. In the event of a hurricane, storm, or tsunami event, the restaurant will be closed, the site secured and employees and patrons will be instructed to move to safe shelter. See Section 3.3.1, Climate & Climate Change and Section 3.1.6, Natural Hazards for additional discussion.
(7) Managing Development

**Objective:** Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

**Policies:**

(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and

(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

**Discussion:**

The project is not a new development; it involved the renovation of an existing sixty-year old restaurant building and is not anticipated to lead to an expansion of development within the coastal zone. Project improvements were undertaken in conformance with approved building permits and approved SMA Permits (Minor) and Haleʻiwa SD Permits (Minor). (See **Section 2.2, Permit History**.) The Applicant will submit a permit application for a SMA Permit (Major) and a Haleʻiwa SD Permit (Major) subsequent to this EA document. Potential short and long-term impacts of the project are being discussed in this EA document. The public will have an opportunity to participate in the application process during the Draft EA comment period and at public hearings held by the CCH DPP and City Council for the SMA permit application. Additionally, preliminary consultation letters were sent out to county, state and federal agencies, elected officials and civic organizations prior to publishing this Draft EA document. Copies of pre-consultation letters sent and responses received are included in **Appendix F.** The project will be presented at the North Shore Neighborhood Board (NB) as part of the Haleʻiwa Special District Permit application process.

(8) Public Participation

**Objective:** Stimulate public awareness, education, and participation in coastal management.

**Policies:**

(A) Promote public involvement in coastal zone management processes;

(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and

(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

**Discussion:**

The HBH renovations have already been completed. The after-the-fact EA and SMA Permit (Major) and Haleʻiwa SD Permit (Major) application process will provide the public with an opportunity to comment on the project and participate in the coastal management process. Copies of the Draft EA were distributed to the county, state and
federal agencies and organizations listed in Section 7, and the notice of the Draft EA 30-day public review and comment period was published in the OEQC Bulletin. As a prerequisite for the Hale‘iwa SD Permit (Major) application, the Applicant will present the project at the North Shore NB. The SMA Permit (Major) application includes a public hearing in Hale‘iwa by the DPP and public hearings before the City Council.

(9) **Beach Protection**

**Objective:** Protect beaches for public use and recreation.

**Policies:**

(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;

(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

**Discussion:**

The project involved the renovation of an existing restaurant building and generally retained the same building footprint, location and height as its predecessor, Jameson’s by the Sea. The project site is located on the mauka side of the State Kamehameha Highway ROW, approximately 130 feet inland from the Hale‘iwa Beach Park shoreline. The project did not alter any natural landforms or open space resources and did not involve construction or modification to any public or private erosion-protection structures or any work seaward of the shoreline. The project is not susceptible to coastal erosion and does not interfere with natural shoreline processes or existing recreational and waterline activities.

(10) **Marine Resources**

**Objective:** Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

**Policies:**

(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
Section 4

(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Discussion:
The project involved the renovation of an existing restaurant building. No rare, threatened, endangered or protected flora or terrestrial fauna species are known to utilize the project site for habitat or foraging purposes, however the Loko ea Fishpond, adjacent to the project site, provides habitat to many endemic and indigenous species of flora and fauna. Additionally, the US Fish and Wildlife Service notes that the federally endangered Hawaiian coot, the endangered Hawaiian duck, wedge-tailed shearwater may be found near the project vicinity and the federally threatened sea turtle may nest or bask on the nearby Hale‘iwa Beach Park shoreline (G70, 2016). Additionally, protected seabirds may overfly the project site at night to and from mauka nesting grounds and foraging in the open ocean.

The restaurant building renovations will not result in a significant change or intensification in use over pre-existing condition. All nighttime lighting will be shielded and angled downward to prevent nighttime glare from disorienting or disrupting seabirds. Additionally, the new WWTP facility will provide a higher level of water quality treatment, increased capacity and redundancy which will provide added protection against wastewater discharges that could affect local flora and fauna inhabiting the adjacent Loko ea Fishpond and Waialua Bay. No long-term adverse impacts to flora or fauna are anticipated.

4.2 CITY AND COUNTY OF HONOLULU PLANS AND POLICIES

4.2.1 CCH GENERAL PLAN
The General Plan, amended and approved on October 3, 2002, is a statement of the long-range social, economic, environmental, and design objectives and a statement of broad policies express the aspirations of the residents of O’ahu. The following is a discussion regarding the project’s consistency with the most relevant section and subsequent objectives of the General Plan, Section II, Economic Activity, Objectives A and E.

Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.
Policy 2: Encourage the development of small businesses and larger industries which will contribute to the economic and social well-being of Oahu residents.

Objective E: To prevent the occurrence of large scale unemployment.
Policy 1: Encourage the training and employment of present residents for currently available and future jobs.

Discussion:
The project involved the renovation of an existing restaurant building in Hale‘iwa. The HBH is a small, locally-owned business that contributes to the economic and social well-
being of the Hale‘iwa-Waialua community. The HBH offers increased diverse and equal employment opportunities which have improved income and living standards for residents of the North Shore. The HBH employs approximately one hundred full-time and part-time people, the majority of them locals that have grown up in the area and want to continue to live on the North Shore. The HBH also has a multiplier effect within Hawai‘i’s economy by indirectly contributing to hundreds of related off-site jobs that service the HBH daily and weekly (i.e. farmers, fisherman, suppliers, building trades and maintenance people). The HBH is a landmark dining establishment that is an asset to the North Shore community and a venue enjoyed by visitors and local residents.

4.2.2 CCH ZONING AND LAND USE ORDINANCE
The project site is located in the CCH Neighborhood Business (B-1) zoning district. See Figure 4-2, CCH Zoning Map. The intent of the B-1 zoning district, as defined in ROH 21-3.110(b), is as follows:
“...to provide relatively small areas which serve the daily retail and other business needs of the surrounding population. It is intended that this district be generally applied to areas within or adjacent to urban residential areas, along local and collector streets, but not along major travel routes or on a large-scale basis. It would also be applied to rural and urban fringe town centers which may or may not be located along major travel routes.”

The adjacent property to the south, parcel 6-2-03:002, is located in the CCH Agricultural-Restricted (AG-1) zoning district. The intent of the AG-1 zoning district is as follows:
“...to conserve and protect important agricultural lands for the performance of agricultural functions by permitting only those uses which perpetuate the retention of these lands in the production of food, feed, forage, fiber crops and horticultural plants. Only accessory agribusiness activities which meet the above intent shall be permitted in this district.”

The adjacent property to the north, parcel 6-2-3:041, is located in the CCH Preservation – General (P-2) zoning district. The intent of the P-2 zoning district is as follows:
“...to preserve and manage major open space and recreation lands of scenic or other natural resource value.”
and
“...lands designated urban by the State, but well suited to the functions of providing visual relief and contrast to the City’s built environment or serving as outdoor space for the public’s use and enjoyment.”

Discussion:
Restaurants are a permitted use within the B-1 zoning district. The project involves the renovation of an existing restaurant building on Kamehameha Highway in Hale‘iwa town. The restaurant has existed on the site since its original construction in 1955. The project serves the surrounding population and exists on a major travel route within an urban fringe town center. Therefore, the project is consistent with the purpose and use of the underlying B-1 zoning district.
Figure 4-2, CCH Zoning Map
A recent ALTA commissioned for the project disclosed a long-standing (over 50 years) encroachment onto the adjoining parcel (TMK Parcel 6-2-03: 02) owned by B. P. Bishop Estate Trustees, which is within the AG-2 zoning district. The restaurant structure has existed continuously in this location since before Hawai‘i statehood and the adoption of the CCH Comprehensive Zoning Code and is an existing, grandfathered non-conforming use. The recently added second floor safety rail and fixed louvered roof supports are affixed to the existing deck overhang encroachment, which is shown on the ALTA map inset (see Appendix H). The new fire access stairway at the south side of the building, installed in compliance with the Uniform Fire Code, also slightly encroaches into the adjacent lot. These encroachments were not identified on previously approved permit drawings on record with the City, which were used by the project architect as the basis for the safety rail and louvered trellis support permit drawings. The Applicant will initiate negotiations with the adjoining landowner to discuss the terms of an encroachment agreement and/or other options that may be available.

### 4.2.3 SPECIAL MANAGEMENT AREA

The CCH designates the shoreline and certain inland areas of O‘ahu as the SMA. The SMA areas are designated sensitive environments that are protected in accordance with the State’s Coastal Zone Management policies, as set forth in ROH, Section 25, Special Management Area. The project site is located within the SMA. See Figure 4-3, Special Management Area Map. The following is a discussion of the project’s conformity with SMA guidelines, as cited in Section 25-3.2, ROH, Review Guidelines.

(a) All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

1. Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles;

Discussion:
The project involved renovation of an existing restaurant building which has been located at the same site for over 60 years. The renovations are not expected to result in a significant change or intensification of use over pre-existing conditions. Access to beaches, recreation areas and natural reserves will not be affected by the renovation or ongoing operations of the existing restaurant building. Over the years, the adjacent, vacant City park parcel (TMK parcel 038) has been used informally by locals and visitors for parking when visiting Hale‘iwa Beach Park and/or patronizing the restaurant and other nearby shops. The vacant parcel is also used by Kamehameha Schools for parking and ingress/egress to their property, including for school field trips to Loko ea Fishpond, and by north shore canoe clubs for parking and for trailer and canoe storage. These uses have not adversely impacted access to beaches, recreation areas or natural reserves.
Figure 4-3, Special Management Area Map
(2) Adequate and properly located public recreation areas and wildlife preserves are reserved;

Discussion:
The project involved renovations to an existing, established privately operated restaurant building. Public recreation areas and wildlife preserves will not be affected by project improvements or continued operation of the restaurant.

(3) Provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon special management area resources; and,

Discussion:
Project improvements included the installation of a state-of-the-art package WWTP that will provide higher level of wastewater quality treatment, increased treatment capacity, and treatment system redundancy to minimize the potential for point source water pollution. The installed WWTP was designed and will be operated in compliance with State regulations for wastewater treatment systems set forth in HAR 11-62. There will be a slight increase in the generation of sludge due to the reopening of the second floor seating and opening of the lanai. Sludge will continue to be removed by a commercial operator and delivered to CCH-approved WWTP for final disposal. The WWTP is anticipated to improve conditions and not have long-term adverse impacts on existing surface or ground water resources. Site landscaping, including grassed and gravel areas that are used for parking, function as low impact development features to slow surface runoff velocities, capture sediments and pollutants, and promote drainage infiltration to minimize nonpoint source water pollution to adjacent waters. Solid waste generated at the restaurant is routinely collected by a commercial operator and disposed of at either the Waimānalo Gulch Landfill in the ‘Ewa district or the H-Power facility at Campbell Industrial Park. For additional discussion, see Section 3.3.2, Drainage System and 3.3.4, Wastewater System.

(4) Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.

Discussion:
The project included excavation to install the new WWTP and subsurface leach fields. Site grades were restored to pre-existing conditions upon completion of the WWTP improvements. The project did not otherwise involve alterations to existing land forms or surface drainage patterns, increase the building footprint and mass, or otherwise alter existing conditions in a manner that could exacerbate or increase risk of harm or hazard from floods, landslides, erosion, siltation or failure in the event of an earthquake. New ornamental landscaping was added to the site, including a new hedge installed along the frontage of the restaurant. Grassed areas were added within the hedged area at the front of the restaurant, and will be expanded throughout the non-paved areas at the back of the
property. Screening plants have been added in various locations on the site adjacent to the WWTP and back-of-house utilities. Vegetation will be maintained on the site to stabilize soils, reduce runoff velocities, capture sediment and promote drainage infiltration. No alterations to vegetation that would adversely affect scenic resources have been undertaken and none are proposed.

The renovated building does not adversely affect significant views identified in the LUO or NSSCP. The building does not intrude on views toward the Wai‘anae Mountains from the Kamehameha Highway corridor and is not visible from Joseph P. Leong By-Pass Highway. The restaurant building generally maintains the original floor area, height and massing as the original structure which has existed on the site since 1955. The addition of a new exterior fire exit stairway on the south side of the building and covered awning over the first-floor front entryway are visible modifications, but do not add significantly to the visual presence of the building. The building is visible in mauka views from Kamehameha Highway, but occupies the foreground backed by tall trees and vegetation on surrounding properties and does not affect views of the Ko‘olau Mountains or other scenic view planes.

(b) No development shall be approved unless the council has first found that:
(1) The development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options;

Discussion:
The project is not anticipated to involve substantial degradation of environmental quality. The site has been developed and in use as a restaurant since the existing building was first constructed in 1955. The renovations and ongoing operations of the restaurant will not substantially alter environmental conditions at the project site. Completed interior and exterior renovations and site work, including the installation of a new, state-of-the-art package WWTP, have improved public health and safety by bringing the original building into conformance with current building codes, fire codes and ADA accessibility standards, and by providing WWTP that treats wastewater to a higher level, with more capacity and system redundancy that will minimize the potential for wastewater overflow. Planning and design for the project includes mitigation measures to prevent or minimize potential adverse environmental effects. The project will not result in cumulative impacts, will not involve a commitment to larger actions, and will not result in the elimination of planning options.
(2) The development is consistent with the objectives and policies set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26;

Discussion:
The project is in compliance with the objectives and policies set forth in HRS 205A-2, and SMA guidelines contained in HRS 205-A26. This document is prepared to describe the project effects in relation to the SMA guidelines in HRS Section 205A-26 and ROH Section 25. See Section 4.1.3, Coastal Zone Management, for discussion of the project’s compliance with the State’s objectives and policies for the Coastal Zone.

(3) The development is consistent with the county general plan, development plans and zoning. Such a finding of consistency does not preclude concurrent processing where a development plan amendment or zone change may also be required.

Discussion:
The project is in conformance with the General Plan, as described in Section 4.2.1, CCH General Plan. The County zoning designation for the project site is B-1, Neighborhood Business. According to Table 21-3, Master Use Table, of the LUO, restaurants are a permitted use in the B-1 zoning district, as described in Section 4.2.2, CCH Zoning and Development Standards. The North Shore SCP, Land Use Map identifies the project site within the Community Growth Boundary on land designated as “Country Town”. The restaurant renovations and use are consistent with this designation, as described in Section 4.2.2.4, North Shore Sustainable Communities Plan. A development plan amendment and zone change are not required or proposed for the project.

(c) The council shall seek to minimize, where reasonable:
(1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

Discussion:
The project is located on an existing, privately owned, previously developed commercial lot and does not involve filling or otherwise altering any water body.

(2) Any development which would reduce the size of any beach or other area usable for public recreation;

Discussion:
The project is located on an existing, privately owned commercial lot and does reduce the size of any beach or other area usable for public recreation.
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(3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is no beach;

Discussion:
The project is located on an existing, privately owned commercial lot adjacent to Loko ea Stream and Fishpond which are owned by the B.P. Estate Trust. The project site has been developed and in use as a restaurant since 1955. The completed renovations and site improvements and continued use as a restaurant will not change existing, established access to the stream and fishpond. The project is not located where it would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is no beach.

(4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and

Discussion:
The project is located on the mauka side of Kamehameha Highway, the state highway nearest to the coast, and does not substantially interfere with or detract from the line of sight toward the sea from the highway. The restaurant is not visible from Joseph P. Leong By-Pass Highway, which is located further mauka from the project site. The project involves and existing structure that has been part of the coastal landscape since 1955. The completed renovations did not result in a significant change. The restaurant building generally maintains the original floor area, height and massing as the original structure. The addition of a new exterior fire exit stairway on the south side of the building and covered awning over the first-floor front entryway are visible modifications, but do not add significantly to the visual presence of the building.

(5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

Discussion:
The project will not adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land. The project site is located on privately owned commercial property that has been developed and in use as a restaurant since 1955. The completed renovations and site improvements, and continued use as a restaurant will not significantly change existing environmental conditions at the site. The project improvements include installation of a new, state-of-the-art package WWTP that will provide higher level of wastewater quality treatment, increased treatment capacity, and treatment system redundancy to minimize the potential for sewage overflows. The replacement of the IWS with the WWTP is consistent with CCH’s NSRWAP. The installed WWTP complies with State regulations for wastewater treatment systems set
forth in HAR 11-62; it received final inspection approval by DOH and is awaiting approval to operate, subject to approval of the SMA Permit - Major. The WWTP is anticipated to improve conditions and not have long-term adverse impacts on existing surface or ground water resources. Site landscaping, including grassed and gravel areas, will function as low impact development features to slow surface runoff velocities, capture sediments and pollutants, and promote drainage infiltration to minimize nonpoint source water pollution to adjacent waters. For additional discussion, see Section 3.3.2, Drainage System and 3.3.4, Wastewater System.

4.2.4 NORTH SHORE SUSTAINABLE COMMUNITIES PLAN
The North Shore Sustainable Communities Plan (SCP) is prescribed by the City Charter to implement the broad objectives and policies contained in the CCH General Plan. The North Shore SCP, last updated in 2011, is intended to reflect the vision and goals of the North Shore community to help guide public policy, investment and decision-making over the next 25 years in the North Shore region to maintain its suburban and rural character and lifestyle. The following is a discussion regarding the project’s consistency with the most relevant and applicable policies and guidelines of the North Shore SCP.

Policies for Hale‘iwa Town

- Maintain Hale‘iwa and Waialua Towns as the main commercial districts on the North Shore. Encourage landowners to invest in the physical and economic revitalization of the towns’ commercial cores.
- Preserve and enhance the historic rural “small town” character and allow for a compatible mix of commercial, service industrial and residential uses that complement the rural town context. Encourage multifamily housing (low-density apartment districts) and housing for resident senior citizens in close proximity to both Hale‘iwa and Waialua town centers.
- Support the continued viability of locally-owned small businesses, while prohibiting large commercial “big box” retailers that are contradictory to the region’s rural character.
- Maintain the low-rise (one to two stories) human-scale and physical organization of buildings arranged along the traditional “main street”.
- Preserve scenic views of agricultural fields and open spaces of surrounding areas seen from Hale‘iwa and Waialua Towns.
- Ensure that architectural and landscaping features are compatible with the rural character.
- Protect and enhance natural resources and ecosystems, such as wetlands and streams, fishponds, mature trees and open space areas, within the country town areas.
- Protect, preserve and – where feasible – restore historic and cultural features that reflect the North Shore’s heritage and contribute to the town’s identity.
Guidelines for Haleʻiwa Town

- Limit building heights to two stories, and employ building design elements which reflect the architectural characteristics of the early 1900-period architecture identified in the Haleʻiwa Special District Design Guidelines.

- Encourage commercial and related activities that are conducive to the pedestrian character to locate at the sidewalk level along Kamehameha Highway. Encourage less pedestrian-dependent and conducive activities (such as manufacturing areas for products and compatible light industrial uses, residences, services, etc.) to locate behind or above commercial activities so as not to detract from the commercial retail character of Kamehameha Highway.

- Focus the town’s commercial core around a mix of compatible activities such as recreation, marine-related enterprises, farmers’ markets, historic and cultural attractions, “clean” light industrial, small businesses and offices, civic and governmental services, businesses and retail activities for both residents and visitors.

- Upgrade drainage, wastewater, and water infrastructure within Haleʻiwa Town, as needed.

- Concentrate new development near existing built areas emphasizing redevelopment and infill along Kamehameha Highway, makai of the Haleʻiwa Bypass Road (Joseph P. Leong Highway). Provide adequate landscaped buffer adjacent to the bypass.

- Ensure that commercial uses adjoining the Kamehameha Highway corridor include support facilities such as parking lots and rest rooms that can adequately accommodate the planned commercial activities.

- Provide improved, expanded, and continuous pedestrian walkways linking commercial establishments within Haleʻiwa, including connections between farmers’ markets or other kinds of agricultural product and retail outlets, and open space and environmental resources (such as beach parks, Haleʻiwa Harbor and Loko ea Pond).

- Enhance the attractiveness and general landscaped open space character of the area by providing roadway improvements, street trees, streetlights, street furniture, and signage compatible with the rural character of Haleʻiwa Town.

- Consolidate off-street parking to areas behind buildings, while retaining existing on street parking wherever possible and appropriate. As needed, parking should be rearranged to accommodate the pedestrian walkway system along Kamehameha Highway.

- Encourage private and community-based initiatives to protect and enhance the streams, wetlands, and other natural resources within Haleʻiwa Town. Retain the agricultural use adjacent to Weed Junction and the Preservation designation at Loko ea Pond.
Discussion:
The HBH is located on Kamehameha Highway, makai of Joseph P. Leong Highway, on the fringe of Hale‘iwa’s ‘Main Street’, within the North Shore SCP’s Community Growth Boundary, within the ‘Country Town’ designation, as shown in Figure 4-4, North Shore SCP – Land Use Map, and Figure 4-5, North Shore SCP – Public Utilities Map. The restaurant use is consistent with this designation. The HBH does not constitute a new development; it is and will remain a two-story restaurant. The HBH continues the legacy of a restaurant by the sea; it upholds the exact same compatible land use and same location, as its predecessor, Jameson’s by the Sea, a cultural landmark that has existed in Hale‘iwa for more than 50 years.

The HBH does not obstruct scenic views of surrounding open spaces. The restaurant is a small-scale, locally-owned restaurant that is enjoyed by visitors, local residents as well as North Shore community. The HBH is a two-story building, an appropriate scale that is consistent with the low-key, rural character of the North Shore. The HBH maintains an inviting street frontage by incorporating attractive architectural features, landscaping and signage that are compatible with the aesthetic of Hale‘iwa town and is not developed with urbanized hardscape or architectural elements.

The Applicant will work with the City to install a midblock crosswalk across Kamehameha Highway. The crosswalk location will be determined by a qualified traffic engineer, taking into account lighting, sight distance and conflicts in the area. The crosswalk will be located entirely within the CCH right-of-way and will be owned and maintained by the City. No street frontage or pedestrian improvements were required as part of the building permit approvals for exterior renovations and no change to existing pedestrian facilities or improvements to the highway shoulder are currently proposed. The Applicant will work with the City on additional pedestrian improvements along the street frontage.

The HBH complies with LUO requirements for off-street parking. While the HBH meets its parking requirements under the CCH LUO, the TAR prepared for HBH determined that current restaurant operations and the restoration of the restaurant to full seating capacity will exceed the existing HBH parking lot capacity of 24 stalls during peak service periods (lunch and dinner). To accommodate the expected increase in parking demands from the restoration of the full restaurant seating capacity during peak service hours, the HBH will monitor parking conditions and will implement managed valet service for tandem parking as required. Following common practice, when the restaurant parking lot is full, the valet will put up a temporary “LOT FULL” sign at the driveway entrance to prevent overfilling the vehicle maneuvering area in the restaurant parking lot. The valet will re-open the parking lot as patron’s leave and parking space becomes available. The managed parking stall layout is provided in Figure 3-5, Managed Parking Plan. The managed parking plan provides space for 40 managed parking stalls in the restaurant parking lot, including 24 standard striped parking stalls and 16 tandem and miscellaneous parking stalls.
Figure 4-4, North Shore SCP – Land Use Map
Figure 4-5, North Shore SCP – Public Facilities
The restaurant renovation includes installation of a new, state-of-the-art package WWTP that will provide higher level of wastewater quality treatment, increased treatment capacity, and treatment system redundancy to minimize the potential for sewage overflows. The replacement of the IWS with the WWTP is consistent with CCH’s NSRWAP. The restaurant use does and will not have an adverse impact on the neighboring Loko ea Stream or Loko ea Fishpond.

4.2.5 HALEʻIWA SPECIAL DISTRICT

Objectives

On May 15, 2014, the previous restaurant owner obtained approval from DPP for a Haleʻiwa SD Permit (Minor) for major exterior alterations for a first floor covered deck (2014/SDD-27). On July 24, 2015, the Applicant obtained approval from DPP for a Haleʻiwa SD Permit (Minor) for major interior and exterior renovations. Based on these approvals, and related SMA Permit (Minor) and building permit courtesy inspection approvals, the Applicant completed renovations to the existing restaurant building in March 2016, including renovations to the interior of the first and second floors, replacement of exterior doors and windows, refinishing exterior walls with cedar shingles, enclosing the front lanai with roll-up security doors, installation of an interior circular stairway to the second floor, and installation of skylights, copper gutter system, a fixed-louvered pergola, elevator, landscaping and irrigation. In October 2016, the DPP determined that the renovation work previously approved under SD Permits (Minor) No. 2014/SDD-27 and No. 2015/SDD-25 constitutes major additions and alterations to a structure visible from Kamehameha Highway, which triggers requirements for a SD Permit (Major). The Applicant is therefore applying for an after-the-fact SMA Permit (Major) and SD Permit (Major) for the completed renovations to the existing HBH restaurant and site.

The Haleʻiwa SD objectives listed in ROH § 21-9.90-1, Objectives, which are applicable to the project, include the following:

(a) Preserve and enhance Haleiwa’s existing rural low-rise, human-scaled form and character, especially along Kamehameha Highway and Haleʻiwa Road.

Discussion:

The project involves renovations and upgrades to an existing a low-rise, human-scaled, two-story restaurant on Kamehameha Highway. The existing restaurant building has been in operation on the site since it was first construction in 1955. Prior to the renovation, the building appeared worn and dilapidated. The renovations have improved the appearance of the restaurant within the landscape and restored its visual presence as a landmark dining establishment. The completed renovations and site landscaping conform to the Haleʻiwa Special District Design Guidelines, as discussed further below, and are compatible with the visual historic character of Haleʻiwa town. The restaurant offers locals and visitors a venue to enjoy the beautiful scenic views of the North Shore,
including distant views of the ocean horizon, Ka‘ena Point and the Wai‘anae Mountains, and nearby views of Loko ea Fishpond, Waialua Bay, and Hale‘iwa Small Boat Harbor.

(b) Preserve and restore to the extent possible buildings and sites of scenic, historic, cultural and/or architectural significance, and encourage new development which is compatible with and complements those buildings and sites, primarily through low building heights, appropriate period design features and subdued materials.

Discussion:
The project involves renovations and upgrades to an existing two-story restaurant, Jameson’s by the Sea, which was built in 1955. The Applicant did not increase or change the original building footprint or height. The Applicant chose to utilize and restore the original building shell, and consciously selected design features and subdued materials that retain and are compatible with commercial development in Hale‘iwa town.

(e) Retain a distinctive pedestrian-oriented commercial area for residents and visitors.

Discussion:
The building footprint and floor area have not been significantly changed and the building orientation has not been altered by the renovations. There are no pedestrian walkways fronting the subject property. A landscape hedge is installed within the property along the front of the restaurant to provide a sheltered pedestrian space adjacent to the highway for patrons and their children to enjoy. Outside of the property, pedestrians currently walk on the roadway shoulder and through the adjacent vacant, City-owned parcel. No street frontage or pedestrian improvements were required as part of the building permit approvals for exterior renovations and no change to existing pedestrian facilities or improvements to the highway shoulder are proposed. The Applicant will work with the City on additional pedestrian improvements along the street frontage.

(f) Provide for safe and pleasant pedestrian and vehicular circulation, while avoiding parking areas along the streetscape.

Discussion:
Vehicle access to the HBH is off Kamehameha Highway. Cars travelling northbound make a right turn into the property, while cars travelling southbound make a left-turn into the property. There is no pedestrian walkway fronting the subject property. The existing pedestrian circulation to and from the project site is mainly from restaurant patrons visiting Hale‘iwa Beach Park and Wailua Bay before or after their meal. Pedestrian circulation is along the intermittently paved shoulder on Kamehameha Highway. Similarly, existing bicycle and transit circulation is within the travel way and along the shoulder on Kamehameha Highway. Aside from an on-site landscape hedge, which is installed within the property along the front of the restaurant to provide a sheltered pedestrian space adjacent to the highway for patrons and their children to enjoy, and a new ADA access ramp into the restaurant, no pedestrian improvements are proposed as
part of the HBH renovations. The restaurant parking lot is situated along the side of the HBH building, extending to the back of the lot; patrons have safe access from the parking lot to the restaurant.

Access between the restaurant parcel and the adjacent lot, now the City-owned TMK parcel (1) 6-2-03: 038, has been on-going for the entire 50 plus years of the restaurant’s operation. This accustomed use is consistent with historic and current use of the City’s parcel by the general public, by local surfing companies who stage surf school activities on the City parcel, local canoe clubs who store canoes and trailers on the parcel, by Kamehameha Schools who use the parcel daily for parking and access to and from Lokoia Fishpond by staff, volunteers and visiting students, and for a variety of other community needs and events. The CCH DPR installed temporary fencing on the City-owned lot along the common property boundary with the restaurant.

The TAR prepared for the project (see Appendix I) determined that the existing pedestrian traffic crossing Kamehameha Highway meets the NCHRP, ITE, and FHWA criteria for considering the installation of a midblock crosswalk across Kamehameha Highway in the vicinity of the Hale‘iwa Beach House. The Applicant will work with the City to install a midblock crosswalk across Kamehameha Highway. The location of the crosswalk will be determined by a qualified traffic engineer, taking into account lighting, sight distance and conflicts in the area. The crosswalk will be located entirely within the CCH right-of-way and will be owned and maintained by the City.

\[(g)\] Enhance the attractiveness and general landscaped open space character of the area.

Discussion:
Prior to the renovation, the building appeared worn and dilapidated. The renovations have improved the appearance of the restaurant building within the general landscape of Hale‘iwa Town and restored its visual presence as a landmark dining establishment. See Appendix A, Photos and Photo Key Maps, for a comparison of before-and-after conditions. New ornamental landscaping was added to the site, including a new hedge installed along the frontage of the restaurant. Grassed areas were added within the enclosed hedged area at the front of the restaurant, and will be expanded throughout the non-paved areas at the back of the property. Screening plants have been added in various locations on the site adjacent to the WWTP and back-of-house utilities. The renovations have not altered the size or massing of the existing structure in a manner that adversely affects the open space character of Hale‘iwa town.

\[(h)\] Preserve and enhance significant views in Haleiwa, especially those within the highly developed and heavily traveled areas.

Discussion:
According to ROH § 21-9.90-3, significant public views and resources in the Hale‘iwa SD, include the following:
“(a) Views of Mount Kaala, the Waianae Range, Loko ea Pond and Waialua Bay from Kamehameha Highway.

(b) Views of Anahulu Stream from Kamehameha Highway, at the old arched Anahulu ("Haleiwa") Bridge.

(c) Views of Paukauila Stream, with landscaped buffer material, from Kamehameha Highway.

(d) Views of other significant features delineated on Exhibit 21-9.18, set out at the end of this article.”

- Panoramic views towards the ocean along Kamehameha Highway within the Hale‘iwa SD.

The renovated building does not adversely affect significant views identified in the LUO. The building does not intrude on views toward the Wai‘anae Mountains from the Kamehameha Highway corridor and is not visible from Joseph P. Leong By-Pass Highway. The restaurant building generally maintains the original floor area, height and massing as the original structure which has existed on the site since 1955. The addition of a new exterior fire exit stairway on the south side of the building and covered awning over the first-floor front entryway are visible modifications, but do not add significantly to the visual presence of the building. The building is visible in mauka views from Kamehameha Highway, but occupies the foreground backed by tall trees and vegetation on surrounding properties and does not affect views of the Ko‘olau Mountains or other scenic view planes.

Prior to the renovation, the building appeared worn and dilapidated. The renovations have improved the appearance of the restaurant within the landscape and restored its visual presence as a landmark dining establishment. The restaurant offers locals and visitors a venue to enjoy the beautiful scenic views of the North Shore, including distant views of the ocean horizon, Ka‘ena Point and the Wai‘anae Mountains, and nearby views of Loko ea Fishpond, Waialua Bay, and Hale‘iwa Small Boat Harbor. No mitigation measures are required or recommended.

**Design Guidelines**

The Hale‘iwa SD design guidelines are an implementation of the Hale‘iwa SD objectives. The design guidelines, as listed in ROH § 21-9.90-4 and the Hale‘iwa SD Design Guidelines published in April 1991 by the Department of Land Utilization, which are applicable to the project, include the following:

**Height**

The HBH is in the B-1 zoning district (Neighborhood Business District); the maximum building height limit in the B-1 zoning district is 40 feet. However, in the Hale‘iwa SD the maximum building height limit is 30 feet. Certain architectural features, including mechanical appurtenances, utilitarian features and decorative features may be 12 feet above the maximum height limit if they do not obstruct any significant views. The HBH is less than 30 feet high (see Appendix B, Interior Renovation Permit Drawing Set, Sheet A009, Exterior Elevations, dated October 1, 2015). The HBH conforms to the height.
limit restrictions, is consistent with the low-rise rural character of the area and does not obstruct distant views.

**Landscaping**
New ornamental landscaping was added to the site, including a new hedge installed along the frontage of the restaurant to create a sheltered space for patrons and their children to enjoy. Grassed areas were added within the enclosed hedged area at the front of the restaurant, and will be expanded throughout the non-paved areas at the back of the property. Screening plants have been added in various locations on the site adjacent to the WWTP and back-of-house utilities. Existing trees and landscaping were preserved and replanted where possible.

**Off-street Parking**
The project, as all other business in the community, enjoys customers from wherever they can find public parking. Hale‘iwa as a community, is severely impacted with the limited parking availability throughout the town. Off-street parking improvements included repaving approximately 8,200 sf which provides space for existing parking and loading areas. Per LUO Section 21-6.3, the required parking is 21 stalls based on floor area of 6,449 sf and 1 stall per 300 sf (see Figure 2-3 and Appendix B, Sheet A005, Interior Renovation Permit Drawings, BPA #A2015-09-0536 and 2015/IBP 09530). A total of 24 stalls are accommodated on site:

- 21 parking stalls, including one ADA parking stall and one loading stall, are accommodated on an existing all-weather surface (20 on the existing paved surface and 1 stall on a combination of paved and gravel surface). The parking stalls are currently unstriped.
- 3 additional parking stalls at the back of the parking lot are located on a gravel surface. These stalls will be provided with an all-weather surface of either compacted gravel or pavement.
- An unmarked loading area is located adjacent to the restaurant building within the existing paved parking area. Loading area ingress and egress is via the restaurant driveway. This area has been used for deliveries over the more than 50 years that the restaurant has been in operation.
- A managed parking plan layout that accommodates a total of 40 managed stalls (valet) on the restaurant property is provided in Figure 3-5.

See Figure 2-3 for the HBH site and parking lot layout.

**Roofs & Parapets**
The project improvements involved roof renovations; however, the overall shape and form of the first and second floor roof structures have not been altered. The original trellis and roll-down shades covering the lanai on the first floor has been replaced with retractable glass roll-up ‘garage-style’ doors, maintaining an indoor-outdoor atmosphere, while maintaining a weather-proof, secured and enclosed space. The second floor roof has been seamlessly extended with a permanent louvered sun shade to allow for an outdoor seating area. The underside of the second-floor roof extension reveals a minimally reflective matte-finished tan colored aluminum fixed louver, while the exterior framing and roof colors have been repainted in subdued earth-tones.
Sun Control: Porches, Canopies and Roll-up Shades
The original awning and roll-down shades covering the lanai on the first floor have been replaced with retractable glass roll-up doors, maintaining an indoor-outdoor atmosphere while providing for security during non-business hours. Over the second floor lanai, a permanent fixed-louvered trellis was installed for sun protection and shade cover. The trellis is designed with greater than 50 percent opening to the sky, and therefore is not included in floor area calculations.

Mechanical Equipment
The HBH does not have mechanical equipment that is visibly intrusive. An elevator shaft is located on the south side of the building. The exterior of the shaft is covered in cedar shingles and blends into the building façade.

Railings, Fences and Walls
On the first floor, a new ADA compliant walkway and metal railing leading to the main entrance of the HBH was constructed, ensuring easy access for all patrons. The metal railing is painted in a subdued earth tone. On the second floor, a new wood and cable safety guardrail is installed so patrons can safely enjoy ocean-front views at the building edge.

Exterior Lighting
There is no fluorescent exterior lighting. The ceiling lights on the first and second floors are shielded, directional spot lights, evenly spaced and angled down and towards the building to minimize light spillage on the streetscape. Lighting fixtures are similar in style and detail to period fixtures. Incandescent light fixtures are used. Exterior lighting was designed to be in compliance with condition 3.b. listed in the Applicant’s granted Hale‘iwa SD and SMA permits (File No. 2014/SDD-27 and 2014/SMA-22).

Street Façade Treatment
Architectural elements typically found in Hale‘iwa in the early 1900s, including large windows at the ground level and seating areas, windows and wood railings at the upper levels, were incorporated into the project design.

Doors and Windows
Project improvements involved replacing all the original doors and windows. The main entry door on the first floor is constructed of solid wood. Doors and windows on the west side of the first floor are retractable glass roll-up ‘garage-style’ doors. On the south side of the first floor are push-out windows. On the west side of the second floor are folding doors with four-panel floor to ceiling windows. On the north side of the first and second floor are sliding and push-out windows. All doors and windows are vinyl with clear glazing and a natural cedar finish, to prevent rust and corrosion and soften the building exterior, whilst complimenting the cedar wood shingles on the building exterior.
Exterior Materials & Colors
Traditional building materials were used, such as cedar wood shingles and concrete rock masonry (CRM) for the building interior and exterior walls. Exterior and interior paint colors are subdued earth tones such as tan, beige, grey and seafoam green.

Walkways and Paving
The original restaurant entryway consisted of a concrete stairway. The project included constructing an ADA compliant concrete walkway leading up to the main entrance of the restaurant. The walkway and adjacent stairway are framed with natural materials such as a moss-rock covered CRM wall and landscaped with foliage. The original meandering walkway in the front yard was replaced with a grassy enclosed lawn, which features a new rock fire pit. The fire pit is encircled with natural rock tiles, which flows into and connects with interior natural rock flooring, further facilitating a continuous indoor-outdoor dining experience.

Signs
The Applicant retained Mr. John Dillon, a recognized Hale`iwa sign-maker, to design a wooden, sandblasted sign with serif style lettering. The location and design of the sign was approved by the DPP, Building Division and the DLNR, SHPD on August 17, 2016.
SECTION 5
NECESSARY PERMITS AND APPROVALS

5.1 CITY AND COUNTY OF HONOLULU
Department of Planning and Permitting
- Finding of No Significant Impact, per HRS 205A and 343
- Construction Plan Review and Approval
- Building Permits
- After-the-Fact Building Permit for refrigerator storage
- Stockpiling Permit
- Special Management Area Permit - Major
- Hale‘iwa Special District Permit - Major

5.2 STATE OF HAWAI‘I
Department of Health
- Construction Plan Review and Approval

Department of Land and Natural Resources
- State Historic Preservation Department Effect Determination
SECTION 6
ORGANIZATIONS AND AGENCIES CONSULTED DURING THE PREPARATION OF THE DEA

6.1 City and County of Honolulu
- Department of Design and Construction
- Department of Environmental Services
- Department of Facilities Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Honolulu Board of Water Supply
- Honolulu Fire Department
- Honolulu Police Department

6.2 State of Hawai‘i
- Department of Accounting and General Services
- Department of Agriculture
- Department of Business Economic Development and Tourism
- Department of Land and Natural Resources (DLNR)
- Department of Hawaiian Homelands
- Department of Health,
  - Wastewater Branch
  - Environmental Planning Office
- Department of Transportation
- State Historic Preservation Division, DLNR
- University of Hawai‘i Sea Grant Program

6.3 Federal
- U.S. Army Corps of Engineers
- National Marine Fisheries Service
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service

6.4 Community Organizations
- Mālama Loko ea Foundation
- North Shore Chamber of Commerce
- North Shore Neighborhood Board No. 27
- Sierra Club

Pre-consultation letters are provided in Appendix F.
SECTION 7
ORGANIZATIONS AND AGENCIES CONSULTED DURING THE 30-DAY DEA REVIEW PERIOD

7.1 City and County of Honolulu
- Department of Design and Construction
- Department of Environmental Services
- Department of Facilities Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Honolulu Board of Water Supply
- Honolulu Fire Department
- Honolulu Police Department

7.2 State of Hawai‘i
- Department of Accounting and General Services
- Department of Business, Economic Development and Tourism, Office of Planning
- Department of Education, Hawaii State Library, Hawaii Documents Center
- Department of Education, Hawaii State Library, Hale‘iwa Public Library
- Department of Hawaiian Home Lands
- Department of Health, Environmental Health Administration
- Department of Education, Hale‘iwa Elementary School
- Department of Land and Natural Resources
- Department of Land and Natural Resources, State Historic Preservation Division
- Department of Transportation
- Disability and Communication Access Board
- Legislative Reference Bureau Library
- Office of Environmental Quality Control
- Office of Hawaiian Affairs
- University of Hawaii Environmental Center

7.3 Federal Agency
- U.S. Army Corps of Engineers
- National Marine Fisheries Service
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service

7.4 Elected Officials and Boards
- Councilmember Ernie Martin, District 2
- North Shore Neighborhood Board No. 27
7.5 **Utility Companies**
- Hawaiian Electric Company, Inc.
- Hawaiian Telecom

7.6 **Community Organizations**
- Mālama Loko ea Foundation
- North Shore Chamber of Commerce
- Sierra Club
SECTION 8
DETERMINATION

In accordance with the content requirements of Chapter 343, Hawai‘i Revised Statutes, and the significance criteria in Section 11-200-12 of Title 11, Chapter 200, it is anticipated that this project will have no significant adverse impact to water quality, air quality, existing utilities, noise, archaeological sites, or wildlife habitat. All anticipated impacts will be temporary and will not adversely impact the environmental quality of the area. The significance criteria are listed below in italics, followed by a brief discussion of its applicability to the project.

1. Irrevocable commitment to loss or destruction of natural or cultural resources.

The project will not adversely affect any natural or cultural resources. The project occurred on an existing, developed site and does not involve a change in use or significant increase in the intensity of use. All major construction is complete.

Human remains that were recovered from excavated material from the site have been reinterred on site in consultation with SHPD archaeologists and the Oahu Island Burial Sites Specialist, and in conformance with an approved Burial Treatment Plan. The reburial location has been documented in SHPD’s database as SIHP No. 50-80-04-08047. A small boulder (ca. 75 cm diameter) surrounded by Kī (Cordyline fructicosa) plants will mark the burial site. There will not be an interpretive or warning sign to mark the burial, which would draw unnecessary attention to the site. A long-term maintenance plan will be implemented to respectfully maintain the burial site. The project applicant will adhere to the following long-term stipulations from the approved burial treatment plan:

- Establish 5-meter-diameter virtual buffer around the site within which any ground disturbing activity will be consider to be ‘of concern;’
- The landowner shall maintain the reburial area and its buffer and shall remove litter, trash, or debris every 6 months or more regularly as needed;
- The landowner shall maintain the preservation buffer landscaped area with vegetation management every 6 months or more regularly as needed;
- Vegetation management shall be done by hand with non-mechanized hand-tools;
- No construction work, or ground altering activities besides vegetation management shall be permitted within the temporary or permanent buffer zones;
- The landowner shall notify SHPD in writing of any future projects planned within or near the reburial site; and
- The landowner shall report any disturbance of the reburial site to SHPD immediately so that corrective treatment and consultation may occur.

Access to the site for cultural uses will be permissible during daylight hours in coordination with the project applicant in accordance with HAR 13-300-40(m). Additionally, a Preservation Agreement with SHPD will create an encumbrance on the
project TMK that will remain with the parcel to ensure that the burial site is protected in perpetuity by the current and any future landowner (Garcia and Associates 2017).

If any future construction is required and an unknown or unexpected historic or cultural features, deposits, or burials are discovered during project activities, all work in the immediate area of the find will be suspended immediately until the monitoring archaeologist evaluates the significance of the findings and notifies the SHPD to determine the appropriate course of action.

The Applicant has identified multiple ethnographic studies recently completed in the project vicinity. The project Applicant believes these recent ethnographic studies provide sufficient relevant information for the project site and a new ethnographic study is not warranted. As an alternative to conducting an additional ethnographic study, the HBH initiated a five-year educational scholarship program for Waialua High School students interested in pursuing higher education and Hawaiian Studies. The scholarship fund over the five years will be $45,000 in total ($9,000 per year, 3 students at $3,000 per), which exceeds the cost of an ethnographic study. The first three recipients were awarded scholarships in June 2017.

The Applicant has continued to informally consult with SHPD and DPP throughout the after-the-fact EA and permit process. At the direction of DPP, the Applicant and the project archaeologist are assisting the City to complete and submit a SHPD HRS 6E Submittal Form to SHPD to formally request historic preservation review as a prerequisite for SMA-Major and SDD-Major permit approval. The Applicant will continue to work with SHPD and undertake additional mitigation measures, if required, to comply with HRS Section 6E Historic Preservation.

2. **Curtailment of the range of beneficial uses of the environment.**

The project involves the renovation of an existing structure on developed areas of land within the existing restaurant property rather than developing a new structure on previously undeveloped land. The renovated restaurant use will involve substantially the same uses of the environment as the original structure. No curtailment of the range of beneficial uses of the environment will result from the project.

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

The proposed project is consistent with the environmental policies, goals and guidelines expressed in Chapter 344, HRS. Potential sources of adverse impacts have been identified and appropriate measures have been developed to either mitigate or minimize potential impacts to negligible levels.
4. **Substantially affects the economic or social welfare of the community or state.**

The renovation project will not adversely affect the economic or social welfare for the surrounding community or state. The HBH is an economic asset to the North Shore community. The project allowed the HBH to continue the legacy of a landmark dining establishment near the sea, while staying competitive in the Hale‘iwa dining and visitor industry. Renovations included the restoration and expansion of the second floor dining area, which allowed the HBH to: 1) take advantage of and promote Hawai‘i’s scenic beauty and ocean views, which provides a pleasant and attractive dining experience for guests, and 2) restore the usable floor area of the entire existing building, which increases the potential for customer patronage, annual gross sales and thus employment opportunities and revenues to the County and State in the form of taxes. The HBH offers increased diverse and equal employment opportunities which have improved income and living standards for residents of the North Shore. The project has and will continue to lead to approximately 100 long-term, part and full-time positions, including wait staff, bar and culinary staff, managerial positions, and landscaping and maintenance staff. The majority of the Hale‘iwa Beach House’s employees are local residents that have grown up on the North Shore and want to continue to live on the North Shore. The HBH also has a multiplier effect within Hawai‘i’s economy by indirectly contributing to hundreds of related off-site jobs that service the HBH daily and weekly (i.e. farmers, fisherman, suppliers, building trades and maintenance people).

5. **Substantially affects public health.**

The proposed project will be constructed in accordance with all applicable rules and regulations governing public health and safety. Concerns involving air, water, noise, and waste impacts have been addressed in this EA document by use of appropriate mitigation measures as described. Completed interior and exterior renovations and site work, including the installation of a new, state-of-the-art package WWTP, have improved public health and safety by bringing the original building into conformance with current building codes, fire codes and ADA accessibility standards, and by providing a WWTP that treats wastewater to a higher level, with more capacity and system redundancy that will minimize the potential for wastewater overflow.

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

The site has been developed and in use as a restaurant since the existing building was first constructed in 1955. The renovations and ongoing operations of the restaurant will not substantially alter environmental conditions at the project site and will not be an impetus to population growth or changes, and will not have an effect on public changes. The project will not result in secondary or cumulative impacts, will not involve a commitment to larger actions, and will not result in the elimination of planning options.
7. **Involves substantial degradation of environmental quality.**

The project is not anticipated to involve substantial degradation of environmental quality. The site has been developed and in use as a restaurant since the existing building was first constructed in 1955. The renovations and ongoing operations of the restaurant will not substantially alter environmental conditions at the project site. Planning and design for the project includes mitigation measures to prevent or minimize potential adverse environmental effects.

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

Based on the description of the proposed action and mitigation measures identified in this document, potential for considerable adverse environmental effects and a commitment for larger actions are not expected. The project is a stand-alone, private restaurant operation that has existed on the site for many decades within the same building footprint. The restaurant renovations are complete and there are no plans for further expansion or for other uses that would adversely affect the environment or involve a commitment for larger actions.

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

The project will not substantially affect rare, threatened or endangered species or their habitat. There are no endangered flora or fauna species or habitat within the project site. The project involved the renovation of an existing restaurant building. No rare, threatened, endangered or protected flora or terrestrial fauna species are known to utilize the project site for habitat or foraging purposes, however the Loko ea Fishpond adjacent to the project site provides habitat to many endemic and indigenous species of flora and fauna. Additionally, the US Fish and Wildlife Service notes that the federally endangered Hawaiian coot, the endangered Hawaiian duck, wedge-tailed shearwater may be found near the project vicinity, and the federally threatened sea turtle may bask or breed on the nearby Hale‘iwa Beach Park shoreline (G70, 2016). Additionally, protected seabirds may overfly the project site at night to and from nesting grounds in the mauka lands and foraging in the open ocean.

No long-term adverse impacts to flora or fauna are anticipated. The restaurant building renovations will not result in a significant change or intensification in use over pre-existing condition. All nighttime lighting will be shielded and angled downward to prevent nighttime glare from disorienting or disrupting seabirds. Additionally, the new WWTP facility will provide a higher level of water quality treatment, increased capacity and redundancy which will provide added protection against wastewater discharges that could affect local flora and fauna inhabiting the adjacent Loko ea Stream, Fishpond and Waialua Bay.
10. **Detrimentally affects air or water quality or ambient noise levels.**

The project is not anticipated to result in long-term detrimental impacts to air, water quality, or noise levels. Construction activities are completed. Any additional work activities will be undertaken in compliance with the State of Hawai‘i Air Pollution Control, Community Noise Control and Water Quality regulations. The project involves the same permitted restaurant use that has existed on the site for many decades. It is intended that the completed renovation will result in increased patronage to the restaurant, which would result in increased traffic and, in turn, a slight impact to air quality from exhaust emissions. Impacts from increased automobile exhaust are expected to be negligible. The renovated restaurant may generate a slight increase in noise due to increased patronage between normal business hours from 11:00 a.m. to 11:00 p.m. The increase in noise is not anticipated to generate significant adverse impacts and will be in accordance with community noise standards. No noise generating activities, such as concerts or outdoor events, are proposed as part of normal restaurant operations. The new, state-of-the-art WWTP will provide added protection to water resources by providing a higher level of water quality treatment, increased capacity and system redundancy that will minimize the potential for wastewater overflow. The WWTP was designed and installed and will be operated in accordance with State DOH regulations for wastewater systems.

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

The renovated restaurant occupies the same building footprint as the original structure which has existed on the site since 1955. The first floor finish floor elevation is approximately 11 feet above msl, which is at or above the VE and AE BFE of 10 feet and 8 feet respectively. The project complies with the rules and regulations of the NFIP as set forth in the CFR Title 44, as well as applicable ordinances in ROH, Section 21-9.10-6, Flood Fringe District. In the event of a major storm or flood event, portions of the project site may be inundated and subject to damage by flood waters. The project is also located in the tsunami evacuation zone and may be subject to inundation and damage during a tsunami. The project site is no more or less vulnerable to seismic activity than the rest of the northwestern shore of O‘ahu. The site’s proximity to Loko ea Stream and Fishpond does not represent a hazard or increased risk of damage to the site. The project is not anticipated to exacerbate or increase long-term vulnerability to flooding, tsunamis or seismic activity. In the event of a major storm or tsunami civil defense agencies, including the HPD and HFD will issue warnings and oversee the evacuation of areas at risk for harm and damage. In such an event, the restaurant will be closed and employees and patrons will be directed to move to safe shelter until the danger has passed.
12.  Substantially affects scenic vistas and view planes identified in county or state plans or studies.

The CCH’s LUO Section 21-9.90-3 Significant Public Views and Resources define four significant views within the Hale‘iwa Special District:

- Views of Mount Ka`ala, the Waianae Range, Loko ea Fishpond and Waialua Bay from Kamehameha Highway.
- Views of Anahulu Stream from Kamehameha Highway, at the old arched Anahulu (“Hale‘iwa”) Bridge.
- Views of Paukauila Stream, with landscaped buffer material, from Kamehameha Highway.
- Ma kai views from Kamehameha Highway and Hale‘iwa Town

The NSSCP identifies intermittent and continuous panoramic views along the shoreline, and scenic views of the mountains, coastal pali and shoreline areas, including views from heavily traveled corridors such as Kamehameha Highway, as important scenic resources that should be preserved.

Significant scenic views within the project corridor that are identified in the NSSCP to be protected and enhanced include:

- Mauka views of the Wai`anae Mountains and mauka views of the Ko`olau Mountains from Kamehameha Highway;
- Makai views along Hale‘iwa Road into Hale‘iwa Ali‘i Park, Hale‘iwa Small Boat Harbor and Hale‘iwa Beach Park;

The renovated building does not adversely affect significant views identified in the LUO or NSSCP. The building does not intrude on views toward the Wai`anae Mountains from the Kamehameha Highway corridor and is not visible from Joseph P. Leong By-Pass Highway. The restaurant building generally maintains the original floor area, height and massing as the original structure which has existed on the site since 1955. The addition of a new exterior fire exit stairway on the south side of the building and covered awning over the first-floor front entryway are visible modifications, but do not add significantly to the visual presence of the building. The building is visible in mauka views from Kamehameha Highway, but occupies the foreground backed by tall trees and vegetation on surrounding properties and does not affect views of the Ko`olau Mountains or other scenic view planes.

Prior to the renovation, the building appeared worn and dilapidated. The renovations have improved the appearance of the restaurant within the landscape and restored its visual presence as a landmark dining establishment. Site improvements included undergrounding overhead utilities along the frontage of the subject property, in conformance with the NSSCP policies. The completed renovations and site landscaping conform to the Hale‘iwa Special District Design Guidelines and are compatible with the visual historic character of Hale‘iwa town.
13. **Requires substantial energy consumption.**

Compared to the original restaurant operations, ongoing operation of the renovated restaurant is anticipated to require an increase in energy consumption, but not a substantial increase. The renovations, including reopening the second floor seating and lanai, are expected to increase patronage, which will increase demand for electricity and propane gas. In addition, operation of the new WWTP is expected to require more electrical power than the IWS system. However, the renovations also provided an opportunity to replace old fixtures and appliances with new, more efficient energy saving units. The increase in electrical usage is not anticipated to be significant or have long-term adverse impacts on the existing electrical and telecommunication utilities system.

Based on the above evaluation and the information contained in this Environmental Assessment, it is anticipated that an Environmental Impact Statement (EIS) will not be required and that a recommended Finding of No Significant Impact (FONSI) will be published for this project.
SECTION 9
REFERENCES


(HoLIS, 2015) Honolulu Land Information System, Geographic Information System. City and County of Honolulu, Department of Planning and Permitting. 2015.


(KPAC 2015) Revised Draft – Archaeological Assessment of TMK: (1) 6-2-003:37 in Kawaiola Ahupua’a, Waialua District, Island of O’ahu, Hawai’i for EA: The


(UH, 2014) University of Hawai‘i, Department of Geography, Atlas of Hawai‘i, University of Hawai‘i Press, Honolulu, HI.


(USDA, 1972) Soil Survey of Islands of Kaua‘i, O‘ahu, Maui, Moloka‘i and Lāna‘i, State of Hawai‘i. Published by the United States Department of Agriculture (USDA), Soil Conservation Service, in Cooperation with The University of Hawai‘i Agricultural Experiment Station. Honolulu, HI. August 1972.

Appendix A:
Photos and Photo Key Maps
Appendix A.1:
Pre-renovation Photo Key Map
LEGEND

1 → Direction of Photo

Photo Key Map
Original Pre-Construction
Hale‘iwa Beach House
Hale‘iwa, O‘ahu, Hawai‘i

Mr. D. G. Andy Anderson
R. M. Towill Corporation
Appendix A.2:
Existing Conditions Photo Key Map
Appendix B:
Building Permits
Appendix B.1:
Exterior Renovation
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8220 * Fax: (808) 768-8111

BUILDING PERMIT

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

LOCATION

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<td>2</td>
<td>003</td>
<td>014</td>
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62-540 KAM HWY Haleiwa 96712
23,552 Sq. Ft.

Site Address (if other than primary):

PROJECT:
(BP #790811) [TMK: 62003014] Haleiwa Beach House -- Alteration to Existing Restaurant [THIRD PARTY REVIEW]

TYPE OF WORK
Alteration Y

RIGHT OF WAY WORK

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

GENERAL CONTRACTOR
Commercial Facility's Specialists, Inc., dba Kingdom Builders
Contact Info: 254-8255
Lic. No.: BC21568

NOTES

DATE ISSUED: 08/10/2016

Location Permit Issued: FMB
Location Application Created: FMB

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

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

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

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

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

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

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

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

Building Inspector: JONATHAN AQAS
Phone No.: (808) 768-3120

Electrical Inspector
Plumbing Inspector

APPLICATION NO.: A2015-07-442
JobID: 55386912
PERMIT NO.: 790811

Initial Print Date: Wednesday August 10, 2016 3:29 pm
ExternalId: 065375477-002
Page 1 of 1
BUILDING DIVISION
DEPARTMENT OF PLANNING AND PERMITTING

SUPPLEMENTAL INFORMATION FOR BUILDING OWNER, PERMIT APPLICANT AND CONTRACTOR

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

1. A Phone Call May Save Your Life -- if you have underground utilities investigate before you start work

   Call: Hawaii One-Call Center 1-866-423-7287 or 811

   According to the Hawaii One Call Law (Call Before You Dig) effective January 1, 2006, an excavator is required to call for utility toning at least 5 working days (excluding holidays and weekends) before starting excavation. One call does it all, as all the utility operators who have underground utilities will be notified. You will be required to pre-mark your proposed area of excavation with white paint. For more information: http://www.callbeforeyoudig.org

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

2. Owners will be responsible to notify the Federal Aviation Administration (FAA) for structures which exceed 200 feet in height above ground line and certain structures within 4 miles from the nearest point of the nearest runway of each airport. (Single-family dwellings exempted.) FAA telephone is 541-1243.

3. REMINDER - Owners should check their deeds, lease agreements, and/or association by-laws for any building restrictions.

4. HOUSE NUMBERING REQUIREMENTS - All main entrances to buildings shall be numbered with numbers at least two inches in height. Address signs shall not exceed one square feet. Emergency service agencies such as fire, police, ambulance, etc., can respond more readily with minimum delays when buildings are properly numbered.

5. To prevent termite entry, the building code requires openings around pipes or other penetrations in concrete slab-on-grade to be filled with non-shrink grout.

6. Plumbing and / or Electrical plans not checked. Project subject to inspection for code compliance.

7. Plumbing and / or Electrical work shall be inspected and approved prior to concealment.

8. PROTECTION OF ADJOINING PROPERTY - The owner and contractor doing the excavation or fill shall be responsible to implement safety measures to protect adjoining properties, streets or natural watercourses from falling rocks, boulders, soil, debris and other dangerous objects.

9. EROSION AND SEDIMENT CONTROL - Since it is unlawful to discharge pollutants from the construction site, the owner and the contractor shall check the criteria for handling drainage discharges and ensure compliance with all appropriate regulations including Best Management Practices (BMP) requirements for construction sites. Call 768-8218 / 8219, or go to http://www.honoluluudpp.org for more information.

__________________________
Signature of Applicant

__________________________
Date

August 10, 2016
STABILIZED CONSTRUCTION ENTRANCE
All points of egress and ingress to a site shall be protected with a stabilized construction entrance.

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

DUST CONTROL
Dust control should be applied to reduce dust emissions. The Contractor, at his own expense, shall keep the project area and surrounding area free from dust nuisance. The work shall be in conformance with the air pollution control standards contained in Hawaii Administrative Rules: Chapter 11-60, "Air Pollution Control".

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

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

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

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

PERMANENT STABILIZATION
All disturbed areas shall be permanently stabilized prior to removing erosion and sediment measures. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed. Trapped sediment and areas of disturbed soil which result from the removal of the temporary measures shall be immediately permanently stabilized.
Department of Planning and Permitting City and County of Honolulu
THIRD PARTY REVIEW CERTIFICATION FORM

Project title: Haleiwa Beach House – Addition / Alteration to existing restaurant

Building Permit Application No.: A2015-07-0442
Tax Map Key Number(s): 6-2-003:914
Owner’s Name (Print):
Signature of Owner:

The undersigned hereby certifies that the undersigned is duly qualified and registered with the Department of Planning and Permitting as a Third Party Reviewer as set forth in Sections 20-7-2 through 20-7-6 of the Department of Planning and Permitting’s Administrative Rules, and that the undersigned has reviewed the owner’s building permit submission, in compliance with applicable permitting requirements, Section 20-7-5 of the Department of Planning and Permitting’s Administrative Rules, and that, in the undersigned’s professional opinion, the building permit plans submitted by the owner, are in compliance with the codes, ordinances, rules, and other applicable requirements as set forth in Section 20-1-1 of the Department of Planning and Permitting’s Administrative Rules.

Building Code of the City and County of Honolulu – Structural:
Name (Print): Darin Okada
State Registration Number: 8126-S
Signature:
Phone Number: 808.306-4862

Building/Housing Codes of the City and County of Honolulu – Nonstructural:
Name (Print): Darren Lee
State Registration Number: 13693
Signature:
Phone Number: 808.371-0101

Electrical Code of the City and County of Honolulu:
Name (Print):
State Registration Number:
Signature:
Phone Number:

Mechanical requirements as defined in Section 20-7-3(b), Department of Planning and Permitting’s Administrative Rules Relating to Administration of Codes:
Name (Print):
State Registration Number:
Signature:
Phone Number:

Land Use Ordinance:
Name (Print):
State Registration Number:
Signature:
Phone Number:

Building Code of the City and County of Honolulu – Residential:
Name (Print):
State Registration Number:
Signature:
Phone Number:

TFR Certification Form (Revised Aug 2015)

BP 790811
6/10/14
Appendix B.2:
Interior Renovation
2 NEW COLUMN FOOTING SECTION

1 NEW ELEVATOR PIT SECTION

A FOUNDATION AND FIRST FLOOR PLAN
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**Diagram**

- **A**
- **B**
- **C**
- **D**

**Scale**

1/8" = 1' - 0"
Fire Safety Notes

15.6.1 Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 241: Standard for Safeguarding Construction, Alteration, and Demolition Operations, and this chapter. 2008 NFPA 1.

Alteration of Buildings

16.4.4.1 Where the building is protected by fire protection systems, such systems shall be maintained operational at all times during alteration.

16.4.4.2 Where alteration requires modification of a portion of the fire protection system, the remainder of the system shall be kept in service and the fire department shall be notified.

16.4.4.3 When it is necessary to shut down the system, the AHJ shall have the authority to require alternate measures of protection until the system is returned to service.

16.8.1.4 The fire department shall be notified when the system is shut down and when the system is returned to service.

15.6.3.1 All new electrical equipment which is installed or replaced shall be approved and shall be installed in accordance with NEC 2005, NFPA 70, NFPA 21, NFPA 79, NFPA 90A, NFPA 90B and NFPA 99.

15.6.3.2 All new electrical equipment which is installed or replaced shall be approved and shall be installed in accordance with NEC 2005, NFPA 70, NFPA 21, NFPA 79, NFPA 90A, NFPA 90B and NFPA 99.

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15.6.3.4 All new electrical equipment which is installed or replaced shall be approved and shall be installed in accordance with NEC 2005, NFPA 70, NFPA 21, NFPA 79, NFPA 90A, NFPA 90B and NFPA 99.

15.6.3.5 All new electrical equipment which is installed or replaced shall be approved and shall be installed in accordance with NEC 2005, NFPA 70, NFPA 21, NFPA 79, NFPA 90A, NFPA 90B and NFPA 99.

15.6.3.6 All new electrical equipment which is installed or replaced shall be approved and shall be installed in accordance with NEC 2005, NFPA 70, NFPA 21, NFPA 79, NFPA 90A, NFPA 90B and NFPA 99.
Appendix B.3:
Trellis Second Story
PROPOSED ADDITION OF TRELIS FOR:
HALEIWA BEACH HOUSE
62-540 KAMEHAMEHA HWY
HALEIWA, HI 96712
TMK: 6-2-003-014

BUILDING SUMMARY

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PARKING SUMMARY

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CODE USED

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BUILDING ENERGY CONSERVATION CODE

CITY AND COUNTY OF HONOLULU
REVISED ORIENNTATION SYSTEM 1993, AS AMENDED

TO THE BEST OF MY KNOWLEDGE, THE PROJECTS DESIGN SUBSTANTIALY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

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SIGNATURE

<table>
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<td>JEFFREY S. CUMMINGS</td>
<td>PE-10303</td>
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DATE

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>1/29/2016</td>
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VEHICLE LOCATION MAP

OAHU MAP
NOTE
1. ALL STRUCTURAL MEMBERS SHALL BE 6063-T5 ALLOY.
2. ALL BEAM AND POSTS SHALL BE ALUMINUM MEMBERS.
3. ALL ALUMINUM MEMBER SHALL HAVE SANDING/FOOT TRIM.

ALTERED SECOND FLOOR/TRELLIS PLAN

SCALE 1/4" = 1'-0"
SECOND FLOOR PLAN / TRELLIS PLAN

SCALE 1/8" = 1'-0"
Appendix B.4:
Awning Canopy
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8220 * Fax: (808) 768-6111

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

LOCATION

<table>
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<tr>
<th>Zone</th>
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<tr>
<td>6</td>
<td>2</td>
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<td>014</td>
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62-540 KAM HWY Haleiwa 96712
23,552 Sq. Ft.

Site Address (if other than primary):

PROJECT:
(BP #790449) [TMK: 62003014] HALEIWA BEACH HOUSE -- NEW COVERED DECK ADDITION / ALTERATION TO
FRONT OF EXISTING RESTAURANT

TYPE OF WORK
Addition Y

ALTERATION Y

RIGHT OF WAY WORK
Driveway: New:
Existing:
Private:

Sidewalk Types:
Curbing Types:

Linear Ft. of Sidewalk:
Linear Ft. of Curbing:

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

GENERAL CONTRACTOR
NONE
Contact Info: NONE
Lic. No.:

NOTES
DATE ISSUED: 08/03/2016
Location Permit Issued: FMB
Location Application Created: FMB

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

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

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

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

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

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

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

Building Inspector
Name: JONATHAN AGAS
Phone No.: (808) 768-3120

Electrical Inspector

Plumbing Inspector

DECK
AUNG (GREENE)

APPLICATION NO.: A2013-04-2371
JobID: 49373064
PERMIT NO.: 790449

Initial Print Date: Wednesday August 3, 2016 1:05 pm
ExternalID: 049346276-002
**Description of Work**

Existing Awning Canopy Constructed Without Building Permit

**Code Data**

- **Occupancy:** A2
- **Height (Existing):** 20'-0" H
- **Req. Yards:** 15'-0" PER DTI MAP AT HALEIWA BEACH HOUSE
- **Zoning:** RB
- **Floor Area Existing:** FIRST: 5,442 SQ FT, SECOND: 2,005 SQ FT, TOTAL: 7,447 SQ FT

**Drawing Index**

- **Title Sheet:** TITLE SHEET, GENERAL, FLOOR PLAN, DRAWING INDEX
- **G2:** FLOOR PLAN, EXTERIOR ELEVATIONS, SECTION"
SUPPLEMENTAL INFORMATION FOR BUILDING OWNER, PERMIT APPLICANT AND CONTRACTOR

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

1. **X** A Phone Call May Save Your Life -- if you have underground utilities investigate before you start work.
   
   Call: Hawaii One-Call Center 1-866-423-7287 or 811
   
   According to the Hawaii One Call Law (Call Before You Dig) effective January 1, 2006, an excavator is required to call for utility toning at least 5 working days (excluding holidays and weekends) before starting excavation. One call does it all, as all the utility operators who have underground utilities will be notified. You will be required to pre-mark your proposed area of excavation with white paint. For more information: http://www.callbeforeyoudig.org

   **Be Aware of the Sign, Noise and OSH Regulations**
   
   Sign Regulations - Building Division: 768-8220
   Noise Regulations - Department of Health: 586-4700
   Occupational Safety and Health - DOSH Department of Labor: 586-9100
   Asbestos and Lead-Based Paint Regulations Department of Health: 586-5800

2. **X** Owners will be responsible to notify the Federal Aviation Administration (FAA) for structures which exceed 200 feet in height above ground line and certain structures within 4 miles of the nearest point of the nearest runway of each airport. (Single-family dwellings exempted.) FAA telephone is 541-1243.

3. **X** REMINDER - Owners should check their deeds, lease agreements, and/or association by-laws for any building restrictions.

4. **X** HOUSE NUMBERING REQUIREMENTS - All main entrances to buildings shall be numbered with numbers at least two inches in height. Address signs shall not exceed one square feet. Emergency service agencies such as fire, police, ambulance, etc., can respond more readily with minimum delays when buildings are properly numbered.

5. **X** To prevent termite entry, the building code requires openings around pipes or other penetrations in concrete slab-on-grade to be filled with non-shrink grout.

6. **☐** Plumbing and / or Electrical plans not checked. Project subject to inspection for code compliance.

7. **X** Plumbing and / or Electrical work shall be inspected and approved prior to concealment.

8. **X** PROTECTION OF ADJOINING PROPERTY - The owner and contractor doing the excavation or fill shall be responsible to implement safety measures to protect adjoining properties, streets or natural watercourses from falling rocks, boulders, soil, debris and other dangerous objects.

9. **X** EROSION AND SEDIMENT CONTROL - Since it is unlawful to discharge pollutants from the construction site, the owner and the contractor shall check the criteria for handling drainage discharges and ensure compliance with all appropriate regulations including Best Management Practices (BMP) requirements for construction sites.

   Call 768-8218 / 8219, or go to http://www.honoluluipp.org for more information.

   Signature of Applicant

   August 3, 2016

   Date
EROSION CONTROL GUIDELINES

FIGURE 3
MINIMUM BMP CHECKLIST FOR SMALL PROJECTS

- **STABILIZED CONSTRUCTION ENTRANCE**
  All points of egress and ingress to a site shall be protected with a stabilized construction entrance.

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

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

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

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

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

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

- **PERMANENT STABILIZATION**
  All disturbed areas shall be permanently stabilized prior to removing erosion and sediment measures. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed. Trapped sediment and areas of disturbed soil which result from the removal of the temporary measures shall be immediately permanently stabilized.
Appendix B.5: Sign Permit
BUILDING DIVISION
FILE COPY

DATE: 8.17.16

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

ACCEPTANCE: 
ZONING: 
ZONING CODE: 
ELECTRICAL: 
PLUMBING: 
BUILDING: 

PROJECT: Beach House
TMK: 6-7-007-014 PERMIT

Distance from property line to sign - 6 ft.
Appendix B.6:
Request for Courtesy Inspection
REQUEST FOR COURTESY INSPECTION

APPLICANT: Joe Lancer, AIA - Lancer Architects
PHONE NO.: 808-351-3468 FAX NO.: __________
EMAIL ADDRESS: Joe@Lancer Architects.com
BUILDING PERMIT APPLICATION NO.: AZ2015-09-0536
PROJECT NAME: Haleiwa Beach House
ADDRESS: 62-540 Kam Hwy 96712 TAX MAP KEY: 62000814

REQUESTING COURTESY INSPECTION FOR:

☑ BUILDING:
   Building Contractor: Kingdom Builders
   License Number: BC-21566

☐ ELECTRICAL:
   Electrical Contractor: Piling Electric
   License Number: C25145
   Please indicate phases of work: 4, 5, 17, 28, 9A, 10, 12A, 19, 20

☐ PLUMBING:
   Plumbing Contractor: R&H Plumbing & D.E. L. 55
   License Number: C10661
   Please indicate phases of work: 12A, 3A, 5AB

FEE FOR REQUEST: $200.00 (NO CASH ACCEPTED)

Check should be made payable to: City and County of Honolulu
Check and Form should be submitted to: Dept. of Planning and Permitting
Building Division, 12th Floor
650 South King Street
Honolulu, Hawaii 96813

FOR BUILDING DIVISION ONLY

☐ Courtesy Inspection APPROVED (SAA 2015-09-0536).
☐ Courtesy Inspection DISAPPROVED:
   ☐ Inadequate Infrastructure
   ☐ Nonconformance to Discretionary Conditions
   ☐ Building Permit Issued: __________

B: G. Saguilon
E: S. Park
P: N. Kanin (C. Oku)

Rolled Plans

Filing Fee Paid: 11/6/15
Received From: Lancer Architects
Check No.: 1195

Request for Courtesy Inspection (Rev. Sept. 2015)
Appendix B.7:
WWTP Permit Package
September 21, 2016

Mr. James Matichuk, P.E.
1933 10th Avenue
Honolulu, Hawaii 96816
Email: hiarch@hawaii.rr.com

Dear Mr. Matichuk:

Subject: Haleiwa Beach House Restaurant Wastewater Treatment Plant Approval to Construct
Haleiwa, Oahu
TMK: (1) 6-2-003:014
File No. 293

The Department of Health (Department) acknowledges receipt of your wastewater plans for the subject project. The plans were reviewed for conformance with applicable provisions of the Hawaii Administrative Rules, Chapter 11-62, entitled "Wastewater Systems" (HAR).

The Department has reviewed the submittals and determined that the subject project complies with applicable provisions of the Hawaii Administrative Rules (HAR), Chapter 11-62. Therefore, the proposed project is approved for construction.

An inspection of the completed project is required to verify the information provided in the submittals. Please notify our office at least two weeks in advance to schedule a final inspection. The facility will not be approved for use until the final inspection verifies that the wastewater facility is satisfactory.

Should you have any questions, please contact our office at 586-4294.

Sincerely,

SINA PRUDER, P.E., CHIEF
Wastewater Branch
State of Hawaii
Department of Health
Wastewater Branch
919 Ala Moana Blvd. Room 309
Honolulu, HI 96813

Attention: Sina Pruder P. E.

RE: HALE’IWA BEACH HOUSE RESTUANT,
62-540 KAMEHAMEHA HWY TMK: (1) 6-2-003:014, SEEPAGE BEDS

In reference to your letter dated September 9, 2016 we have revised the site plan and include
the items that were still required as noted. Enclosed please find the following.

1. The Engineers Declaration
2. Certification by the Owner
3. The Treatment Plant drawings have been revised to show the effluent meter, and the
   “cut sheets” for the effluent meter.
4. Drawing of the duplex pumps, in the manhole of the existing septic tanks.
5. Standby power generator location is shown on the site plan and the “cut sheets” are
   attached.
6. The infiltrator runs in the seepage beds have been adjusted so that they are each
   approximately the same length, see attached site plan.
7. The site percolation test/evaluation report.
8. Typical cross-section of the seepage beds
10. Typical cross-section of the fill required in the areas of the traffic rating.
11. Areas of the Secondary Seepage bed have been shown, see attached site plan.
12. The Hale’iwa Beach House, Wastewater Treatment Package, Engineering Report This is
    the same as previously submitted but in included for completeness.

Thank you,

Hawaii Architects, Inc.

James Matichuk, P.E.
State of Hawaii  
Department of Health, Wastewater Branch  
919 Ala Moana Blvd, Room 309  
Honolulu, HI 96814

Attn: Sina Pruder, P.E.

Re: **Engineer’s Declaration; Wastewater Treatment Plant**  
62-540 Kamehameha Hwy. Hale`iwa HI 96712 ; TMK 6-2-003:014

**ENGINEER’S DECLARATION**

I hereby certify that the proposed treatment works has been designed to meet all the effluent requirements of Sections 11-62-25, 11-62-25 (a) & (b), all in accordance with Section 11-62-23.1 (a) (1)

Hawaii Architects, Inc.

[Signature]

James Matichuk, P.E.
### General
The Badger® M-Series® mag meter model M-2000 detector is the result of years of research and field use in electromagnetic flow meters. Based on Faraday’s law of induction, these meters can measure almost any liquid, slurry or paste that has minimum electrical conductivity.

Designed, developed and manufactured under strict quality standards, the M-Series meter features sophisticated, processor-based signal conversion with accuracies of ±0.25 percent. The wide selection of liner and electrode materials helps ensure maximum compatibility and minimum maintenance over a long operating period.

### Operation
The flow meter is a stainless steel tube lined with a nonconductive material. Outside the tube, two DC powered electromagnetic coils are positioned diametrically opposing each other. Perpendicular to these coils, two electrodes are inserted into the flow tube. Energized coils create a magnetic field across the whole diameter of the pipe.

As a conductive fluid flows through the magnetic field, a voltage is induced across the electrodes. This voltage is proportional to the average flow velocity of the fluid and is measured by the two electrodes. This induced voltage is then amplified and processed digitally by the converter to produce an accurate analog or digital signal. The signal can then be used to indicate flow rate and totalization or to communicate to remote sensors and controllers.

This technology provides many advantages. With no parts in the flow stream, there is no pressure loss. Also, accuracy is not affected by temperature, pressure, viscosity, density or flow profile. Finally, with no moving parts, there is practically no maintenance required.

### Application
Because of its inherent advantages over other more conventional technologies, this meter can be used in the majority of industrial flow applications. Whether the fluid is water or highly corrosive, very viscous, contains a moderate amount of solids or requires special handling, this meter can accurately measure fluid flow. Today, magnetic meters are successfully used in industries including food and beverage, pharmaceutical, water and wastewater, and chemical.

### Features
- ±0.25 percent accuracy independent of fluid viscosity, density and temperature
- Unaffected by most solids contained in fluids
- Pulsed DC magnetic field for zero point stability
- No pressure loss for low operational costs
- Corrosion resistant liners for long life
- Calibrated in state-of-the-art facilities
- Integral and remote signal converter availability
- Optional grounding rings or grounding electrode
- Measurement largely independent of flow profile
- NSF listed

### Electrodes
When looking from the end of the meter into the inside bore, the two measuring electrodes are positioned at three o’clock and nine o’clock. M-2000 mag meters have an "empty pipe detection" feature. This is accomplished with a third electrode positioned in the meter between twelve o’clock and one o’clock. If this electrode is not covered by fluid for a minimum five-second duration, the meter will display an "empty pipe detection" condition, send out an error message if desired, and stop measuring to maintain accuracy. When the electrode again becomes covered with fluid, the error message will disappear and the meter will continue measuring.

As an option to using grounding rings, a grounding electrode (fourth electrode) can be built into the meter during manufacturing to assure proper grounding. The position of this electrode is at five o’clock.
Only products bearing the NSF Mark are Certified.

To 54 inches, Halar® from 14 to 40 inches

1/4 to 24 inches, Soft and Hard Rubber from 1

Liner Material: Teflon, plated, tantalum, platinum/rhodium

Optional: 316 stainless steel, gold/platinum

Standard: Alloy C

Flow Range

Size | LPM | GPM
---|---|---
1/4 | 6.7 | 170
5/16 | 6.7 | 170
3/8 | 6.7 | 170
1/2 | 8.9 | 225
3/4 | 8.9 | 225
1 | 8.9 | 225
1 1/4 | 8.9 | 225
1 1/2 | 8.9 | 225
2 | 8.9 | 225
2 1/2 | 11.0 | 280
3 | 11.0 | 280
4 | 11.0 | 280
5 | 15.8 | 400
6 | 15.8 | 400
8 | 15.8 | 400
10 | 19.7 | 500
12 | 19.7 | 500
14 | 19.7 | 500
16 | 23.6 | 590
18 | 23.6 | 590
20 | 23.6 | 590
22 | 23.6 | 590
24 | 23.6 | 590
28 | 23.6 | 590
30 | 31.5 | 800
32 | 31.5 | 800
36 | 31.5 | 800
40 | 31.5 | 800
42 | 36.0 | 914
48 | 39.4 | 1000
54 | 39.4 | 1000

Pipe Spool Material: 316 stainless steel
Meter Housing Material: Carbon steel welded
Flanges: Carbon steel - Standard (ANSI B16.5 Class 150 RF) 316 stainless steel - Optional
Meter Enclosure Classification: NEMA 4X (IP66)
Optional: Submersible NEMA 6P (remote amplifier required)
Junction Box Enclosure Protection: (for remote amplifier option) Powder coated die-cast aluminum, NEMA 4 (IP65)
Cable Entries: 1/2-inch NPT Cord Grip
Optional Stainless Steel Grounding Rings:

Meter with M-2000 Amplifier
Meter with junction box for remote M-2000 Amplifier

SPECIFICATIONS - Detector
Flow Range: 0.1 - 39.4 lps (0.03-12 m/s)
Min. Conductivity: ≥ 5 microhm/cm
Accuracy:
± 0.25 percent of rate for velocities greater than 1.64 ft/s (0.50 m/s)
± 0.004 ft/s (±0.001 m/s) for velocities less than 1.64 ft/s (0.50 m/s)

Electrode Materials: Standard: Alloy C
Optional: 316 stainless steel, gold/platinum plated, tantalum, platinum/hodium

Liner Material: PFA up to 3/8 inch, PTFE 1/2 inch to 24 inches, Soft and Hard Rubber from 1 to 54 inches, Halar® from 14 to 40 inches

NSF Listed: Models with hard rubber liner 4-inch size and up; PTFE liner - All sizes.

Fluid Temperature:
With Remote Amplifier:
- PFA, PTFE & Halar 311°F (155°C)
- Rubber 178°F, (80°C)

With Meter Mounted Amplifier:
- PFA, PTFE & Halar 212°F (100°C)
- Rubber 178°F, (80°C)

Pressure Limits:
Maximum allowable non-shock pressure and temperature ratings for steel pipe flanges, according to American National Standard ANSI B16.5. (Example: 150-pound flanges, rated 285 PSI at ambient temperature.) (Example: 300-pound flange rated 740 PSI at ambient temperature.)

Coil Power: Pulsed DC
Ambient Temperature: -4°F to 140°F (-20°C to 60°C)

Due to continuous research, product improvements and enhancements, Badger Meter reserves the right to change product or system specifications without notice, except to the extent an outstanding contractual obligation exists.
D. G. Anderson  
Haleiwa Beach House  
419 South Street  
Honolulu, HI 96813  

OWNER'S CERTIFICATION  

Please be advised that I am the owner of the property located at 62-540 Kamehameha Hwy. Hale`iwa HI 96712 identified by TMK 6-2-003:014  

I hereby certify that the wastewater treatment works will be operated and maintained in accordance with all the provisions of the operation and maintenance manuals developed pursuant to Subsection (d) (2) of Section 11-62-23.1 Specific Requirements for Wastewater Treatment Works.  

Further, the operation and maintenance manuals will be available to the operator of the treatment works.  

Additionally, I hereby certify that, upon sale or transfer of ownership of the treatment works, the sale or transfer will include construction drawings, equipment manuals, operation data collected and the appropriate transfer documents and provisions binding the new owner to the operation and maintenance manuals.  

Certified by:  

_________________________  
D. G. Anderson, Owner  

_________________________  
September 10, 2016  
Date
AS NOTED

Nota:

- **LIFTING LUGS**: Indicated in the diagram.

- **PLANT INFLUENT**: 3\(^{\circ}\) ANSI Flange (2x)

- **PLACE UNIT ON LEVEL SURFACE**: SKID TO BE 1/8\(^{\circ}\) ON WITH

- **PLACE UNIT ON LEVEL SURFACE**: SKID TO BE 1/4\(^{\circ}\) ON LENGHT

- **FRONT SIDE**

- **INFLUENT SIDE**

- **BOTTOM VIEW**

- **P.O.C. PLANT INFLUENT**: 3\(^{\circ}\) ANSI Flange (2x)

- **NOTE**: Dimensions and tolerances provided in the diagram.
FOR LIFT EQUIPMENT TO USE SPREAD BEAM (BAR) IN BOTH DIRECTIONS IS REQUIRED

DRY WEIGHT: 16,000 LB
NEW PRIMARY SEEPAGE BED 3,330 SF
AREA SHADED 3,450 SF
SECONDARY SEEPAGE BED

PLANT TREATMENT CAPACITY 9,510 GAL / DAY
SEEPAGE BED REQUIREMENT =
9,510 / 200 X 70 = 3,333 SF
USE 17% REDUCTION FOR INFILTRATORS = 2,762.66 SF
2,782 SF PROVIDED FOR SECONDARY SEEPAGE BED.
PRIMARY SEEPAGE BE 3,330 SF (NO REDUCTION TAKEN)
**HTS Automatic Transfer Switch**

100 - 400 Amps 600 VAC

**STANDARD FEATURES**

- Single coil design, electrically operated and mechanically held
- Programmable exercise time
- SPDT aux contacts
- Main contacts are silver alloy
- Conformal coating protects the printed circuit board
- UL1008 Listed
- Indicating LED’s for switch position, standby operating, utility available

**OPTIONAL ACCESSORIES**

- NEMA 12 enclosure (100-400 Amps)
- NEMA 3R enclosure (All)

**DESCRIPTION**

- The Generac HTS Transfer Switch is a “State of the Art” Smart Switch designed to operate in conjunction with the Generac H100 Series generator controller.

- The HTS Transfer Switch has a 2 wire RS485 communication link to the generator controller.

- The utility voltage is monitored by the HTS along with signal before transfer timing, time delay neutral and inphase transfer.

- Switch operation is instigated by the generator controller.

- All timers and voltage setpoints are programmable through GenLink® Communications Software.

- Time delay neutral and inphase monitor are included.

- 3 position test switch: Fast Test, Auto, Normal Test
- Arc shutes on main contacts
- Signal before transfer contacts
- Rated to all classes of loads
- Remote start, stop and transfer through GenLink® Communications Software
- Up to four transfer switches per generator
- 50/60 hertz operation
**INTERCONNECTIONS**

**Switches and Indicators:**
- System Ready LED
- Standby Operating LED
- Switch Position LED's
- Utility Available LED
- Test Switch
- Fast Test Switch
- Return to Normal Switch
- Safety Disconnect Switch

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<tr>
<td>Standby Accept Frequency</td>
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<tr>
<td>Nominal Voltage</td>
<td>1 Volt Increments</td>
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<tr>
<td>Minimum Run Time</td>
<td>1-100%</td>
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<tr>
<td>Return to Utility Timer</td>
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<td>Engine Cooldown Timer</td>
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<td>Phase Difference for Inphase Transfer</td>
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**WITHSTAND CURRENT – 600 VOLT HTS SERIES**

**HTS RATED Amps**

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<tr>
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<th>FUSE PROTECTED</th>
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<td>Maximum RMS Symmetrical</td>
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<tr>
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<tr>
<td>300-400</td>
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<td>150 300 300 600 600</td>
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- Tested in accordance with the withstand and closing requirements of UL 1008 and CSA Standards.
- Current ratings are listed @ 480 VAC.

**UNIT DIMENSIONS**

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<th>HTS Rated Amps</th>
<th>Voltage</th>
<th>Enclosure Height</th>
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<th>Enclosure Depth</th>
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<td>18</td>
<td>37.5</td>
<td>12.7</td>
</tr>
<tr>
<td>150-200</td>
<td>120/208</td>
<td>36</td>
<td>24</td>
<td>18</td>
<td>37.5</td>
<td>12.7</td>
</tr>
<tr>
<td>150-200</td>
<td>277/480</td>
<td>48*</td>
<td>30*</td>
<td>24</td>
<td>49.5</td>
<td>14.8</td>
</tr>
<tr>
<td>300-400</td>
<td>120/240</td>
<td>36</td>
<td>24</td>
<td>18</td>
<td>37.5</td>
<td>12.7</td>
</tr>
<tr>
<td>300-400</td>
<td>120/208</td>
<td>36</td>
<td>24</td>
<td>18</td>
<td>37.5</td>
<td>12.7</td>
</tr>
<tr>
<td>300-400</td>
<td>277/480</td>
<td>48*</td>
<td>30*</td>
<td>24</td>
<td>49.5</td>
<td>14.8</td>
</tr>
</tbody>
</table>

**TERMINAL LUG WIRE RANGES**

<table>
<thead>
<tr>
<th>HTS Rated Amps</th>
<th>Contactor Terminals (1 Lug per Pole)</th>
<th>Neutral Bar*</th>
<th>Ground Lug (1 Provided)</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>2/0 – 14 AWG</td>
<td>4</td>
<td>600MCM – 4 AWG</td>
</tr>
<tr>
<td>150</td>
<td>400MCM – 4 AWG</td>
<td>4</td>
<td>350MCM – 6 AWG</td>
</tr>
<tr>
<td>200</td>
<td>400MCM – 4 AWG</td>
<td>4</td>
<td>350MCM – 6 AWG</td>
</tr>
<tr>
<td>300</td>
<td>600MCM – 4 AWG or 2 – [250MCM – 1/0 AWG]</td>
<td>4</td>
<td>600MCM – 4 AWG</td>
</tr>
<tr>
<td>400</td>
<td>600MCM – 4 AWG or 2 – [250MCM – 1/0 AWG]</td>
<td>4</td>
<td>600MCM – 4 AWG</td>
</tr>
</tbody>
</table>

* Not included in HTS with switched neutral. ** Allowable wire range in brackets is for 2 wires per lug.
features

Generator Set
- PROTOTYPE & TORSIONALLY TESTED
- UL2200 TESTED
- RHINOCOAT PAINT SYSTEM

Engine
- EPA COMPLIANT
- INDUSTRIAL TESTED, GENERAC APPROVED
- POWER-MATCHED OUTPUT
- INDUSTRIAL GRADE

Alternator
- TWO-THIRDS PITCH
- LAYER WOUND ROTOR & STATOR
- CLASS H MATERIALS
- DIGITAL 3-PHASE VOLTAGE CONTROL

Controls
- ENCAPSULATED BOARD W/ SEALED HARNESS
- 4-20mA VOLTAGE-TO-CURRENT SENSORS
- SURFACE-MOUNT TECHNOLOGY
- ADVANCED DIAGNOSTICS & COMMUNICATIONS

benefits

- PROVIDES A PROVEN UNIT
- ENSURES A QUALITY PRODUCT
- IMPROVES RESISTANCE TO ELEMENTS
- ENVIRONMENTALLY FRIENDLY
- ENSURES INDUSTRIAL STANDARDS
- ENGINEERED FOR PERFORMANCE
- IMPROVES LONGEVITY AND RELIABILITY
- ELIMINATES HARMFUL 3RD HARMONIC
- IMPROVES COOLING
- HEAT TOLERANT DESIGN
- FAST AND ACCURATE RESPONSE
- EASY, AFFORDABLE REPLACEMENT
- NOISE RESISTANT 24/7 MONITORING
- PROVIDES VIBRATION RESISTANCE
- HARDENED RELIABILITY

primary codes and standards

Standby Power Rating
31kVA 25kW 60Hz

Industrial Gaseous Generator Set
EPA Certified Stationary Emergency

QT025A

EPA Certified Stationary Emergency Generator image used for illustration purposes only
## ENGINE SPECIFICATIONS

### General

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Make</td>
<td>Generac</td>
</tr>
<tr>
<td>EPA Emissions Compliance</td>
<td>Stationary Emergency</td>
</tr>
<tr>
<td>EPA Emissions Engine Reference</td>
<td>See Emissions Data Sheet</td>
</tr>
<tr>
<td>Cylinder #</td>
<td>4</td>
</tr>
<tr>
<td>Type</td>
<td>In-line</td>
</tr>
<tr>
<td>Displacement - L</td>
<td>2.4</td>
</tr>
<tr>
<td>Bore - mm (in.)</td>
<td>86.61 (3.41)</td>
</tr>
<tr>
<td>Stroke - mm (in.)</td>
<td>100.08 (3.94)</td>
</tr>
<tr>
<td>Compression Ratio</td>
<td>9.5:1</td>
</tr>
<tr>
<td>Intake Air Method</td>
<td>Naturally Aspirated</td>
</tr>
<tr>
<td>Number of Main Bearings</td>
<td>5</td>
</tr>
<tr>
<td>Connecting Rods</td>
<td>Forged</td>
</tr>
<tr>
<td>Cylinder Head</td>
<td>Aluminum</td>
</tr>
<tr>
<td>Cylinder Liners</td>
<td>No</td>
</tr>
<tr>
<td>Ignition</td>
<td>High Energy</td>
</tr>
<tr>
<td>Pistons</td>
<td>Aluminum Alloy</td>
</tr>
<tr>
<td>Crankshaft</td>
<td>Cast</td>
</tr>
<tr>
<td>Lifter Type</td>
<td>Overhead Cam</td>
</tr>
<tr>
<td>Exhaust Valve Material</td>
<td>Steel Alloy</td>
</tr>
<tr>
<td>Hardened Valve Material</td>
<td>Hardened Steel</td>
</tr>
<tr>
<td>Lubrication System Oil Pump Type</td>
<td>Gear</td>
</tr>
<tr>
<td>Lubrication System Oil Filter Type</td>
<td>Full-flow spin-on cartridge</td>
</tr>
<tr>
<td>Lubrication System Crankcase Capacity - L (qts)</td>
<td>3.8 (4)</td>
</tr>
</tbody>
</table>

### Cooling System

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Pump Flow</td>
<td>11 gal/min</td>
</tr>
<tr>
<td>Fan Type</td>
<td>Pusher</td>
</tr>
<tr>
<td>Fan Speed (rpm)</td>
<td>2150</td>
</tr>
<tr>
<td>Fan Diameter mm (in.)</td>
<td>457 (18)</td>
</tr>
<tr>
<td>Coolant Heater Wattage</td>
<td>1500</td>
</tr>
<tr>
<td>Coolant Heater Standard Voltage</td>
<td>120VAC</td>
</tr>
</tbody>
</table>

### Fuel System

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel Type</td>
<td>Natural Gas, Propane Vapor</td>
</tr>
<tr>
<td>Carburetor</td>
<td>Down Draft</td>
</tr>
<tr>
<td>Secondary Fuel Regulator</td>
<td>Standard</td>
</tr>
<tr>
<td>Fuel Shut Off Solenoid</td>
<td>Standard</td>
</tr>
<tr>
<td>Operating Fuel Pressure</td>
<td>5&quot; - 14&quot; H2O*</td>
</tr>
</tbody>
</table>

*Fuel pressure must remain within specified range and not drop more than 1 in. w.c. from static (no-load) to full load.*

### Engine Electrical System

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>System Voltage</td>
<td>12VDC</td>
</tr>
<tr>
<td>Battery Charging Alternator (Amps)</td>
<td>30</td>
</tr>
<tr>
<td>Battery Size (at 0ºC)</td>
<td>525CCA</td>
</tr>
<tr>
<td>Battery Group</td>
<td>26</td>
</tr>
<tr>
<td>Battery Voltage</td>
<td>12VDC</td>
</tr>
<tr>
<td>Ground Polarity</td>
<td>Negative</td>
</tr>
</tbody>
</table>

### Alternator Specifications

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Model</td>
<td>390mm</td>
</tr>
<tr>
<td>Poles</td>
<td>4</td>
</tr>
<tr>
<td>Field Type</td>
<td>Revolving</td>
</tr>
<tr>
<td>Insulation Class - Rotor</td>
<td>H</td>
</tr>
<tr>
<td>Insulation Class - Stator</td>
<td>H</td>
</tr>
<tr>
<td>Total Harmonic Distortion</td>
<td>&lt; 5%</td>
</tr>
<tr>
<td>Telephone Interference Factor (TIF)</td>
<td>&lt; 50</td>
</tr>
<tr>
<td>Standard Excitation</td>
<td>Brush Type</td>
</tr>
<tr>
<td>Bearings</td>
<td>Sealed Ball</td>
</tr>
<tr>
<td>Coupling</td>
<td>Flexible Disc</td>
</tr>
<tr>
<td>Load Capacity - Standby</td>
<td>100%</td>
</tr>
<tr>
<td>Prototype Short Circuit Test</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Voltage Regulator Type

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Sensed Phases</td>
<td>3</td>
</tr>
<tr>
<td>Regulation Accuracy (Steady State)</td>
<td>+/- 0.25%</td>
</tr>
</tbody>
</table>

### Engine Governing

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Governor</td>
<td>Electronic</td>
</tr>
<tr>
<td>Frequency Regulation (Steady State)</td>
<td>+/- 0.25%</td>
</tr>
</tbody>
</table>

### Codes and Standards Compliance (Where Applicable)

- NFPA 99
- NFPA 110
- ISO 8528-5
- ISO 1708A.5
- ISO 3046
- UL2200
- BS5514
- SAE J1349
- DIN6271
- IEEE C62.41 TESTING

**Rating Definitions:**

Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability. (Max. load factor = 70%)
### POWER RATINGS (kW)

<table>
<thead>
<tr>
<th>Configuration</th>
<th>Natural Gas</th>
<th></th>
<th>Propane Vapor</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Phase 120/240VAC @1.0pf</td>
<td>25</td>
<td>104</td>
<td>25</td>
<td>104</td>
</tr>
<tr>
<td>Three-Phase 120/208VAC @0.8pf</td>
<td>25</td>
<td>87</td>
<td>25</td>
<td>87</td>
</tr>
<tr>
<td>Three-Phase 120/240VAC @0.8pf</td>
<td>25</td>
<td>75</td>
<td>25</td>
<td>75</td>
</tr>
<tr>
<td>Three-Phase 277/480VAC @0.8pf</td>
<td>25</td>
<td>38</td>
<td>25</td>
<td>38</td>
</tr>
</tbody>
</table>

### STARTING CAPABILITIES (sKVA)

<table>
<thead>
<tr>
<th>Alternator</th>
<th>kW</th>
<th>480VAC</th>
<th>208/240VAC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
<td>25</td>
<td>16</td>
<td>25</td>
</tr>
</tbody>
</table>

### FUEL

**Fuel Consumption Rates**

<table>
<thead>
<tr>
<th>Percent Load</th>
<th>Natural Gas (ft³/hr)</th>
<th>m³/hr</th>
<th>Propane Vapor (ft³/hr)</th>
<th>m³/hr</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>140</td>
<td>3.9</td>
<td>25%</td>
<td>56</td>
</tr>
<tr>
<td>50%</td>
<td>220</td>
<td>6.2</td>
<td>50%</td>
<td>87</td>
</tr>
<tr>
<td>75%</td>
<td>300</td>
<td>8.5</td>
<td>75%</td>
<td>119</td>
</tr>
<tr>
<td>100%</td>
<td>380</td>
<td>10.8</td>
<td>100%</td>
<td>151</td>
</tr>
</tbody>
</table>

*Refer to "Emissions Data Sheet" for maximum fuel flow for EPA and SCAQMD permitting purposes.*

### COOLING

<table>
<thead>
<tr>
<th>STANDBY</th>
<th>Air Flow (inlet air combustion and radiator) ft³/min (m³/min)</th>
<th>1500 (42.48)</th>
</tr>
</thead>
<tbody>
<tr>
<td>System Coolant Capacity</td>
<td>Gal (Liters)</td>
<td>2.5 (9.46)</td>
</tr>
<tr>
<td>Heat Rejection to Coolant</td>
<td>BTU/hr</td>
<td>95,000</td>
</tr>
<tr>
<td>Max. Operating Air Temp on Radiator</td>
<td>°F (°C)</td>
<td>122 (50)</td>
</tr>
<tr>
<td>Max. Ambient Temperature</td>
<td>°F (°C)</td>
<td>104 (40)</td>
</tr>
<tr>
<td>Maximum Radiator Backpressure</td>
<td>in H₂O</td>
<td>1.5</td>
</tr>
</tbody>
</table>

### COMBUSTION AIR REQUIREMENTS

| STANDBY | Flow at Rated Power cfm | 70 |

### ENGINE

<table>
<thead>
<tr>
<th>STANDBY</th>
<th>Rated Engine Speed rpm</th>
<th>1800</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horsepower at Rated kW**</td>
<td>hp</td>
<td>40</td>
</tr>
<tr>
<td>Piston Speed</td>
<td>ft/min</td>
<td>1182</td>
</tr>
<tr>
<td>BMEP</td>
<td>psi</td>
<td>120</td>
</tr>
</tbody>
</table>

**Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.*

### EXHAUST

<table>
<thead>
<tr>
<th>STANDBY</th>
<th>Exhaust Flow (Rated Output) cfm (m³/min)</th>
<th>220 (6.2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Recommended Back Pressure</td>
<td>inHg</td>
<td>1.5</td>
</tr>
<tr>
<td>Exhaust Temp (Rated Output)</td>
<td>°F (°C)</td>
<td>975 (524)</td>
</tr>
<tr>
<td>Exhaust Outlet Size</td>
<td>in</td>
<td>2.5</td>
</tr>
</tbody>
</table>

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.
## QT025A Standard Features and Options

### Generator Set
- Genset Vibration Isolation  | Std
- Extended warranty  | Opt
- Gen-Link™ Communications Software  | Opt
- Steel Enclosure  | Opt
- Aluminum Enclosure  | Opt

### Engine System
**General**
- Oil Drain Extension  | Std
- Critical Exhaust Silencer  | Std
- Air cleaner  | Std
- Fan guard  | Std
- Radiator duct adapter  | Std

**Fuel System**
- Fuel lockoff solenoid  | Std
- Secondary Fuel Regulator  | Std
- Flexible fuel lines  | Std

**Cooling System**
- 120VAC Coolant Heater  | Std
- Closed Coolant Recovery System  | Std
- UV/Ozone resistant hoses  | Std
- Factory-Installed Radiator  | Std
- Radiator Drain Extension  | Std

**Engine Electrical System**
- Battery charging alternator  | Std
- Battery cables  | Std
- Battery tray  | Std
- Solenoid activated starter motor  | Std
- 10A UL float/equalize battery charger  | Std
- Rubber-booted engine electrical connections  | Std

### Alternator System
- UL2200 GENprotect™  | Std
- Main Line Circuit Breaker  | Std

### Control System
**Control Panel**
- Digital H Control Panel - Dual 4x20 Display  | Std
- Programmable Crank Limiter  | Std
- 21-Light Remote Annunciator  | Opt
- Remote Relay Panel (8 or 16)  | Opt
- 7-Day Programmable Exerciser  | Std
- Special Applications Programmable PLC  | Std
- RS-232 Communications  | Std
- RS-485 Communications  | Std
- All-Phase Sensing DVR  | Std
- Full System Status  | Std
- Utility Monitoring (Req. H-Transfer Switch)  | Std
- 2-Wire Start Compatible  | Std
- Power Output (kW)  | Std
- Power Factor  | Std
- Reactive Power  | Std
- All phase AC Voltage  | Std
- All phase Currents  | Std
- Oil Pressure  | Std
- Coolant Temperature  | Std
- Coolant Level  | Std
- Fuel Pressure  | Std
- Engine Speed  | Std
- Battery Voltage  | Std
- Frequency  | Std
- Isochronous Governor Control  | Std
- -40deg C - 70deg C Operation  | Std
- Waterproof Plug-In Connectors  | Std
- Audible Alarms and Shutoffs  | Std
- Not in Auto (Flashing Light)  | Std
- Auto/Off/Manual Switch  | Std
- E-Stop (Red Mushroom-Type)  | Std
- NFPA 110 Level I and II (Programmable)  | Std
- Remote Communication - RS232  | Std

**Alarms (Programmable Tolerances, Pre-Alarms and Shutoffs)**
- Low Fuel Pressure  | Std
- Oil Pressure (Pre-programmed Low Pressure Shutdown)  | Std
- Coolant Temperature (Pre-programmed High Temp Shutdown)  | Std
- Coolant Level (Pre-programmed Low Level Shutdown)  | Std
- Engine Speed (Pre-programmed Overspeed Shutdown)  | Std
- Voltage (Pre-programmed Overvoltage Shutdown)  | Std
- Battery Voltage  | Std
QT025A dimensions, weights and sound levels

**OPEN SET**

<table>
<thead>
<tr>
<th>L</th>
<th>W</th>
<th>H</th>
<th>WT</th>
<th>dBA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>77</td>
<td>34</td>
<td>43</td>
<td>1163</td>
<td>83</td>
</tr>
</tbody>
</table>

**LEVEL 1 ACOUSTIC ENCLOSURE**

<table>
<thead>
<tr>
<th>L</th>
<th>W</th>
<th>H</th>
<th>WT</th>
<th>dBA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>77</td>
<td>34</td>
<td>46</td>
<td>1414</td>
<td>60</td>
</tr>
</tbody>
</table>

*All measurements are approximate and for estimation purposes only. Sound levels measured at 23ft (7m) under normal operation and do not account for ambient site conditions. Sound levels measured at 25ft (7m) and does not account for ambient site conditions.
SEEPAGE BEDS FOR EFFLENT DISPOSAL

FOR
Hale'iwa Beach Restaurant
62-540 Kamehameha Hwy

Project Location
62-540 Kamehameha Hwy

TMK: (1)6-2-003:014

By:
James Matichuk, P. Eng.
1933-10th Avenue
Honolulu, HI 96816
Hale'iwa Beach Restaurant
62-540 Kamehameha Hwy
Hale'iwa

DESIGN COMPUTATIONS:
The sewage treatment facility is a plant supplied by WSI International. (see computations below for the total that the plant is designed to treat.

SEAT COUNT AFTER RENOVATION

<table>
<thead>
<tr>
<th>Seats</th>
<th>UNIT FLOW</th>
<th>GAL/DAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant</td>
<td>130</td>
<td>50</td>
</tr>
<tr>
<td>Kono Bar</td>
<td>74</td>
<td>15</td>
</tr>
<tr>
<td>Loko'ea Deck</td>
<td>80</td>
<td>15</td>
</tr>
<tr>
<td>Private Room</td>
<td>70</td>
<td>10</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Since this a Treatment Plant Facility, Chapter 11-62 of the Hawaii Administrative Rules, requires that the seepage bed have 100% redundancy. Therefore two seepage beds are provided each of sufficient area to handle the entire flow.

Equivalent Bedrooms 47.55 Area Req'd 3,328.5 SQ. FT.

EFFLUENT DISPOSAL:
Design Percolation Rate 1 min/inch
Required absorption use 70 sq.ft./bedroom
Total required absorption 3,328.5 square feet
Area Provided - Primary Seepage Bed 3,330 square feet provided
Area Provided - Secondary Seepage Bed
Reduced by 17% (infiltrator use) 83% of 2,762.7 ok

2,782 square feet provided

Hawaii Architects,

James Matichuk, P.E.
Hale'iwa Beach Restaurant
TMK: (1) 6-2-033:014
62-540 Kamehameha Hwy, IWS Application, 9/25/2015

SITE ELEVATION/PERCOLATION TEST

Date/Time: 5/19/2013
Test performed by: M. Horach
Owner: Hale'iwa Beach Restaurant
Tax Map Key: TMK: (1)6-2-003:014
Elevation: 9 feet
Depth to Groundwater Table: 8 estimated
Depth to Bedrock (if observed): Not Obs.
Diameter of Hole: 12 inches
Depth to Hole Bottom: 30" feet below grade

Soil Profile
Depth, inches below (color, texture, other)
0-6" GRAVEL
6"-30" SANDY LOAM

PERCOLATION READINGS

Time 12 in of water to seep away: 10 Min.
Time 12 in of water to seep away: 10 Min.

Check one:

X Percolation test in sandy soil, recorded time interval and water drop at least every 10 minutes
10 minutes for at least 1 hour.

Percolation test in non-sandy soils, pre-soaked the test hoe for at least 4 hours. Recorded
time intervals and water drop at least every 10 minutes for 1 hour or if the time for the first 6
inches to seep away is greater than 30 minutes record the time intervals and water drops at
least every 30 minutes for 4 hours or until 2 successive drops do not vary by more than 1/16".

<table>
<thead>
<tr>
<th>Time interval</th>
<th>Drop in Inches</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 min</td>
<td>1.100</td>
</tr>
<tr>
<td>1 min</td>
<td>1.000</td>
</tr>
<tr>
<td>1 min</td>
<td>1.000</td>
</tr>
<tr>
<td>1 min</td>
<td>0.900</td>
</tr>
<tr>
<td>1 min</td>
<td>1.000</td>
</tr>
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<tr>
<td>1 min</td>
<td>1.000</td>
</tr>
</tbody>
</table>

Percolation Rate (time/final water level drop): 1 min 1.000 inch

As the engineer responsible for gathering and providing site information and percolation test results,
I attest to the fact that above site information and percolation test results,
I attest to the fact that above site information and percolation test results,
I attest to the fact that above site information and percolation test results,
I attest to the fact that above site information and percolation test results,
I attest to the fact that above site information and percolation test results,

Engineer’s Signature/Stamp

James MATCHACK
LICENSED PROFESSIONAL ENGINEER
No. 8198-C
STATE OF HAWAII
# ACCEPTABLE FILL MATERIALS
## INFILTRATION CHAMBER SYSTEMS

<table>
<thead>
<tr>
<th>MATERIAL LOCATION</th>
<th>DESCRIPTION</th>
<th>AASHTO M43 DESIGNATION</th>
<th>AASHTO M145 DESIGNATION</th>
<th>COMPACTION/DENSITY REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>🏗️ FILL MATERIAL FROM 18&quot; TO GRADE ABOVE CHAMBERS</td>
<td>ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER’S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.</td>
<td>N/A</td>
<td>N/A</td>
<td>PREPARE PER ENGINEER’S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.</td>
</tr>
<tr>
<td>🏗️ FILL MATERIAL FOR 6&quot; TO 18&quot; ELEVATION ABOVE CHAMBERS (24&quot; FOR UNPAVED INSTALLATIONS)</td>
<td>GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, &lt;35% FINES.</td>
<td>3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10</td>
<td>A-1, A-2, A-3</td>
<td>COMPACT IN 6&quot; LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER CROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.</td>
</tr>
<tr>
<td>🏗️ EMBEDMENT STONE SURROUNDING AND TO A 6&quot; ELEVATION ABOVE CHAMBERS</td>
<td>CLEAN ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/4 - 2 INCH</td>
<td>3, 357, 4, 467, 5, 56, 57</td>
<td>N/A</td>
<td>NO COMPACTION REQUIRED</td>
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<tr>
<td>🏗️ FILL MATERIAL TO GRADE ABOVE CHAMBERS</td>
<td>CLEAN ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/4 - 2 INCH</td>
<td>3, 357, 4, 467, 5, 56, 57</td>
<td>N/A</td>
<td>PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY</td>
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</table>

Please note: The listed AASHTO designations are for gradations only. The stone must also be clean crushed angular. For example, the stone must be specified as clean, crushed, angular No. 4 stone.

The installed chamber system shall provide the load factors specified in the AASHTO LFD bridge design specifications Section 12.12 for earth and live loads, with consideration for impact and multiple vehicle presences.

Manufacturers of the chambers shall confirm that this cross section detail the requirements necessary to satisfy the load factors specified in the AASHTO LFD bridge design specifications Section 12.12 for earth and live loads.

The stone must also be clean crushed angular. For example, the stone must be specified as clean, crushed, angular No. 4 stone.

Granular well graded soil/aggregate mixtures, <35% fines. Compact in 6" lifts to 95% proctor density. See the table of acceptable fill materials.

For unopened installation where rutting from vehicles may occur, increase cover to 24 inches.

Hale'iwa Beach Restaurant
62-540 Kamehameha Hwy.,
Haleiwa, HI 96712
TMK: (1) 6-2-003:014
REV 9/15/2016
The High Capacity Infiltrator Chamber H-20 offers maximum internal volume per linear foot for extra temporary storage capacity. The 10” louvered sidewalls facilitate infiltration and evapotranspiration, while reducing fines in the system. The High Capacity H-20 chamber gets an H-20 load rating with 18” of compacted cover when installed per installation requirements.

**Chamber Benefits:**
- More temporary storage capacity
- Maximum internal volume per linear foot
- Easy assembly and installation with as few as two people, a backhoe and a pickup truck
- Inspection port option for easy access to leachfield with no site disruption
- **OVERALL REDUCED COST**

**Tested and Proven with More than One Million Installed:**
- Infiltrator is the number-one septic leachfield chamber system in the onsite industry.
- More than one million systems installed, with over 27 million units in-ground in all 50 states and 24 countries.
- Infiltrator’s established history of performance and reliability began in 1987.
- Field surveys show that Infiltrator chambers systems are more resistant to hydraulic failure than stone and pipe systems.
- Infiltrator is ISO 9001:2000 certified and is IAPMO and UPC approved.
**INFILTRATOR WATER TECHNOLOGIES STANDARD LIMITED WARRANTY**

(a) The structural integrity of each chamber, endcap and other accessory manufactured by Infiltrator ("Units"), when installed and operated in a leachfield of an onsite septic system in accordance with Infiltrator’s instructions, is warranted to the original purchaser ("Holder") against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator’s liability specifically excludes the cost of removal and/or installation of the Units.

(b) THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure of the Units or the septic system due to improper siting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator’s installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder. The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator’s Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

---

### Specifications

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<thead>
<tr>
<th>Specification</th>
<th>Value</th>
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<tr>
<td>Size</td>
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<tr>
<td>Storage Capacity</td>
<td>110 gal / 14.3 ft³</td>
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<tr>
<td>Weight</td>
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<tr>
<td>Louvered Sidewall Height</td>
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**U.S. Patents:** 4,759,661; 5,017,041; 5,156,488; 5,336,017; 5,401,116; 5,401,459; 5,511,903; 5,716,163; 5,839,778; 5,839,844 Canadian Patents: 1,329,959; 2,004,564 Other patents pending. Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Water Technologies. Infiltrator is a registered trademark in France. Infiltrator Water Technologies is a registered trademark in Mexico. Contour, MicroLeaching, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickCut, QuickPlay, SnapLock and StraightLock are trademarks of Infiltrator Water Technologies. PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc. © 2013 Infiltrator Water Technologies, LLC. All rights reserved. Printed in U.S.A.
Appendix C:
Land Use Permits
Appendix C.1:
SDD Permit (Minor) 2014/SDD-27 and SMA permit (Minor) 2014/SMA-22
DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  

DOCUMENT INDEX

PROJECT: Jameson’s By the Sea – Covered Deck  
TMK: 6-2-3: 14

INDEX NO.

1. Application Material (date stamped 05/02/2014)
2. Processing Documents
3. Acceptance Notice (dated 05/13/2014)
4. Approval Letter (dated 06/16/2014)
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.
MINOR PERMIT: SPECIAL DISTRICT (HALEIWA) and SPECIAL MANAGEMENT AREA USE (SMA)

<table>
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<tr>
<td>Project:</td>
<td>Jameson's By The Sea – Covered Deck - Major Exterior Alterations</td>
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<tr>
<td>Location:</td>
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<tr>
<td>Tax Map Key:</td>
<td>6-2-3: 14</td>
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<tr>
<td>Zoning:</td>
<td>B-1 Neighborhood Business District</td>
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<td>Owner:</td>
<td>D.G. Anderson</td>
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<tr>
<td>Applicant:</td>
<td>Jameson's By The Sea Inc.</td>
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<tr>
<td>Agent:</td>
<td>Kevin Davis</td>
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<tr>
<td>Date Received:</td>
<td>May 2, 2014</td>
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<tr>
<td>Date Accepted:</td>
<td>May 13, 2014</td>
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APPROVAL is granted to the Special District Permit (SDD) (Minor) for major exterior alterations and Special Management Area Use Permit (SMA) (Minor) for alterations to an existing structure, in accordance with the application documents (received May 2, 2014), subject to the following conditions:

1. Operation and development of the building and site shall be in general conformance with the approved project, as described herein and shown on plans and drawings (received May 2, 2014). Any modification to the project and/or approved plans shall be subject to the prior review of and approval by the Director of the Department of Planning and Permitting (DPP). Minor modifications shall be processed in accordance with Land Use Ordinance (LUCO) Section 21-2.20(k). Major modifications shall require a new SDD (Minor) and/or SMA Permit(s).

2. This application has been reviewed and approved pursuant to the provisions of LUCO Section 21-9.90 (Haleiwa Special District), and development shall comply with all other provisions of the LUCO. In addition, all work shall be in accordance with other applicable statutes, ordinances, codes, and regulations, unless otherwise stated by this permit.
3. The building permit plans, including revisions, shall be submitted to the DPP Urban Design Branch (through the building permit application process) for review and approval which show:

a. Notation of proposed exterior materials and colors. Exterior building materials, finishes and colors shall be non-reflective and subdued in appearance. Highly reflective materials, finishes, and colors shall not be permitted. All new work shall be painted or finished to match the existing adjacent building surfaces.

b. Specifications for all proposed exterior lighting, if any, including light fixture type and intensity. All lighting shall be subdued or shielded to prevent glare and light spillage on surrounding properties and public rights-of-way. General uplighting and outlining of the building with lights shall not be permitted. Where appropriate, cut-off fixtures or shields may be required. Mercury vapor, exposed fluorescent, and low-pressure sodium lamps shall not be permitted if it is determined to be appropriate to its application, by the DPP.

c. A floor area tabulation indicating the floor area for each use within the structure, the covered deck, and the area in front of the existing entry and adjacent to the new covered deck (southwestern corner, facing Kamehameha Highway), which entailed only adding a roof.

d. A parking plan with dimensions and labels of all the parking stalls (inclusive of loading stalls) and note whether it meets LUO parking standards - paved with all-weather surface and screened from the main road.

e. Description of the decorative element - a green fascia of about 1-foot wide and approximately 60 feet long (as measured from the northwestern corner of the existing covered lanai to the edge of the new covered deck adjacent to the existing entryway), which is attached to the face of the added roof.

4. Any proposed rooftop machinery and equipment, except for solar panels, antennas, plumbing vent pipes, ventilators, and guardrails, shall be screened from view from all directions by architectural treatment or landscaping, provided that screening from above shall not be required for any machinery or equipment whose function would be impaired by such screening.

5. The Applicant shall obtain all the necessary building permits within 2 years from the date of this approval, or the Special District Permit shall be null and void. For good cause, the Applicant may request to extend the time limit. The request for an extension must be submitted in writing, prior to the expiration of the SDD Permit, and include justification for the extension.

6. The Director of the DPP may modify the conditions of this approval by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have
significantly changed so as to warrant a modification to the conditions of approval. In the event of the noncompliance with any of the conditions set forth herein, the Director of the DPP may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this permit null and void or seek civil enforcement.

7. The proposal and site is within the SMA established in Chapter 25, Revised Ordinances of Honolulu (ROH); however, the proposed development has a stated valuation of less than $500,000 and shall have no significant effect on the SMA.

8. Artificial light from exterior lighting fixtures, including but not necessarily limited to floodlights, up-lights or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates, or is directed to project across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), Hawaii Revised Statutes.

9. If the accepted valuation of the proposed work exceeds $500,000, the project shall be returned to the DPP for further review under Chapter 25, ROH.

10. A copy of this approval should accompany your application(s) for construction permits.

The Applicant is requesting an after-the-fact SDD (Minor) Permit and a SMA (Minor) Permit for the addition of a deck and roof extension to an existing building. The project site is located on the mauka side of Kamehameha Highway, facing Haleiwa Beach Park. It is bordered by Lokoea Pond to the southeast and by Haleiwa Regional Park to the north. The 23,552 square-foot lot contains a two-story structure. Our records indicate that a new business building was built on the lot in 1955 (Building Permit No. 117002) (see Exhibit D-1). In addition, a Building Permit No. 50355 (see Exhibit D-2), which was issued by the DPP on February 14, 1968, for an installation of a new door and stairs, and consequent building permits for various works establish the structure’s use as a restaurant for an extensive period of time.

The Applicant noted that the deck and roof extension, which face Kamehameha Highway, were constructed as an extension of the existing covered lanai and roofing, and were built to provide coverage from the elements as well as a covered seating area for patrons of the restaurant and the gift shop. The recently added covered deck (390 square feet) which aligns with the existing covered lanai extends for approximately 34 feet along the west face of the building (facing Kamehameha Highway) and has a depth of 10.3 feet (see Exhibits A-1, B-2, and B-3). The new asphalt shingle roofing, matches with the existing covered lanai roof, and extends for approximately 62 linear feet along the west side of the building providing a covered area all along the façade (see Exhibits A-1, B-2, and B-3). This new sloped roof which projects over the new four inch thick concrete deck and existing entry by a little over 10 feet is supported by eight new 4 x 4 x 8 wood posts that are separated from each other with a spacing of 7.4 feet, 7.3 feet, 13.11 feet, 6.3 feet, and 6.5 feet (see Exhibit A-1). In addition, it extends an additional two feet from the edge of the wood posts. Moreover, three-foot high wood railings with decorative 2 x 4 x 8 diagonal wood braces and a wood top that match the existing railing were added along the new deck (see Exhibits B-2 and B-3).
As the total floor area for the structure as well as for the expanded and roofed area is not provided it is not possible to determine if additional off-street parking will be required. Therefore, as condition of approval, the Applicant should provide a floor area tabulation indicating the floor area for each use within the structure, the covered deck, and the area in front of the existing entry and adjacent to the new covered deck (southwestern corner, facing Kamehameha Highway), which entailed only adding a roof. In addition, provide a parking plan with dimensions and labels of all the parking stalls (inclusive of loading stalls) and note if the parking is paved and screened from the main road. These should be made a condition of approval.

The constructed project implemented the design intents and requirements of the Haleiwa Special District design controls. The sloping asphalt shingle roof, which projects over the deck and entryway, provides protection from the elements while contributing to the pedestrian scale and informal ambiance of the District. Similarly, it allows the Applicant to have seatings and tables, which are encouraged in the Haleiwa Special District. In addition, the wood framing of the covered deck and the cross braced wood railings add further refinement of detail. As condition of approval, the Applicant should clarify whether the decorative element (a green fascia of about one-foot wide and approximately 60 feet long (as measured from the northwestern corner of the existing covered lanai to the edge of the new covered deck adjacent to the existing entryway), which is attached to the face of the added roof, is characterized of. As condition of approval, exterior lighting should be subdued so as not to detract from the building and streetscape.

The cost of the project is estimated at $11,287 (see Exhibit C-1); therefore, a SMA (Minor) Permit is required. We have determined that the project should not have any substantial adverse environmental or ecological effect on the SMA. A copy of this approval should accompany your applications(s) for construction permits.

Any party (to the case) wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (Zoning Board of Appeals Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the Zoning Board of Appeals' rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact and/or that the Director acted in an arbitrary or capricious manner, or manifestly abused his discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the Department of Planning and Permitting (DPP). The filing fee for appeals to the ZBA is $400 (payable to the City and County of Honolulu).

Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA rules are available at the DPP. Appeals should be addressed to:

Zoning Board of Appeals
C/o Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
2014/SDD-27
2014/SMA-22
June 16, 2014
Page 5

Any person who is specifically, personally, and adversely affected by the Director of the DPP action (in this case) regarding the SMA Permit and wants to appeal any part or requirement of the action may submit a written request for a contested case hearing to the DPP within thirty (30) calendar days from the date of mailing, personal service, or publication of the action of the Director. Contested case hearings shall be conducted pursuant to Chapter 12 of the DPP Part 2 Rules Relating to Shoreline Setbacks and the SMA. Essentially, these Rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact, and/or that the Director otherwise acted in an arbitrary or capricious manner, or there are extenuating circumstances. The filing fee for a contested case hearing is $400 (payable to the City and County of Honolulu).

Should you have any questions, please contact Sery Berhanu of our Urban Design Branch at 768-8033 or via email at sberhanu@honolulu.gov.

Encl. Exhibits A-1 to D-2

cc: Office of Planning (Shichao Li)

Doc 1152319

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

[Signature]

For Director

June 16, 2014

This approval does not constitute approval of any other required permits, such as building or sign permits.
**PROJECT VALUATION/COST ESTIMATE**

**NEW COVERED DECK ADDITION FOR "JAMESONS BY THE SEA"**

**PATRICK MOORE / GENERAL CONTRACTOR - LICENSE NUMBER BCBC2**

**FOUNDATION**
- CONCRETE DECK & FOOTINGS—5 CUBIC YARDS — $1000.00
- 6 X 6 -10/10 WWM—360 SQ. FT. — $100.00
- # 4 REBAR—48 LINEAR FT. — $50.00
- HARDWARE—9 BC 4 POST BASE — $63.00
- LABOR — $800.00

**ROOF FRAMING**
- ROOF RAFTERS—30 2X6X12 FT. — $360.00
- POSTS—9 4X4X8 FT. — $104.00
- BEAMS—7 4X6X8 FT. — $140.00
- BEAMS—2 4X6X14 FT. — $60.00
- BEAMS—4X4X14 FT. — $25.00
- LEDGER—6 2X8X10 FT. — $128.00
- BLOCKING—6 2X6X10 FT. — $60.00
- ROOF SHTG.—34 SHTS. HALF INCH PLYWD. CDX — $918.00
- HARDWARE—30 HU 26 HNGRS. — $30.00
- HARDWARE—30 H2.5 CLIPS — $38.00
- HARDWARE—18 AC4 — $18.00
- LABOR — $3000.00

**ROOFING**
- ASPHALT SHINGLES — $800.00
- 15# ROOF FELT — $56.00
- FLASHING — $80.00
- LABOR — $1500.00

**WOOD RAILING**
- TOP RAIL—5 2X6X8 FT. — $38.00
- NAILERS—10 2X4X8 FT. — $45.00
- CROSS BRACING—26 2X4X8 FT. — $117.00
- LABOR — $1000.00

**ELECTRICAL**
- HUNTER FAN LIGHTS—3 — $450.00
- ROMEX WIRING—50 LINEAR FT. — $20.00
- LIGHT SWITCH—1 — $8.00
- LABOR — $500.00

**PAINTING**
- PAINT—5 GALLONS — $150.00
- LABOR — $800.00

**TOTAL COST** — $11,287.00

---

**RECEIVED**

DEPT. OF PLANNING AND PERMITTING

MAY - 2 2014

EXHIBIT C-1
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**CLASSIFICATION OF OCCUPANCIES**

- SINGLE, FAMILY DWELLING
- DUPEX
- APARTMENT
- BUSINESS
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- STORAGE
- MIXED

**CLASSIFICATION OF CONSTRUCTION**

- FIRE PROOF
- SEMI FIRE PROOF
- HEAVY TIMBER
- ORDINARY MASONRY
- NON COMBUSTIBLE
- WOOD FRAME
- UNPROTECTED METAL

**APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:**

**LOCATION:**

- Located at: 1019 17th Ave.
- Lot Area: 56 DJT.
- Usable District:
- Used District:

**OVERALL DIMENSIONS:**

- Overall Dimensions: 81' x 68' 6".

**BASEMENT:**

- Type of Foundation: Club.
- Type of External Walls: Club.
- Type of Internal Partitions: Club.
- Type of Roof: Club.
- Connection to Sewer: Club.
- Connection to Cesspool: Club.

**NO PART OF THIS BUILDING WILL BE NEARER THAN:**

- Exterior to Adjoining Property Line: Club.
- Exterior to Minimum Required Distance: Club.

**PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREBEI AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII, CONSTRUCTION TO BE COMPLETED ON OR ABOUT:**

- Owner: Carlisle Ching
- General Contractor: Club
- Plan Maker: Club
- Plumbing Sub-contractor: Club
- Electrical Sub-contractor: Club
- Applicant: Club
- Date and Day: Club

**WARNING:** PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK! BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF $100.00 FINE AND/ OR 30 DAYS IMPRISONMENT.)
**BUILDING PERMIT APPLICATION**

**PERMIT NO.** 50355

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| ESTIMATED VALUE | $1,500.00 |

<table>
<thead>
<tr>
<th>JOB DESCRIPTION</th>
<th>NEW BLDG</th>
<th>FOUNDATION ONLY</th>
<th>SHELL ONLY</th>
<th>FENCE WALL</th>
<th>RETAINING WALL</th>
<th>OTHER</th>
</tr>
</thead>
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</table>

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<thead>
<tr>
<th>METHOD OF SEWAGE DISPOSAL</th>
<th>SEWER CONNECTION</th>
<th>AERONIC UNIT</th>
<th>PROPOSED USE</th>
</tr>
</thead>
<tbody>
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</table>

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City and County ordinances and State laws regulating building construction.

<table>
<thead>
<tr>
<th>SIGNATURE</th>
<th>DATE</th>
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<td></td>
<td>3/38</td>
</tr>
</tbody>
</table>

**NOTES TO APPLICANT:**

Post permit placard on site of work.

This permit expires if work is not started within 90 days of date of issuance or if work is suspended or abandoned for 90 days. Violation of any of the provisions of building code is punishable by fine of $300.00 and/or 90 day imprisonment.

Separate permits must be obtained for signs, electrical, plumbing, and gas.

This building shall not be occupied until a certificate of occupancy has been issued.

**EXHIBIT D-2**
ACCEPTANCE NOTICE

File No.: 2014/SDD-27 and 2014/SMA-22
Project: Jameson's By The Sea – Covered Deck
Owner: D.G. Anderson
Applicant: Jameson's By The Sea Inc.
Agent: Kevin Davis
Location: 62-540 Kamehameha Highway – Haleiwa
Tax Map Key: 6-2-3: 14
Received: May 2, 2014
Request: SPECIAL DISTRICT PERMIT (Minor) and SPECIAL MANAGEMENT AREA PERMIT (Minor): Major Exterior Alterations

The above application has been reviewed and accepted on May 13, 2014, as meeting the basic filing requirements.

THIS ACCEPTANCE NOTICE DOES NOT CONSTITUTE APPROVAL OF YOUR REQUEST. YOU WILL BE NOTIFIED IN WRITING WHEN FINAL ACTION IS TAKEN.

As we further review your application, we may request additional information to establish a clearer understanding of your proposal.

Your receipts for the application review and permit fees are enclosed. If you have any questions, please contact Sery Berhanu of our Urban Design Branch at 768-8033 or via email at sberhanu@hono.png.gov.

Date: May 13, 2014

Note: If you have appointed an agent to represent you, all future correspondence will be with the agent. If you should change agents, please notify the Department of Planning and Permitting immediately.

Encl.: Receipt Nos. 97633, 97634, 97632, and 97635

Doc 1143467
### A. APPLICABILITY

1. **CHAPTER 343, HRS**
   - **DOES NOT APPLY**
   - **APPLIES AS CHECKED:**
     - USE OF STATE/COUNTY LANDS/FUNDS (other than for feasibility studies or for land purchase)
     - USE OF STATE CONSERVATION LANDS
     - USE WITHIN HISTORIC SITES (State or National Register)
     - USE WITHIN WAIKIKI SPECIAL DISTRICT
     - AMENDMENT OF DEVELOPMENT PLANS RESULTING IN OTHER THAN AGRICULTURE, CONSERVATION, OR PRESERVATION (except actions proposing any new county general plan or amendments initiated by the county)
     - SIGNIFICANT ZONE CHANGE (within the eight Development/Sustainable Community Plan areas)
     - USE WITHIN SHORELINE SETBACK AREA
     - NEW OR MODIFICATION TO HELICOPTER FACILITY (refer to Ch. 343-2 and 343-6(a)(8), HRS)
     - WASTEWATER TREATMENT (except individual wastewater systems or wastewater treatment units serving fewer than fifty single-family dwellings or the equivalent)
     - WASTE-TO-ENERGY FACILITY
     - LANDFILL
     - OIL REFINERY
     - POWER-GENERATING FACILITY (fossil-fueled w/ output exceeding 5 megawatts; refer to Ch. 343-2, HRS)

2. **CHAPTER 25, ROH (Special Management Area)**
   - **DOES NOT APPLY** (Site is **NOT** Within the SMA)
   - **APPLIES** (Site **IS** Within the SMA)

   **SMA DETERMINATION:**
   - **NOT** Development per ROH Sec. 25-1.3(2)
   - **IS** Development per ROH Sec. 25-1.3(1), (3), or (4)

   Project Valuation: $287,000

### B. EXEMPTION (Chapter 343, HRS only):

- **EXEMPT** (Class/Section No. _______)
  - By Principal or Originating Accepting Agency:
    - DPP
    - Other: (Accepting Authority)
  - If DPP is an Additional Accepting Agency, then:
    - **NOT EXEMPT** (Class/Section No. _______)
  - Others Consulted: (Agency) on: (Date of Consultation)
  - More agencies were consulted (see attached)

### C. ASSESSMENT (Chapter 343, HRS & Chapter 25, ROH):

- Accepting Authority: ____________
- Draft EA Received: ____________
- Public Notice: ____________
- Final EA Received: ____________
- Significant Impact, Process EIS (see STATEMENT below)
- FONSI: ____________
- Public Notice: ____________

### D. STATEMENT (Chapter 343, HRS & Chapter 25, ROH):

- Accepting Authority: ____________
- EIS Prep Notice: ____________
- Public Notice: ____________
- Draft EIS Received: ____________
- Public Notice: ____________
- EIS Accepted: ____________
- Public Notice: ____________
II SUPPLEMENTAL EIS/EA COMPLIANCE (HAR Section 11-200-26)

A. APPLICABILITY

X DOES NOT APPLY

☐ NOT Subject to EIS/EA Requirements (See APPLICABILITY, Part I.A)
☐ EXEMPT Action (See EXEMPTION, Part I.B)
☐ Separate Action (Process New EIS/EA)
☐ NO Substantive Changes (See DETERMINATION, Part II.B.1)
☐ NO Significant Effects (See DETERMINATION, Part II.B.2)

☐ APPLIES & Prepare a Supplemental:
☐ EA
☐ EIS
Pursuant to:
☐ Chapter 343, HRS
☐ Chapter 25, ROH

B. DETERMINATION

1. Does the Action involve Substantive Change(s) in Size, Scope, Intensity, Use, Location, Timing, Other:
   ☐ NO; Does Not Apply (See APPLICABILITY, Part II.A)
   ☐ YES; specifically:

2. If YES, Does the Action involve Significant Effect(s):
   ☐ NO; Does Not Apply (See APPLICABILITY, Part II.A)
   ☐ YES; specifically:

3. If YES, SEIS/SEA Applies (See APPLICABILITY, Part II.A)
   Notice of Determination: ____________________________ (Date Issued)
   Public Notice: ____________________________ (OEQC Bulletin Publication Date)
   Draft SEIS/SEA Received: ____________________________ (Date)
   Public Notice: ____________________________ (OEQC Bulletin Publication Date)
   Final SEIS/SEA Received: ____________________________ (Date)
   If Supplemental EA:
     ☐ Significant Impact Determination; Process EIS (see STATEMENT, Part I.D)
     ☐ FONSI
   Public Notice: ____________________________ (Date Issued)
   (OEQC Bulletin Publication Date)

III SHORELINE SETBACK ORDINANCE (Chapter 23, ROH) & RULES COMPLIANCE

A. APPLICABILITY:

X DOES NOT APPLY (Site is NOT a Shoreline Lot)

☐ APPLIES (Site is a Shoreline Lot)
☐ Variance Required (See SETBACK, Part III.C)
☐ Minor Shoreline Structure (MSS):
  ☐ No MSS Permit Required Per DPP Part 2 Rules Sec. 15-1(b):
    ☐ (2) ☐ (3) ☐ (4) ☐ (5) ☐ (7)
  ☐ MSS Permit Required Per DPP Part 2 Rules Sec. 15-1(b):
    ____________________________ (Subdivision No.)
☐ Exempt Per ROH Sec. 23-1.5:
    ____________________________ (Subsection No.)
☐ All development mauka of shoreline setback

B. CERTIFIED SHORELINE

Certification Expires in:
☐ One Year ☐ Two Years (Government Projects Only)

C. SHORELINE SETBACK:

☐ 60-foot applies
☐ 40-foot applies
☐ _______ applies
    (Foot)
  ☐ As adjusted on: ____________________________ (Date of Adjustment)
  ☐ As established by: ____________________________ (Shoreline Setback Resolution No.)

4 OTHER DPP PERMITS/APPROVALS REQUIRED

1. ____________________________
2. ____________________________
3. ____________________________
4. ____________________________
# Flood Zone Designation

<table>
<thead>
<tr>
<th>FIRM Zone</th>
<th>Explanation of Designation</th>
<th>Subject to LUO Sec. 7-10?</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Areas of 100-yr. flood; base flood elevation not determined.</td>
<td>Yes</td>
</tr>
<tr>
<td>AO</td>
<td>Areas of 100-yr. shallow flooding where depths are between 1 to 3 ft.; average depths determined.</td>
<td>Yes</td>
</tr>
<tr>
<td>AH</td>
<td>Areas of 100-yr. shallow flooding where depths are between 1 to 3 ft; base flood elevations determined.</td>
<td>Yes</td>
</tr>
<tr>
<td>X</td>
<td>AE (Flood Fringe District) Areas of 100-yr. flood; base flood elevations determined.</td>
<td>Yes</td>
</tr>
<tr>
<td>AE</td>
<td>(Floodway District) Areas of 100-yr. flood; base flood elevations determined.</td>
<td>Yes</td>
</tr>
<tr>
<td>A99</td>
<td>Areas of 100-yr. flood to be protected by Federal flood protection system under construction; base flood elevations.</td>
<td>Yes</td>
</tr>
<tr>
<td>X</td>
<td>Areas of 500-yr. flood; areas of 100-yr. flood with average depths of less than 1 ft. or with drainage area less than 1 sq. mile; and areas protected by levees from 100-yr. flood.</td>
<td>No</td>
</tr>
<tr>
<td>X</td>
<td>Areas determined to be outside 500-yr. flood plain.</td>
<td>No</td>
</tr>
<tr>
<td>D</td>
<td>Areas in which flood hazards are undetermined.</td>
<td>No</td>
</tr>
<tr>
<td>X</td>
<td>VE (Coastal High Hazard District) Areas of 100-yr. coastal flood with velocity (wave action); base flood elevations determined.</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Reference: Flood Insurance Rate Map (FIRM) Community Panel #15003C-0105H
Effective 01/19/2011  | Revised 01/19/2011  
(date)       | (date)

Comments:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
PROJECT DESCRIPTION:
"JAMESON'S BY THE SEA"
NEW COVERED DECK AREA - 390 SQ FT.
ADDITION ROOF EXTENSION - 120 SQ FT.
"Jamesons By the Sea."

Background:
"Jamesons By the Sea" is an existing restaurant & gift shop. Abutting uses are an existing fish pond & a vacant parcel. It has been a restaurant for many years & a neighboring site was formerly the location of the old Haleiwa Hotel.

Project Description:
Existing & proposed uses will continue to be a restaurant & gift shop. The hours of operation are from 10:00 am to 11:00 pm per day. Clients average 50 to 70 per day. Staff average 15 per day. There is only one structure on the parcel.

Justification:
Roof will provide coverage from the elements for patrons to & from the gift shop, and exterior seating for patrons who wish to enjoy the scenic view of the harbor.

Project Specifications:
The new covered deck & wood railing will match the roof pitch, roofing materials & wood railing of the existing covered patio/lanai.
BUILDING PERMIT APPLICATION

(Auto. approval-Sequential Review) 049346276-002

LOCATION

Zone: 6  
Section: 2  
Plt: 003  
Parcel: 014  

62-540 KAM HWY Haleiwa 96712  

23,552 Sq. Ft.

Site Address (if other than primary):

PROJECT: [TMK: 62003014] JAMESON'S BY THE SEA -- ADDITION / ALTERATION TO AN EXISTING RESTAURANT (NEW COVERED DECK) (2013/IBP04572)

Proposed Use: RESTAURANT  

Floor Level:  

Estimated Value of Work: $12,000

APPLICANT

Jameson's By The Sea  
Contact Info: 637-4336  

Email:  

KCDESIGN7@HOTMAIL.COM

OWNER:

Jameson's By The Sea  
Contact Info: 637-4336

PLANN MAKER:

Hailete-Humes  
Contact Info:  

Lic. No:  

GENERAL CONTRACTOR

Jameson's By The Sea  
Contact Info: 637-4336

ELECTRICAL CONTRACTOR:

NONE  

Contact Info:  

PLUMBING CONTRACTOR:

NONE  

Contact Info:  

Lic. No:  

TYPE OF WORK

Addition Y  

Alteration Y  

Electrical Phases:  

Plumbing Phases: NONE

RIGHT OF WAY WORK

Driveway: New: Existing: Private:  

Curb Type:  

Linear Ft. of Curb:  

Linear Ft. of Driveway:  

SEWAGE

Sewage Disposal Type:  

Sewage Disposal Method:  

RETROFIT

Showers to be replaced:  

Faucets to be replaced:  

Urinals to be replaced:  

Toilets to be replaced:

Major Occupancy: Commercial: Hotel: Industrial: Residential:

Type of Construction:  

No. of Stories:  

Flood Hazard Dist: Coastal High Hazard  

Floor Area (Sq. Ft):  

Minimum:  

Existing:  

Exempt:  

New:  

Total:  

Require Special Inspection:  

C.O. Required: WORK WILL ADD DELETE

Require Called Inspection:  

Restrictive Covenant Required:  

Affidavit required: Hotel Rooms

Remarks: HALEWA SP DIST, SMA: RW KAM HWY VARIES

ZONING AND LUO DATA

TMK: 6-2-003: 014  

Development Plan Area: North Shore  

Flood Zones: AE - 100 Year Flood, Base Flood Elevation Determined  

Height Limit:  

Historic Site: None  

Lot Restriction: None  

Slip Area: None  

SMA/Spécial District:  

State Land Use: Urban District  

Street Section: YES - SEE 07S MAP NS-1. VERIFY WITH TBR 768-8063  

District:  

Warning: DLNR - Refer to DLNR-SHPD (808) 862-8015  

Zoning (LUO): B-1 Neighborhood Business District

NOTES

APPROVALS REQUIRED FROM:

Traffic  

Zoning

Other Agencies:  

State-DLNR (Historical Site)  

State-Health (Sanitation)  

Approved by:  

Date:  

Please visit DPP's website at: http://dppweb.honolulu.gov for permits information and status

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction. Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association. Electrical and Plumbing work to be done by licensed persons and required under Chapter 448 E, Hawaii Revised Statutes. This permit may be revoked if work is not started within 180 days of date of issuance or if work is suspended or abandoned for 120 days.

DATE CREATED: 04/29/2013  

FMB  

Staff Assignment: Bldg Plans Review

APPLICATION NO.: A2013-04-2371  

Job ID: 49373064  

External ID: 049346276-1

Initial Print Date: Monday April 29, 2013 9:14 am  

Page 1 of 1
LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing." PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

☐ Modify Approved Permit: ______________________
   (Indicate Reference File No.)

☐ Special Management Area Use Permit: ☐ Minor ☐ Major

☐ Plan Review Use

☐ Temporary Use Approval

☐ Planned Development:
   ☐ Housing
   ☐ Commercial (WSD Only)
   ☐ Resort (WSD Only)

☐ Variance from LUO Section(s):

☐ Shoreline Setback Variance

☐ Waiver from LUO Section(s):

☐ Special District Permit: ☐ Minor ☐ Major
   (Indicate District)

☐ Zoning Adjustment, LUO Section(s):

☐ Downtown Height >350 Feet

☐ HRS Section 201H-38 Project

SUBMITTED FEE: $_____

TAX MAP KEY(S): 6-2-003-014
LOT AREA: 29,582 SQ. FT.
ZONING DISTRICT(S): NEIGHBORHOOD BOUNDARY STATE LAND USE DISTRICT: URBAN DISTRICT.
STREET ADDRESS/LOCATION OF PROPERTY: 62-528 KAM. HWY HALEIWA, HI 96712

RECORDED FEE OWNER:
Name & Title (if any): D.G. ANDERSON
Mailing Address: 4391 KAHALA AVE.
Phone Number: 284-7755
Signature: ____________________________

PRESENT USE(S) OF PROPERTY/BUILDING:
RESTAURANT & GIFT SHOP

PROJECT NAME (if any): JAMESONS'-BY-THE-SEA (NEW COVERED DECK)

APPLICANT:
Name: JAMESONS'-BY-THE-SEA INC.
Mailing Address: 62-520 KAM. HWY.
Phone Number: 284-7755
Signature: ____________________________

AUTHORIZED AGENT/CONTACT PERSON:
Name: KEVIN DAVIS
Mailing Address: 59-700 KAM. HWY.
Phone Number: (808) 781-5812
Signature: ____________________________

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):

NEW COVERED DECK AREA

THE NEW ROOF WILL BE AN EXTENSION OF THE EXISTING ROOF WITH THE EXCEPT OF THE COVERED CANAL AREA AND WILL EXTEND TO THE LAST END OF THE FRONTデCK.

ELEVATION THE DECK AREA WILL EXTEND TO THE DECK ENTRY FOR PATRONS WALKING TO THE GIFT SHOP AND PATRONS WHO WISH TO DINE OUTSIDE AND VIEW THE OCEAN.

THE NEW ROOF WILL MATCH THE EXISTING ROOF IN EVERY DETAIL (ROOF PITCH, ROOFING, EAVE, AND RAILER TAILS).

THE NEW WOOD RAILING WILL ALSO MATCH THE EXISTING RAILING.

POSSE JOB NO. ____________________________
Special Management Area (SMA) Minor Permit

Application Instructions

This document is intended to assist you in preparing a complete application, and should be read in conjunction with Chapter 25, Revised Ordinances of Honolulu (ROH).

I. Applicability. Approval of an SMA Minor Permit is determined by the Director of DPP when development has a valuation which is not in excess of $500,000.00; and, which has no substantial adverse environmental or ecological effect, taking into account potential cumulative effects.

Note: Projects with a valuation in excess of $500,000.00 or which may have substantial adverse or cumulative effects must be processed as an SMA Use Permit (SMP).

II. Application Requirements

A. DPP Master Application. Complete and submit the DPP Land Use Permits Division Master Application Form. Provide all requested information.

B. Fee. Submit a non-refundable fee of $100. Fees should be made payable to the City and County of Honolulu.

Note: There is no fee for government agencies.

Note: When an applicant applies for an SMA Minor Permit after being cited for taking action without having obtained necessary approvals, the application fee set forth above shall be doubled. The payment of the fee required by this section shall not relieve the applicant from compliance with the SMA Ordinance or from penalties imposed there under.

C. Project Description.

1. Written explanation detailing the extent of development.

2. A detailed project valuation, which is the estimated cost of the project.

Note: The final determination regarding the project valuation will be made by the Director of the DPP. "Valuation" means the estimated cost to replace the structure in kind, based on current replacement...
costs; or, in the case of other development, as the current fair market value and prevailing wages relevant to the proposed development. All submitted estimates shall be prepared and signed by an impartial third-party licensed contractor or professional estimator; and, as the project valuation estimate approaches the $500,000 threshold, greater precision in calculating the estimate shall be necessary. (You may request a copy of DPP Interpretation No. 2010/INT-1 for more detailed information on how to prepare a project valuation.)

D. **Drawings/Plans.** Submit two (2) sets of fully dimensioned scaled drawings including a location plan, site plan, and building plans. Building plans shall include floor plans and exterior elevation drawings which indicate the extent of the project. All drawings/plans must be black line prints, drawn and prepared by a draftsman, architect, engineer, or similar professional. For document imaging purposes, provide one set with maximum dimensions of 11" x 17", and a second set with maximum dimensions not to exceed 24" x 36".

*Note: All scaled plans and drawings must include a graphic ("bar") scale in addition to or in lieu of a numerical scale.*

E. **Supplemental Information.** Additional information which may be required to be successfully processed by the DPP.

G. **Environmental Assessment.** If the project is subject to the requirements of Chapter 343, Hawaii Revised Statutes (HRS), the Environmental Impact Statement (EIS) law, or it is associated with an SMA Use Permit whereby an Environmental Assessment (EA) or EIS was prepared pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH), then provide documentation of continued compliance.

1. If the proposed development involves an exempt class of action, pursuant to Section 11-200-8, Hawaii Administrative Rules (HAR), then provide written documentation of such exemption from the appropriate proposing and/or approving agency; or

2. If the proposed development is not an exempt class of action, but is associated with an Environmental Assessment (EA) for which a Finding of No Significant Impact (FONSI) was issued, or an EIS was accepted, then a determination must be made that a Supplemental EA or EIS is not necessary before the application can be accepted for processing. Provide written justifications why the proposed development does not require the preparation of a Supplemental EA or EIS.
Note: If the project has substantially changed in size, scope, intensity, use, location, timing, or other means since the time the FONSI was issued or the EIS was accepted, and the project will involve significant effects, then the applicant must prepare a supplemental assessment prior to submitting the application for the SMA Minor Permit. The supplemental assessment will be processed in the same manner as the EA or EIS (see Subchapter 10 of Chapter 200, Title 11, HAR, for details).

Electronic Document Submittals. The submittal of electronic documents, either in whole or in part of this application, is encouraged; and, shall be at the sole discretion of the Applicant. Electronic document submittals shall adhere to the following specified formats: PDF (Adobe Reader 9 or earlier), JPEG, or Word (2003 or earlier). Electronic documents must be submitted on either CD or DVD. No individual electronic document shall exceed 15 megabytes in size; any electronic document involving a larger size must be broken down into smaller size files. ALL maps, drawings and/or plans must be drawn to an appropriate scale, and must include a graphic ("bar") scale accurately representing the applicable scale of the document.

For further information on how to complete the application, please call DPP at 768-8014.
OFFICIAL RECEIPT
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

Honolulu, Hawaii, May 9, 2014

Received from
Jameson's Inc.
Two hundred and sixty DOLLARS
For 2014/500-27, app review fee
Tax Map Key 6-2-003: 014
$ 260.00

DEPARTMENT OF PLANNING AND PERMITTING

OFFICIAL RECEIPT
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

Honolulu, Hawaii, May 9, 2014

Received from
Jameson's Inc.
Four hundred and forty DOLLARS
For 2014/500-27
Tax Map Key 6-2-003: 014
$ 440.00

DEPARTMENT OF PLANNING AND PERMITTING
Appendix C.2:
SDD Permit (Minor) 2015/SDD-25 and SMA permit (Minor) 2015/SMA-30
LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing." PLEASE ASK FOR THESE INSTRUCTIONS.

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Please print legibly or type the required information.

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td></td>
<td>Special Management Area Use Permit:</td>
</tr>
<tr>
<td></td>
<td>☐ Minor ☐ Major</td>
</tr>
<tr>
<td></td>
<td>☐ Plan Review Use</td>
</tr>
<tr>
<td></td>
<td>☐ Temporary Use Approval</td>
</tr>
<tr>
<td></td>
<td>☐ Variance from LUO Section(s):</td>
</tr>
<tr>
<td></td>
<td>☐ Waiver from LUO Section(s):</td>
</tr>
<tr>
<td></td>
<td>☐ Zoning Adjustment, LUO Section(s):</td>
</tr>
<tr>
<td></td>
<td>☐ HRS Section 201H-38 Project</td>
</tr>
<tr>
<td>Conditional Use Permit:</td>
<td>Planned Development:</td>
</tr>
<tr>
<td>☐ Minor ☐ Major</td>
<td>☐ Housing ☐ Commercial (WSO Only) ☐ Resort (WSO Only)</td>
</tr>
<tr>
<td>☐ Existing Use:</td>
<td>☐ Shoreline Setback Variance ☐ Downtown Height &gt;350 Feet</td>
</tr>
<tr>
<td>(Indicate Type of Use)</td>
<td>(Indicate District)</td>
</tr>
<tr>
<td>Environmental Document:</td>
<td>Special District Permit:</td>
</tr>
<tr>
<td>☐ Environmental Impact Statement ☐ Environmental Assessment ☐ Supplemental</td>
<td></td>
</tr>
<tr>
<td>☐ Minor Shoreline Structure</td>
<td>☐ Minor ☐ Major</td>
</tr>
</tbody>
</table>

TAX MAP KEY(S): 6-2-03-14
LOT AREA: 23,552 sq ft (0.541 acre)
ZONING DISTRICT(S): B-1 Neighborhood Business District
STATE LAND USE DISTRICT: urban
STREET ADDRESS/LOCATION OF PROPERTY: 82-540 Kamehameha Highway

RECORDED FEE OWNER:
Name & Title (if any) D.G. Anderson
Mailing Address 4391 Kahala Avenue, Honolulu, Hawaii
Phone Number
Signature
PRESENT USE(S) OF PROPERTY/BUILDING:
Restaurant since 1955
PROJECT NAME (if any): Haleiwa Beach House (Jamison's)

APPLICANT:
Name D.G. Anderson
Mailing Address 4391 Kahala Avenue, Honolulu, Hawaii
Phone Number
Signature
AUTHORIZED AGENT/CONTACT PERSON:
Name Joe Lancer AIA
Mailing Address 2855 Kalakaua Ave, Ste 1807 Honolulu 96815
Phone Number 808 391 3458
E-mail Joe@LancerArchitects.com
Signature

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):
To amend existing SMA/SDD to add work items accomplished as change orders - 1. change first floor cream painted trim to clear glass to same trim as overhead type due to security issues. 2. Cover wood and North exterior walls with Cedar rough split shingles. 3. Provide ADA required elevator. 4. Repair adjacent parking area used during construction with gravel.

POSSE JOB NO.
### MINOR PERMIT

**SPECIAL DISTRICT (HALEIWA) and SPECIAL MANAGEMENT AREA USE (SMA)**

<table>
<thead>
<tr>
<th>File Number:</th>
<th>2015/SDD-25 and 2015/SMA-30</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project:</strong></td>
<td>Haleiwa Beach House Restaurant – Major Exterior Alterations</td>
</tr>
<tr>
<td><strong>Valuation:</strong></td>
<td>$178,281</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>D.G. Anderson</td>
</tr>
<tr>
<td><strong>Applicant/Agent:</strong></td>
<td>Lancor Architects (Joe Lancor)</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>62-540 Kamehameha Highway – Haleiwa</td>
</tr>
<tr>
<td><strong>Tax Map Key:</strong></td>
<td>6-2-3:14</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>B-1 Neighborhood Business District</td>
</tr>
<tr>
<td><strong>Date Received:</strong></td>
<td>June 29, 2015</td>
</tr>
<tr>
<td><strong>Date Accepted:</strong></td>
<td>July 14, 2015</td>
</tr>
</tbody>
</table>

**APPROVAL** is granted to the Special District Permit (SDD) (Minor) for major exterior alterations and Special Management Area Use Permit (SMA) (Minor) for alterations to an existing structure, in accordance with the application documents (received June 29 and July 17, 2015), subject to the following conditions:

1. Operation and development of the building and site shall be in general conformance with the approved project, as described herein and shown on plans and drawings (received June 29 and July 17, 2015). Any modification to the project and/or approved plans shall be subject to the prior review of and approval by the Director of the Department of Planning and Permitting (DPP). Minor modifications shall be processed in accordance with Land Use Ordinance (Luo) Section 21-2.20(k). Major modifications shall require a new SDD (Minor) and/or SMA (Minor) Permit(s).

2. This application has been reviewed and approved pursuant to the provisions of Luo Section 21-9.90 (Haleiwa Special District), and development shall comply with all other provisions of the Luo. In addition, all work shall be in accordance with other applicable statutes, ordinances, codes, and regulations, unless otherwise stated by this permit.

3. The building permit plans, including revisions, shall be submitted to the DPP Urban Design Branch (through the building permit application process) for review and approval which show:
a. Specifications for all proposed exterior lighting, if any, including light fixture type and intensity. All lighting shall be subdued or shielded to prevent glare and light spillage on surrounding properties and public rights-of-way. General uplighting and outlining of the building with lights shall not be permitted. Where appropriate, cut-off fixtures, or shields may be required. Mercury vapor, exposed fluorescent, and low-pressure sodium lamps shall not be permitted if it is determined to be appropriate to its application, by the DPP.


5. Any proposed rooftop machinery and equipment, except for solar panels, antennas, plumbing vent pipes, ventilators, and guardrails, shall be screened from view from all directions by architectural treatment or landscaping, provided that screening from above shall not be required for any machinery or equipment whose function would be impaired by such screening.

6. The Applicant shall obtain all the necessary building permits within 2 years from the date of this approval, or the Special District Permit shall be null and void. For good cause, the Applicant may request to extend the time limit. The request for an extension must be submitted in writing, prior to the expiration of the SDD Permit, and include justification for the extension.

7. The Director of the DPP may modify the conditions of this approval by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of approval. In the event of the noncompliance with any of the conditions set forth herein, the Director of the DPP may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this permit null and void or seek civil enforcement.

8. The proposal and site is within the SMA established in Chapter 25, Revised Ordinances of Honolulu (ROH); however, the proposed development has a stated valuation of less than $500,000 and shall have no significant effect on the SMA.

9. Artificial light from exterior lighting fixtures, including but not necessarily limited to floodlights, up-lights or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates, or is directed to project across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), Hawaii Revised Statutes.

10. If the accepted valuation of the proposed work exceeds $500,000, the project shall be returned to the DPP for further review under Chapter 25, ROH.

11. A copy of this approval should accompany your application(s) for construction permits.
The project site is located on the mauka side of Kamehameha Highway, facing Haleiwa Beach Park. It is bordered by Lokoea Pond to the southeast and by Haleiwa Regional Park to the north. The 23,562 square-foot lot contains a two-story structure. This structure has housed a restaurant for an extensive period of time. Until recently, the restaurant has been known as "Jameson's By the Sea"; however, as the Applicant has explained, this restaurant has been relinquished by the property owner who will retain the structure's use as a restaurant with some exterior alterations and rename the restaurant to "Haleiwa Beach House Restaurant".

On June 16, 2014, the DPP approved an after-the-fact SDD Permit (Minor) (2014/SDD-27) and SMA Permit (Minor) (2014/SMA-22) for the addition of a deck and roof extension to the existing structure on the above-mentioned lot. However, our records indicate that the previous Applicant has not obtained the required after-the-fact building permits for the aforementioned additions. As such, the owner of the structure shall obtain these required building permits. As noted in the previously approved SDD (Minor) and SMA (Minor) permits, the Applicant shall obtain all the necessary building permits prior to June 16, 2016 or the SDD Permit will be null and void. For good cause, the Applicant may request to extend the time limit. The request for an extension must be submitted in writing, prior to the expiration of the previously approved SDD Permit, and include justification for the extension.

The current proposal mostly consists of minor exterior alterations and improvements relating to access and safety elements. In order to provide better access to the existing structure, the Applicant is proposing to repair and reconstruct the existing old American with Disabilities Act (ADA) access ramp and stair entry located at the northwestern corner (see Exhibits A-2 and A-3). The existing entry stairs will be filled in and it will have detectable warning strip and stainless steel safety nosing. The existing handrails will be replaced with new decorative railing (see Exhibits A-2, A-4 and A-5). Similarly, the existing ADA access ramp will be replaced with a new one and a new wooden handrail will be provided (see Exhibits A-2, A-4, and A-5). The existing concrete masonry unit (CMU) wall, adjacent to the ADA access ramp, will be covered with moss rock (see Exhibits A-4 and A-5). Furthermore, to protect the access ramp from the weather, the existing awning will be extended over the new access ramp (see Exhibits A-3, A-4 and A-5). In addition, at the northwestern corner, a new concrete walkway with a maximum 2 percent slope to the driveway will be provided (see Exhibits A-3).

Another safety element that the Applicant is proposing is the addition of new guardrails on the second floor deck area and windows (see Exhibits A-3). These guardrails will consist of horizontal cables fastened to stained wooden primary posts and intermediate pickets. The guardrails will have a hardwood cap (see Exhibits A-3, A-4, A-5 and B-6). Similarly, scorne lights that face the deck will be installed at every post of the deck. As condition of approval, all lighting shall be subdued or shielded to prevent glare and light spillage on surrounding properties and public rights-of-way.

The Applicant is also proposing to remove the existing landing and stairway on the southern facade of the existing building (see Exhibit B-4), patching and repairing the adjacent surfaces and adding a new open fire exit stairs (see Exhibits A-2, A-3, A-4, A-5, and A-6).
Finally, the Applicant is proposing to improve the facade that faces Kamehameha Highway by removing the added gable roof at the store front entry (see Exhibit A-9) and reverting to its original configuration (see Exhibit A-4).

The proposed project does not significantly alter the existing facade and it implements the design intents and requirements of the Haleiwa Special District design controls. The proposed features allow the Applicant to provide safety features to the existing structure without altering the character of the building or the neighborhood.

The cost of the project is estimated at $178,281 (see Exhibit C-1); therefore, a SMA Permit (Minor) is required. We have determined that the project should not have any substantial adverse environmental or ecological effect on the SMA. A copy of this approval should accompany your application(s) for construction permits.

Any party (to the case) wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (Zoning Board of Appeals Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the Zoning Board of Appeals' rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact and/or that the Director acted in an arbitrary or capricious manner, or manifestly abused his discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the Department of Planning and Permitting (DPP). The filing fee for appeals to the ZBA is $400 (payable to the City and County of Honolulu).

Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA rules are available at the DPP. Appeals should be addressed to:

Zoning Board of Appeals
C/O Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Any person who is specifically, personally, and adversely affected by the Director of the DPP action (in this case) regarding the SMA Permit and wants to appeal any part or requirement of the action may submit a written request for a contested case hearing to the DPP within thirty (30) calendar days from the date of mailing, personal service, or publication of the action of the Director. Contested case hearings shall be conducted pursuant to Chapter 12 of the DPP Part 2 Rules Relating to Shoreline Setbacks and the SMA. Essentially, these Rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact, and/or that the Director otherwise acted in an arbitrary or capricious manner, or there are extenuating circumstances. The filing fee for a contested case hearing is $400 (payable to the City and County of Honolulu).
Your receipts for the application fee is enclosed. Should you have any questions, please contact Sery Berhanu of our Urban Design Branch at 768-8033 or via email at sberhanu@hnl.gov.

Encl. Exhibits A-1 to C-1
Receipt Nos. 103544 and 103545

cc: Office of Planning (Shihao Li)

Doc: 1265414

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

[Signature]

For Director

July 24, 2015

This approval does not constitute approval of any other required permits, such as building or sign permits.
CONTRACTOR: DUMORE CONSTRUCTION & REMODELING LLC  
ADDRESS: 95-050 Hokuwia St. #202 Mililani, HI 96789  
PHONE: 808-216-9956  
FAX: 808-664-5976  
LIC #: BC-32459  

DATE: June 28, 2015  

NAME:  
Joseph H. Lancor, AIA  
Lancor Architects  
1585 Kapiolani Blvd #1010  
Honolulu, Hawaii 96814  

Email: Joe@LancorArchitects.com  
Phone: 1.808.351.3458  

PROJECT NAME: HALEIWA BEACH HOUSE  

I. PARTIES  
This contract (hereinafter referred to as "Agreement") is made and entered into on this date of July 2015 by and between, Lancor Architects (hereinafter referred to as "Client") and Dumore Construction & Remodeling LLC, (hereinafter referred to as "Contractor"). In consideration of the mutual promises contained herein, Contractor agrees to perform the following work, subject to the terms and conditions below.

II. GENERAL SCOPE OF WORK DESCRIPTION:

A. Add wood and cable guardrail and window washing safety railing at perimeter of existing deck $26,500.00  
B. Add open fire exit stair at rear $38,000.00  
C. Repair and rebuild existing entry ADA ramp and stair $31,400.00  
D. Extend existing awning canopy at building corner to cover ADA ramp and stair $33,650.00  
E. Painting $12,000.00  
F. Demolition $6,500.00  

Sub Total $148,050.00  
COMPANY OVERHEAD 15% $22,208.00  
TAXES @ 4.712% $8,023.00  
GRAND TOTAL $178,281.00

Michael Horack, VP Dumore Construction & Remodeling  

Date: 

Joseph H. Lancor, AIA Lancor Architects  

Date:
CONTRACTOR: DUMORE CONSTRUCTION & REMODELING LLC
ADDRESS: 99-050 Hokuila Street, #202 Millilani, HI 96789
PHONE: 808 216-9956
FAX: 808 664-5967
LIC #: BC-32459

DATE: June 1, 2016

NAME:

Joseph H. Lancor
Lancor Architects Inc.
2895 Kalakaua Ave. Ste 1807
Honolulu, Hawaii 96815

Email: joe@LancorArchitects.com
Phone: 1 808 351-3458

PROJECT NAME: HALE'IWA BEACH HOUSE

I. PARTIES:
This construction cost proposal is made as an addition to our previous proposal for work at the Haeliwa Beach House.

II. GENERAL SCOPE OF WORK DESCRIPTION — ADDITIONS — TO JOB SEPTEMBER 2015

A. Change first floor cream painted frame clear glass bi-fold doors to more secure and concealed overhead sectional security doors. Same cream painted frames with clear glass. - $6,100

B. Cover west and north exterior walls with Cedar rough split shingles $24,000

C. Provide ADA required standard size two step hydraulic elevator $65,600

Sub Total $109,500
COMPANY OVERHEAD 15% $15,525
TAXES @ 4.712% $5,608
GRAND TOTAL $124,633

DATE: 6-1-16

Michael Horack, VP Dumore Construction & Remodeling

DATE: 6/10/16

Joseph H. Lancor, AIA Lancor Architects Inc
Item 1 - substitute overhead framed glass doors for originally planned bi-folds due to security issue these 5 bays at First Floor. 2 1/2 inch frames are cream painted and clear glass the same in either case. Mullions and frames are also the same.

Item 3 -- ADA required hydraulic elevator. Three foot high extended shaft for state required safety overrun is visible at exterior.
Item 1 – substitute overhead framed glass doors for originally planned bi-folds due to security issue these 5 bays at First Floor. 2 ½ inch frames are cream painted and clear glass the same in either case. Mullions and frames are also the same.

Item 3 – ADA required hydraulic elevator. Three foot high extended shaft for state required safety overrun is visible at exterior.
Item 1 – substitute overhead framed glass doors for originally planned bi-folds due to security issue these 5 bays at First Floor. 2 ½ inch frames are cream painted and clear glass the same in either case. Mullions and frames are also the same.
Item 2 – North and West exterior CMU walls are now covered in Cedar rough split shake shingles – two photos
Item 4 - Area of loose spread gravel area offsite to repair pot holes caused by construction equipment - smooth and fill - site plan
Appendix C.3:
DPP Request for Minor Modification Ref. No. 2016/ELOG-1904(GT)
October 28, 2016

Mr. Joe Lancor, AIA
Lancor Architects, Inc.
2895 Kalakaua Avenue, Suite 1807
Honolulu, Hawaii 96815

Dear Mr. Lancor:

SUBJECT: Request for Minor Modification to Special District Permit No. 2015/SDD-25 and Special Management Area (SMA) Permit No. 2015/SMA-30 Haleiwa Beach House (Former Jameson's By the Sea) 62-540 Kamehameha Highway – Haleiwa
Tax Map Key: 6-2-3: 14

This responds to your request received on July 22, 2016, for a minor modification of Special District Permit No. 2015/SDD-25 and Special Management Area (SMA) Permit No. 2015/SMA-30. We apologize for the delay in our response. The Application cannot be accepted for processing at this time because the requirements of Revised Ordinances of Honolulu (ROH), Chapter 25 ROH - Special Management Area and Chapter 21 ROH - Land Use Ordinance - Haleiwa Special District requirements, have not been met. We have determined that a Major Special Management Area Use Permit (SMP), Environmental Assessment (EA) in accordance with Chapter 25 ROH, and a Major Special District (SD) Permit are required.

The July 22, 2016 proposal includes major renovations of the interior of the first and second floors of the existing restaurant building, exterior doors and windows, enclosing front lanai with garage doors, interior circular stairs, skylight, copper gutter system, louvered pergola, elevator, fire exit stairs, site work for parking and loading spaces, landscaping, irrigation, and addition of a sewage treatment facility, including a Wastewater Treatment Plant, generator and seepage bed. The Applicant states the SMA development costs for these improvements totals $151,639; however, the Department of Planning and Permitting (DPP) has determined that the SMA-related cost estimates exceed $500,000.

In addition, Chapter 25, Section 25-1.3, 3, ROH, requires that the DPP aggregate the cost estimates associated with the previous permits, including 2014/SMA-22 and 2015/SMA-30, with the proposed Minor Modification to 2015/SMA-30. Moreover, the Project may have a significant environmental or ecological effect on the special management area and adjacent wetland area (Lokoea Pond).
The SMP application must include a detailed cost estimate that complies with the DPP standards for cost estimation. A project valuation for work in the SMA must include all related demolition, installation, materials, and labor costs based on current market values and prevailing wages. Additionally, project valuations must be prepared and signed by an impartial, third-party licensed contractor or professional estimator. The valuation of the Project must include all aspects of the development, including the pavement of new and existing driveways and parking areas, as well as any site preparation work, landscaping and the construction and/or installation of any fences, wastewater systems, generators, or utilities.

The application shall include a narrative describing the existing conditions and proposed alterations, renovations and the permitting history for the existing structures on the site, and description of previous development plans for the site. The application should clearly indicate how and why the plans have changed over time.

The application must include clear color photographs (4 x 6 inch minimum size) showing the entire site, all structures, building elevations, and development on the site. Further, the photographs shall clearly show the adjacent neighborhood area, including adjacent park and wetland.

Pursuant to Land Use Ordinance Section 21-9,90-6, Table 21-9,7 major modifications, alterations, repairs, or additions to all structures visible from Kamehameha Highway require a SD (Major) permit. The structure is located along Kamehameha Highway and major additions and alterations have been implemented as noted above. Prior to submitting a SD (Major) permit application, the Applicant must present the Project to the North Shore Neighborhood Board No. 27.

Application instructions for SMP and SD (Major) permits are enclosed for your reference. Should you have any questions, please contact me at 768-8000.

Very truly yours,

Arthur D. Challacombe
Acting Director

Enclosures: Special Management Area Use Permit (SMP) Application Instructions Special District Permit (Major) Application Instructions

cc: Michele Nekota, Department of Parks and Recreation
    Donna Leong, Corporation Counsel
    Ray Soon, Chief of Staff
    Sina Pruder, State Department of Health
Appendix C.4:  
DPP Request for Minor Modification Ref. No. 2016/ELOG-3114(GT)
December 29, 2016

Mr. D. G. Anderson
419 South Street, Suite 174
Honolulu, Hawaii 96813

Dear Mr. Anderson:

SUBJECT: Reconsideration of Director’s Determination
Applications for Minor Modification to Special District Permit
No. 2015/SDD-25 and Special Management Area (SMA) Permit
No. 2015/SMA-30
Haleiwa Beach House (Former Jameson’s By the Sea)
62-540 Kamehameha Highway – Haleiwa
Tax Map Key: 6-2-3: 14

This responds to your request (received November 25, 2016) to reconsider the department’s determination (letter dated October 28, 2016) regarding the improvements proposed in your July 22, 2016 minor modification applications and the improvements approved in SMA Permit No. 2015/SMA-30 and Special District Permit No. 2015/SDD-25. Please be informed that this determination is not an action or decision by the department, thus, it is not subject to reconsideration. Therefore, as we explained in said letter, and are now reaffirming, due to the cumulative environmental, cost and visual impacts both projects may have on the SMA and the Haleiwa Special District, an SMA Permit (Major) and Special District Permit (Major) shall be required.

We have re-evaluated the “TOTAL HBH Est’d BUDGET” and determined that the cumulative development valuation within the SMA is $2,356,698 and far exceeds $500,000; thus, an SMA Permit (Major) is required (see Exhibit A). For a better understanding of how development costs/valuation is calculated, please refer to Exhibit B.

Mr. D. G. Anderson
December 29, 2016
Page 2

Should you have any questions, please contact me at 768-8400.

Very truly yours,

[Signature]
Arthur D. Challacombe
Acting Director

Enclosure: Exhibit A - Haleiwa Beach House Cost Estimate
Exhibit B - Interpretation (2010/INT-1) - SMA “Development” Valuation

cc: Michele Neketa, Department of Parks and Recreation
Donna Leong, Corporation Counsel
Ray Soon, Chief of Staff
Appendix D:
Notices of Violation
APPENDICES

Appendix D.1:
DPP Notice of Violation Ref. No. 2016/NOV-04-179
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET • HONOLULU, HAWAII 96813
Fax: (808) 768-4400

Notice of Violation

Violation No.: 2016/NOV-04-179 (BV) Date: May 03, 2016
Owner(s) 
Waiala Investment Corp. 
145 Kaealii Place 
Honolulu, HI 96821  
Anderson, Dominis G. and Jean M. 
419 South Street 174 
Honolulu, Hawaii 96813

Contractor(s) Tenant/Violator Architect/Plan Maker
Commercial Facility's Specialists, Inc. 
dba Kingdom Builders  
99-1191 Iwama Street #D  
Aiea, Hawaii 96701
LANCOR, JOSEPH H.  
1276 Mokulua Drive  
Kailua, HI 96734

Heywood, Steven C.  
Libbey Heywood Inc. 
210 Ward Avenue 122  
Honolulu, HI 96814

Uchida, Lance A.  
1446 Lalaniilo Place  
Honolulu, HI 96819

Lessee Agent Engineer
Pelekana Permitting and Planning, Dennis Enomoto  
765 Amano Street, Suite 208  
Honolulu, Hawaii 96814

TMK: 6-2-003:014 62-540 KAM HWY Haleiwa 96712
Specific Address of Violation: 62-540 Kamehameha Hwy

I have inspected the above-described premises and have found the following violations of City and County of Honolulu’s laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s) Violation(s)

ROH 1990, as amended, Chapter 18 Section 18-3.1 Addition / alteration work was done to an existing restaurant without building permits. A second floor deck was added and enclosed floor space on the first floor was done. Bathrooms were renovated. A sign was also placed without a sign permit.

ROH 1990, as amended, Chapter 18 Section 18-6.2 (d) A double fee penalty shall be assessed when obtaining the permit.

You are hereby ordered to obtain permit(s) and/or correct violation by June 3, 2016.
Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: On account you were informed by two field inspectors on March 17, 2016 not to open to the public until all permits were approved and obtained. And again reminded by e-mail on March 21, 2016 not to open until permits were obtained. Public Safety and health are of utmost concern for this Department. IF THE VIOLATION IS NOT CORRECTED BY THE SPECIFIED DATE HEREIN, THIS VIOLATION WILL BE PROCESSED FOR REFERRAL TO CODE COMPLIANCE FOR FOLLOW UP ACTION INCLUDING BUT NOT LIMITED TO CIVIL AND DAILY FINES.

Inspector: Steven Wescott Phone: 221-9283
for the Director Department of Planning and Permitting

Jobbid: 57494679 Externalid: 057494679-001
Initial Print Date: Friday April 29, 2016 8:27 am Page 1 of 1
Notice of Violation

Violation No.: 2016/NOV-04-179 (BV)          Date: May 03, 2016

Owner(s)
Waialae Investment Corp.
145 Kaeleku Place
Honolulu, HI 96821

ANDERSON, Dominis G. and Jean M.
419 South Street 174
Honolulu, Hawaii 96813

Contractor(s)
Contractor: Commercial Facility's Specialists, Inc.
dba Kingdom Builders
99-1191 Iwana Street #D
Aiea, Hawaii 96701

Tenant/Violator

Architect/Plan Maker
Lancor, Joseph H.
1276 Mokulua Drive
Kailua, Hawaii 96734

Heywood, Steven C.
Libbey Heywood Inc.
210 Ward Avenue 122
Honolulu, HI 96814

Uchida, Lence A.
1446 Laniamilo Place
Honolulu, HI 96819

Lessee

Agent
Palekana Permitting and Planning, JONN
SERIKAWA
765 Amana Street, Suite 208
Honolulu, Hawaii 96814

Engineer

TMK: 6-2-003:014   62-540 KAM HWY Haleiwa 96712

Specific Address of Violation: 62-540 Kamehameha Hwy

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

<table>
<thead>
<tr>
<th>Codes and/or Ordinance(s) and Section(s)</th>
<th>Violation(s)</th>
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</thead>
<tbody>
<tr>
<td>ROH 1990, as amended, Chapter 18</td>
<td>Addition / alteration work was done to an existing restaurant without building permits. A second floor deck structure was added and alterations to the first floor was done. Bathrooms were renovated. A sign was also placed without a sign permit.</td>
</tr>
<tr>
<td>Section 18-3.1</td>
<td></td>
</tr>
<tr>
<td>ROH 1990, as amended, Chapter 18</td>
<td>A double fee penalty shall be assessed when obtaining the permit.</td>
</tr>
<tr>
<td>Section 18-6.2 (d)</td>
<td></td>
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</tbody>
</table>

You are hereby ordered to obtain permit(s) and/or correct violation by June 3, 2016.

Please call the undersigned after the corrections have been made.

IMMEDIATE REFERRAL: Recurring Violation

Special Instructions:
Appendix D.2:
DPP Notice of Violation Ref. No. 2016/NOO-167; 2016/NOV-04-179
January 27, 2017

Dominis G. Anderson  
Jean M. Anderson  
419 South Street, Suite 174  
Honolulu, Hawaii 96813

Joseph H. Lancor  
1276 Mokulua Drive  
Kailua, Hawaii 96734

Steven C. Heywood  
Libbey Heywood, Inc.  
210 Ward Avenue, Suite 122  
Honolulu, Hawaii 96814

Ohana Pacific Bank  
1357 Kapiolani Boulevard, Suite 102  
Honolulu, Hawaii 96814

Commercial Facility S Specialists, Inc.  
dba Kingdom Builders  
99-1191 Iwaena Street, Suite D  
Aiea, Hawaii 96701

Lance A. Uchida  
1446 Lalamilo Place  
Honolulu, Hawaii 96819

Palckana Permitting & Planning  
Attn: Dennis Enomoto  
765 Amana Street, Suite 208  
Honolulu, Hawaii 96814

To Whom It May Concern:

Re: Notice of Order No. 2016/NOO-167  
Notice of Violation No. 2016/NOV-04-179  
Tax Map Key: 6-2-003-014

This office represents the Department of Planning and Permitting of the City and County of Honolulu in the enforcement of the Building, Plumbing, Electrical, and Housing Codes. This office also represents the Department of Planning and Permitting in the enforcement of the Land Use Ordinance, the Grading Ordinance, and the Shoreline Setback Rules & Regulations.

Pursuant to the issuance of Notice of Violation 2016/NOV-04-179 (hereinafter "Notice") on May 3, 2016 by the Department of Planning and Permitting, you were notified that the property located at 62-540 Kamehameha Highway (Tax Map Key No. 6-2-003-014) is in violation of Sections 18-3.1 and 18-6.2(d) of the Revised Ordinances of Honolulu 1990, as amended.
Dominis G. Anderson
Jean M. Anderson
Commercial Facility S Specialists, Inc.
Joseph H. Lancor
Steven C. Heywood
Lance A. Uchida
Palekana Permitting & Planning
Ohana Pacific Bank
January 27, 2017
Page 2

Thereafter, Notice of Order No. 2016/NOO-167 (hereinafter "Order") was issued on July 5, 2016 because you failed to timely correct the violation as required by the Notice. The Order required that you 1) pay a fine of $100.00; and 2) correct the violation by August 5, 2016. The Order also informed you that an additional fine of $100.00 per day would be assessed against you until the necessary correction was satisfied. As of the date of this letter, your violation remains uncorrected and your civil fines ($17,700.00) remain unpaid.

Please be advised that unless you correct your violation in a timely manner and pay or make arrangements to pay your fines, the City will file a lien against your property with the Bureau of Conveyances for the total amount of the unpaid fines. In addition, please be aware that unpaid fines may preclude the issuance or renewal of a drivers license, license or permit approval as may be permitted by law.

Please be further advised that, within thirty (30) days of the date of this letter, we require you to 1) correct the violation; and 2) pay or make arrangements to pay the assessed fines. We recommend that you document your efforts to resolve the violation and provide any information, which you believe constitutes extenuating circumstances relating to your efforts to take corrective action. Such documentation should include a written chronological summary and supporting documents that demonstrate the corrective measures you have taken. At the time of correction, the Department of Planning and Permitting will review the facts related to the case to determine if a reduction in the accrued fines is warranted.

It is in your best interest to promptly respond since attachment action by the Department of Planning and Permitting is intended after thirty (30) days. Should you fail to: 1) correct the violation and 2) pay or make arrangements to pay the assessed fines, we will refer this matter back to the Department of Planning and Permitting to file a lien against your property with the Bureau of Conveyances for the amount of the fine and the maximum permissible daily increase of the fine. Please be aware that this lien shall continue until the unpaid civil fines are paid in full or until a certificate of release or partial release of the lien, prepared by the county at the owner's expense, is recorded. In addition, we reserve the right to commence legal proceedings against you to satisfy the requirements of the Order, including collection of the unpaid fines, together with interest, costs and attorney's fees by judicial foreclosure or other appropriate legal action.
Dominis G. Anderson
Jean M. Anderson
Commercial Facility S Specialists, Inc.
Joseph H. Lancor
Steven C. Heywood
Lance A. Uchida
Palekana Permitting & Planning
Ohana Pacific Bank
January 27, 2017
Page 3

Please mail your check or money order for unpaid fines made payable to the "City and County of Honolulu" and all correspondence to the address listed below:

Brad T. Saito
Deputy Corporation Counsel
Department of the Corporation Counsel
530 South King Street, Room 110
Honolulu, Hawaii 96813

Should you have any questions, please call me at 768-5139. Your prompt attention to this matter is appreciated.

BRAD T. SAITO
Deputy Corporation Counsel

BTS:db

cc: Terry Hildebrand, Code Compliance Branch
Department of Planning and Permitting

16-10125/547610
Appendix D.3:
DPP Notice of Violation Ref. No. 2016/NOO-211; 2016/NOV-06-052
January 27, 2017

Dominis G. Anderson
Jean M. Anderson
419 South Street, Suite 174
Honolulu, Hawaii 96813

Dear Mr. & Mrs. Anderson:

Re: Notice of Order No. 2016/NOO-211
    Notice of Violation No. 2016/NOV-06-052
    Tax Map Key: 6-2-003-014

This office represents the Department of Planning and Permitting of the City and County of Honolulu in the enforcement of the Building, Plumbing, Electrical, and Housing Codes. This office also represents the Department of Planning and Permitting in the enforcement of the Land Use Ordinance, the Grading Ordinance, and the Shoreline Setback Rules & Regulations.

Pursuant to the issuance of Notice of Violation 2016/NOV-06-052 (hereinafter "Notice") on June 7, 2016 by the Department of Planning and Permitting, you were notified that the property located at 62-540 Kamehameha Highway (Tax Map Key No. 6-2-003-014) is in violation of Sections 21-9.90-4 and 25-6.1 of the Revised Ordinances of Honolulu 1990, as amended.

Thereafter, Notice of Order No. 2016/NOO-211 (hereinafter "Order") was issued on July 14, 2016 because you failed to timely correct the violation as required by the Notice. The Order required that you 1) pay a fine of $500.00; and 2) correct the violation by August 16, 2016. The Order also informed you that an additional fine of $100.00 per day would be assessed against you until the necessary correction was satisfied. As of the date of this letter, your violation remains uncorrected and your civil fines ($17,000.00) remain unpaid.

Please be advised that unless you correct your violation in a timely manner and pay or make arrangements to pay your fines, the City will file a lien against your property with the Bureau of Conveyances for the total amount of the unpaid fines. In addition, please be aware
that unpaid fines may preclude the issuance or renewal of a drivers license, license or permit approval as may be permitted by law.

Please be further advised that, within thirty (30) days of the date of this letter, we require you to 1) correct the violation; and 2) pay or make arrangements to pay the assessed fines. We recommend that you document your efforts to resolve the violation and provide any information, which you believe constitutes extenuating circumstances relating to your efforts to take corrective action. Such documentation should include a written chronological summary and supporting documents that demonstrate the corrective measures you have taken. At the time of correction, the Department of Planning and Permitting will review the facts related to the case to determine if a reduction in the accrued fines is warranted.

It is in your best interest to promptly respond since attachment action by the Department of Planning and Permitting is intended after thirty (30) days. Should you fail to: 1) correct the violation and 2) pay or make arrangements to pay the assessed fines, we will refer this matter back to the Department of Planning and Permitting to file a lien against your property with the Bureau of Conveyances for the amount of the fine and the maximum permissible daily increase of the fine. Please be aware that this lien shall continue until the unpaid civil fines are paid in full or until a certificate of release or partial release of the lien, prepared by the county at the owner’s expense, is recorded. In addition, we reserve the right to commence legal proceedings against you to satisfy the requirements of the Order, including collection of the unpaid fines, together with interest, costs and attorney’s fees by judicial foreclosure or other appropriate legal action.

Please mail your check or money order for unpaid fines made payable to the "City and County of Honolulu" and all correspondence to the address listed below:

Brad T. Saito
Deputy Corporation Counsel
Department of the Corporation Counsel
530 South King Street, Room 110
Honolulu, Hawaii 96813
Dominis G. Anderson
Jean M. Anderson
January 27, 2017
Page 3

Should you have any questions, please call me at 768-5139. Your prompt attention to this matter is appreciated.

BRAD T. SAITO
Deputy Corporation Counsel

BTS:db

cc: Terry Hildebrand, Code Compliance Branch
Department of Planning and Permitting

16-10124/547572
Appendix D.4:
DOH Notice of Violation, Permit Suspension and Order Ref. No. 16-SAN-WW-E)-01
STATE OF HAWAII
DEPARTMENT OF HEALTH
SANITATION BRANCH AND WASTEWATER BRANCH
NOTICE OF VIOLATION, PERMIT SUSPENSION AND ORDER

TO:  A-6 LLC,
      DOMINIS G. ANDERSON, Manager
      dba, Haleiwa Beach House,
      Owner and operator of the
      Haleiwa Beach House Restaurant
      419 South Street, Suite 174
      Honolulu, Hawaii 96813
      -or-
      4391 Kahala Ave.
      Honolulu, Hawaii 96816

      Re: Violations at the food establishment located at
      62-540 Kamehameha Hwy.
      Haleiwa, Hawaii 96712
      TMK # (1) 6-2-003:014 (the "Establishment")
      Food Establishment Permit No. 031098
      Haleiwa Beach House

      Respondent.

Pursuant to Hawaii Revised Statutes (HRS) Chapters 321 and 342D, and Hawaii Administrative Rules (HAR) Chapters 11-50 and 11-62, the Department of Health Sanitation Branch and Wastewater Branch (the "Department") issues this Notice of Violation, Permit Suspension and Order (NVPSO) to A-6 LLC, Dominis G. Anderson, Manager, dba Haleiwa Beach House, Respondent. Based upon observations made of the Establishment and surrounding property on the dates enumerated below, the Department initiates this administrative enforcement action to address the violations alleged herein and to address the continuing harm to public health caused by those violations. This administrative action concerns only the violations described in this NVPSO and does not preclude the Department from bringing other actions for any additional violations. This NVPSO does not function to preclude or limit actions by any other public agency or private party.

Pursuant to the issuance of this NVPSO, the Department hereby withdraws its Field Citation Doc. No. 16-WW-4256-FC-01 dated May 12, 2016 and delivered to Respondent via certified mail on May 18, 2016. This NVPSO replaces and supersedes that previous administrative enforcement action.

NOTICE OF VIOLATION

<table>
<thead>
<tr>
<th>Jurisdiction and Authority</th>
<th>The Department has jurisdiction and authority to initiate this administrative enforcement action as follows:</th>
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<tbody>
<tr>
<td></td>
<td>HRS §321-11 – to promulgate rules necessary for public health and safety to govern the operation of food establishments;</td>
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<td>HRS §342D-4 and §342D-10 – to prevent and abate water pollution and control waste management practices for domestic sewage that may cause and to stop any waste management practices that is causing, or will cause, an imminent peril to public health and safety;</td>
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<td>HAR §§11-62-6, 11-62-8, and §11-62-31.1 – establishes applicable prohibitions and requirements for wastewater disposal and individual wastewater systems;</td>
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<td>HAR §11-62-31.1(f) – specifically requires authorization from the Director of Health for the use of any individual wastewater system;</td>
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<td>HAR §11-50-8 – authorizes the inspection of food establishments and requires correction of violations;</td>
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<td>HAR §11-50-12(c) – authorizes the suspension of a food establishment permit where there exists an imminent health hazard to the public health;</td>
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<td>HAR §11-50-63 – requires food establishments utilize an approved wastewater system and discharge waste only in accordance with law.</td>
</tr>
<tr>
<td>Facts and Nature of the Violation</td>
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| **On December 15, 2015**, Mr. James Matichuk, P.E., a licensed engineer retained by Respondent, submitted individual wastewater plans (IWS) for the Establishment to the Department for proposed renovations which included having 196 seats for dining and 192 bar seats. The renovation work proposed to increase the total number of seats by 274 seats (from 114 to 388).

Mr. Matichuk was notified by email on the same day that Department could not approve the installation of additional IWSs on the property. He was also informed that the Respondent would be required to install a wastewater treatment works in accordance with Hawaii Administrative Rules (HAR), Chapter 11-62, Subchapter 2 to accommodate the proposed design flow of 9,800 gallons per day for the restaurant due to the increased number of dining and bar seats.

**On February 17, 2016,** the Department reviewed the building permit, A2015-09-0536 for the restaurant expansion and approved it in error.

**On March 11, 2016,** the Department contacted the City and County of Honolulu’s Department of Planning and Permit to rescind approval of the building permit A2015-09-0536 because the existing wastewater system was inadequate for the proposed building modifications.

**On April 27, 2016,** the Department received a complaint alleging the individual wastewater system (IWS) on the property was insufficiently sized after the seating capacity had expanded at the Haleiwa Beach House Restaurant on the property.

**On May 3, 2016,** the Department met with the Respondent at the Establishment to investigate the complaint. The investigation found that the Establishment, at that time, had a total of 196 seats for dining and 192 seats for the first and second floor bars. Recent renovation work at the restaurant increased the total number of seats by 274 seats from 114 to 388. The renovation work was done without a valid building permit.

The Establishment’s existing IWS, consisting of three (3) septic tanks and a subsurface disposal system (seepage bed), has been in operation since 2013. The design of the IWS was based on serving a restaurant having 83 seats for dining and 31 seats for the bar.

The Department did not approve a modification of the use of the IWS to process the additional wastewater flows from an increase in patrons and for culinary operations at the Establishment. The existing IWS is undersized and cannot accommodate the increase in wastewater flows due to the renovation work.

During the investigation, the Department noted that water was ponding on a neighboring property owned by Kamehameha Estate Trust, identify by Tax Map Key: (1) 6-2-003:002 utilized by children for educational purposes. The Department determined that a dye test of the existing IWS would likely verify if the ponding water was wastewater from the existing IWS.

There is a concern that under heavy rain conditions, extended contamination from the Establishment’s unapproved wastewater system may affect nearby Haleiwa Beach Park and its associated beaches and ocean water frequently utilized by swimmers, paddlers and divers.
On May 16, 2016, the Department issued a field citation (Doc. No. 16-WW-4256-FC-01 dated May 12, 2016) to the Respondent for violation of sections 11-62-08(b) and 11-62-31.1(f), HAR, for the unauthorized use of the IWS.

On May 16, 2016, the Department performed fluorescein dye testing of the Establishment's IWS and sampling at the adjacent Kamehameha Estate Trust's property. The Department took two control samples from the ponding water on the Kamehameha Estate Trust's property. Dye was then placed into the Establishment's IWS.

On May 17, 18 and 19, 2016, the Department performed sampling of the ponding water on Kamehameha Estate Trust's property. All samples were taken to the Department's Laboratory for analysis on May 19, 2016.

On May 31, 2016, the Department received the results of the fluorescein dye testing and sampling from the Laboratory. The results were positive for the dye in samples taken on May 17, 18 and 19. The results indicate that the wastewater from the Establishment's IWS is being discharged onto the adjacent property that is owned by Kamehameha Estate Trust in violation of section (§)11-62-06(f)(6), Hawaii Administrative Rules (HAR).

Pursuant to her authority in HRS §342D-10 and HAR §11-50-12(c), and based upon the facts detailed herein, the Director hereby finds that the continuing discharge of wastewater from the unapproved individual wastewater system at the Establishment, and the continuing operation of the Establishment as a restaurant which necessarily involves wastewater management practices that present an imminent hazard to public health, present an imminent peril to the public health and safety that requires immediate action. The immediate closure of the Establishment and the discontinued use of the Establishment's individual wastewater system are necessary to preserve the public health.

PERMIT SUSPENSION

Pursuant to the facts and findings of the Notice of Violation and the authority of HAR §11-50-63 and §11-50-12(c), Department food establishment permit number 031098 is hereby suspended, effective immediately upon Respondent's receipt of this NVPSO. This suspension shall continue and remain in place until such time as Respondent demonstrates to the Department's satisfaction that the violations noted herein have been corrected.

ORDER

Based upon the authority, facts and findings contained in the Notice of Violation, Respondent is hereby ordered to:

1. Immediately upon receipt of this NVPSO CEASE AND DESIST from operating the Establishment and using the Establishment's individual wastewater system until such time as Respondent has demonstrated to the Department's satisfaction that the Establishment's individual wastewater system has been designed and constructed in accordance with the requirements of HAR §§11-62-6, 11-62-8, and §11-62-31.1 and has been approved thereby.

2. Notify the Department of any and all corrective actions taken to resolve the violations.
A hearing has been scheduled for Friday, June 3, 2016 at 12:00 p.m. at the Director’s Office, Department of Health, 3rd Floor, Room 329, Kinau Hale 1250 Punchbowl Street, Honolulu, Hawaii 96813, to provide you an opportunity to contest this NVPSO. If you wish to reschedule or forgo the hearing, please contact the Department’s Hearing Officer, Michele Nakata at (808) 587-6567.

At any hearing the Director of Health or her appointee will decide whether your permit may be reinstated or the suspension upheld, you may present evidence and witnesses on your behalf, and may examine and cross-examine all witnesses and evidence presented by the Department. You may be represented by an attorney or attorneys at your own expense or you may represent yourself. An authorized representative of the company, organization or corporation may appear to represent that company, organization or corporation, in accordance with law. Any hearing will be conducted in accordance with HRS Chapters 91, 321 and 342D and the administrative rules related thereto, and the DOH Rules of Practice and Procedure (HAR chapter 11-1).

If you have special needs due to a disability that will aid you in participating in the hearing or pre-hearing conference, please contact the Hearings Officer at (808) 586-4409 (voice) or through the Telecommunications Relay Service (711), at least ten (10) working days before the hearing or pre-hearing conference date.

Virginia Pressler  
Virginia Pressler, M.D.  
Director, Department of Health  
State of Hawaii  

Approved as to form:

Wade H. Hargrove III  
Deputy Attorney General

Edward G. Bohlen  
Deputy Attorney General
IN THE DEPARTMENT OF HEALTH

STATE OF HAWAI'I

DEPARTMENT OF HEALTH,
STATE OF HAWAI'I,

Complainant,

VS.

A-6, LLC
dba, HALEIWA BEACH HOUSE,

Respondent.

DOCKET NO. 16-SAN-WW-EO-01

ADMINISTRATIVE ORDER ON CONSENT

ADMINISTRATIVE ORDER ON CONSENT

This Administrative Order on Consent (AOC) is made and entered into by and between the DEPARTMENT OF HEALTH, STATE OF HAWAI'I (Department) and A-6 LLC, dba, HALEIWA BEACH HOUSE (Respondent) for the purpose of settling the above-captioned administrative action. The Department and Respondent are collectively referred to herein as the "Settling Parties".

1. STIPULATED FACTS AND FINDINGS

(a) Respondent owns a food establishment known as the Haleiwa Beach House located at 62-540 Kamehameha Highway, Haleiwa Hawaii 96712 and operated pursuant to Department permit number 031098 (the "Establishment").

(b) A Notice of Violation, Permit Suspension and Order, dated June 2, 2016 (NVPSO), has been filed in the above-captioned administrative action and is hereby incorporated by reference. The NVPSO alleged certain non-compliance issues with the Department's rules related to the operation of food establishments with individual wastewater systems in chapters 11-
50 and 11-62 of the Hawaii Administrative Rules (HAR), the specifics of which are detailed more fully therein.

(c) Respondent has provided the Department with a satisfactory proposal to correct the violations alleged in the NVPSO. Specifically, Respondent has agreed to reconfigure the Establishment’s restaurant operations to make them consistent with the design and computations of Mr. James Matichuk, P.E. dated March 25, 2012, such that the existing individual wastewater system may be expected to accommodate the calculated wastewater discharges from the reconfigured Establishment.

2. **EFFECT OF SETTLEMENT**
   
   (a) This AOC and any actions taken to comply with its terms are a result of a compromise of disputed claims and shall not be construed as an admission of violation, fault, or liability by Respondent.

   (b) This AOC constitutes the final order of the Department in the above-captioned administrative action and thereby supersedes the NVPSO.

   (c) Respondent's compliance in full with this AOC shall constitute a complete satisfaction of the above-captioned administrative action and any other claims, demands or actions related thereto.

3. **EFFECTIVE DATE**

   This AOC shall become effective immediately upon its execution by both the Department and the Respondent. The effective date (Effective Date) shall be the date upon which the Department or the Respondent, whoever is later in time, executes this AOC.
4. **VOLUNTARINESS**

The Settling Parties enter into this AOC freely and voluntarily, under no coercion or duress, and they are fully aware that in so doing, they are subject to the requirements of this AOC.

5. **ENFORCEMENT**

Pursuant to Hawaii Revised Statutes §321-20, §342D-30 and §91-9(d) and HAR chapter 11-1, Respondent hereby withdraws its request for an administrative hearing, waives its right to an administrative hearing, and enters into this AOC for the purpose of resolving the above-captioned administrative action. As the final order in the above-captioned administrative action, by agreement of the Settling Parties, and by operation of law, this AOC is subject to enforcement pursuant to HRS §321-20 and §342D-30 or in a civil action to recover on the contract contained herein.

6. **COMPLIANCE, SCHEDULE AND PERMIT REINSTATEMENT**

(a) Respondent’s permit shall be reinstated immediately upon verification by the Department, via a physical inspection of the Establishment, that there are no more than eighty-three (83) dinning chairs available for full menu service only and thirty-one (31) bar chairs for available for bar menu service only at any given time.

(b) Respondent may have no more than sixteen (16) additional chairs available for use in the Lo’okea Deck of the Establishment for use by persons waiting for either bar or full menu service.

(c) Notwithstanding any other provision of this AOC, additional fluorescein dye testing may be performed at any time after the Effective Date and if the Department concludes from the results that the Establishment’s individual wastewater system is not adequately managing
the Establishment's wastewater discharges, the Department may take further administrative action including, but not limited to, immediate permit suspension.

(d) Failure to fully comply with this AOC shall result in the immediate suspension of the Establishment's permit. Continued operation of the Establishment in violation of the terms and conditions of this AOC shall constitute an operation of the Establishment without a food establishment permit and the operation of an unapproved individual wastewater system, both of which shall be punishable in accordance with the Department's applicable statutes and rules.

7. OTHER REPRESENTATIONS AND WARRANTIES

(a) Other than the matters specifically stated in this AOC, neither of the Settling Parties nor anyone acting on their behalf, has made any representations of fact, opinion or promise to induce their compromise or the execution of this AOC. Additionally, the Settling Parties are not relying upon any statements, representations, opinions or promises made by any person or party, or their agents, employees, representatives, or attorneys concerning the nature, extent or duration of exposure to legal liability arising from the subject matter of this AOC.

(b) This AOC is a product of negotiation between the Settling Parties and it shall be construed without regard to the party or parties responsible for preparing and drafting this document. The Settling Parties do not intend to use ambiguous language, but if any ambiguities exist, the ambiguities should be construed in the manner that most completely protects the interests of the public welfare.

(c) This AOC and all terms, provisions and covenants contained herein are binding on and shall inure to the benefit of the Settling Parties and their successors and assigns.
(d) This AOC and all terms, provisions and covenants contained herein may be executed in counterparts and/or by facsimile, each of which shall be deemed an original and all of which taken together will be deemed one and the same instrument.

(e) The Settling Parties each agree to execute any additional document(s) that the other party may reasonably request in order to carry out the provisions of this AOC.

(f) The undersigned representatives of the Settling Parties expressly warrant and represent that they are authorized to enter into this AOC and that he or she has full authority to bind the party that he or she represents.

(g) Each of the Settling Parties shall bear its own fees (including, but not limited to, attorney's fees), costs and expenses, if any.

8. MODIFICATION

This AOC shall not be altered, amended, modified or otherwise changed, in any respect or particular whatsoever, except by a writing duly executed by authorized representatives of the Settling Parties. The Settling Parties hereby acknowledge and agree that they will make no claim at any time that this AOC has been orally altered or modified in any respect whatsoever.

9. ENTIRE AGREEMENT

This AOC contains the entire agreement among and between the Settling Parties and supersedes all prior oral or written agreement, representations, negotiations and correspondence with respect to the covered claims. The Settling Parties hereto have made no agreement or promise to do any act or thing not mentioned in this AOC.

10. ACTIONS AGAINST OTHER PARTIES

This AOC does not limit or affect the rights or causes of actions the Settling Parties may have against any third parties.
IN WITNESS WHEREOF, the Settling Parties have duly executed this presents as of the
day and year subscribed below.

COMPLAINANT, STATE OF HAWAII,
DEPARTMENT OF HEALTH

VIRGINIA PRESSLER, M.D., Director

Date: 6-7-16

Approved as to form:

WADE R. HARGROVE III
Deputy Attorney General

RESPONDENT, A.A., LLC
dba, HALEIWA BEACH HOUSE

DOMINIS G. ANDERSON, Manager

Date: 6-7-16

Approved as to form:

DAVID J. MINKIN, Esq.
Attorney for Respondent
IN THE DEPARTMENT OF HEALTH

STATE OF HAWAII

DEPARTMENT OF HEALTH,
STATE OF HAWAII,

Complainant,

vs.

A-6, LLC
dba, HALEIWA BEACH HOUSE,

Respondent.

DOCKET NO. 16-SAN-WW-EO-01
FIRST AMENDED ADMINISTRATIVE ORDER ON CONSENT

FIRST AMENDED ADMINISTRATIVE ORDER ON CONSENT

This First Amended Administrative Order on Consent (FAAOC) is made and entered into by and between the DEPARTMENT OF HEALTH, STATE OF HAWAII (Department) and A-6 LLC, dba, HALEIWA BEACH HOUSE (Respondent) for the purpose of settling the above-captioned administrative action. The Department and Respondent are collectively referred to herein as the "Settling Parties".

1. STIPULATED FACTS AND FINDINGS

   (a) Respondent owns a food establishment known as the Haleiwa Beach House located at 62-540 Kamehameha Highway, Haleiwa Hawaii 96712 and operated pursuant to Department permit number 031098 (the "Establishment").

   (b) A Notice of Violation, Permit Suspension and Order, dated June 2, 2016 (NVPSO), has been filed in the above-captioned administrative action and is hereby incorporated by reference. The NVPSO alleged certain non-compliance issues with the Department's rules related to the operation of food establishments with individual wastewater systems in chapters 11-

1976755.V3
50 and 11-62 of the Hawaii Administrative Rules (HAR), the specifics of which are detailed more fully therein.

(c) The Settling Parties entered into an Administrative Order on Consent dated June 7, 2016 (AOC) that provided the Department with a satisfactory proposal to correct the violations alleged in the NVPSO. Specifically, Respondent agreed to reconfigure the Establishment’s restaurant operations to make them consistent with the design and computations of Mr. James Matichuk, P.E. dated March 25, 2012, such that the existing individual wastewater system may be expected to accommodate the calculated wastewater discharges from the reconfigured Establishment.

(d) During an inspection by the Department of the Establishment on June 14, 2016, it was discovered that chairs had been taken from the bar area and relocated to the dining area in violation of the terms of the AOC. This First Amended Administrative Order on Consent (FAAOC) is entered into by the Settling Parties as a modification of the AOC.

2. **EFFECT OF SETTLEMENT**

(a) This FAAOC and any actions taken to comply with its terms are a result of a compromise of disputed claims and shall not be construed as an admission of violation, fault, or liability by Respondent.

(b) This FAAOC constitutes the final order of the Department in the above-captioned administrative action and thereby supersedes the NVPSO and the AOC.

(c) Respondent’s compliance in full with this FAAOC shall constitute a complete satisfaction of the above-captioned administrative action and any other claims, demands or actions related thereto.
3. **EFFECTIVE DATE**

This FAAOC shall become effective immediately upon its execution by both the Department and the Respondent. The effective date (Effective Date) shall be the date upon which the Department or the Respondent, whoever is later in time, executes this FAAOC.

4. **VOLUNTARINESS**

The Settling Parties enter into this FAAOC freely and voluntarily, under no coercion or duress, and they are fully aware that in so doing, they are subject to the requirements of this FAAOC.

5. **ENFORCEMENT**

Pursuant to Hawaii Revised Statutes §321-20, §342D-30 and §91-9(d) and HAR chapter 11-1, Respondent hereby withdraws its request for an administrative hearing, waives its right to an administrative hearing, and enters into this FAAOC for the purpose of resolving the above-captioned administrative action. As the final order in the above-captioned administrative action, by agreement of the Settling Parties, and by operation of law, this FAAOC is subject to enforcement pursuant to HRS §321-20 and §342D-30 or in a civil action to recover on the contract contained herein.

6. **COMPLIANCE, SCHEDULE AND PERMIT REINSTATEMENT**

(a) Immediately upon verification by the Department, via an inspection of the Establishment, that there are no more than eighty-three (83) dining chairs available for full menu service and that any dining chairs in excess of this number have been physically removed from the Establishment, and that no more than thirty-one (31) bar stools (i.e., not suitable for use at the Establishment’s dining tables) are available for bar menu service and that any bar stools in excess
of this number have been physically removed from the Establishment, the Establishment will be allowed to continue its regular bar and food service.

(b) Respondent may not have any barstools or dinner chairs available for use in the Establishment for either bar or full menu service other than as specified in this section. The presence of any barstools or dinner chairs in the Establishment, other than as prescribed in this section, and the use of barstools for a full menu service, is a violation of this FAAOC.

(c) Respondent shall make a payment of FIVE THOUSAND AND NO/100 DOLLARS ($5,000) to the Department, payable to the “State of Hawaii”, no later than TEN (10) business days from the Effective Date.

(d) Notwithstanding any other provision of this FAAOC, additional fluorescein dye testing may be performed at any time after the Effective Date and if the Department concludes from the results that the Establishment’s individual wastewater system is not adequately managing the Establishment’s wastewater discharges, the Department may take further administrative action including, but not limited to, immediate permit suspension.

(d) Failure to fully comply with this FAAOC shall result in the immediate suspension of the Establishment’s permit and a stipulated penalty of TWENTY FIVE THOUSAND DOLLARS AND NO/100 ($25,000.00) becoming due and payable immediately by Respondent to the Department. Operation of the Establishment in violation of the terms and conditions of this FAAOC shall constitute an operation of the Establishment without a food establishment permit and the operation of an unapproved individual wastewater system, both of which shall be punishable in accordance with the Department’s applicable statutes and rules.
7. OTHER REPRESENTATIONS AND WARRANTIES

(a) Other than the matters specifically stated in this FAAOC, neither of the Settling Parties nor anyone acting on their behalf, has made any representations of fact, opinion or promise to induce their compromise or the execution of this FAAOC. Additionally, the Settling Parties are not relying upon any statements, representations, opinions or promises made by any person or party, or their agents, employees, representatives, or attorneys concerning the nature, extent or duration of exposure to legal liability arising from the subject matter of this FAAOC.

(b) This FAAOC is a product of negotiation between the Settling Parties and it shall be construed without regard to the party or parties responsible for preparing and drafting this document. The Settling Parties do not intend to use ambiguous language, but if any ambiguities exist, the ambiguities should be construed in the manner that most completely protects the interests of the public welfare.

(c) This FAAOC and all terms, provisions and covenants contained herein are binding on and shall inure to the benefit of the Settling Parties and their successors and assigns.

(d) This FAAOC and all terms, provisions and covenants contained herein may be executed in counterparts and/or by facsimile, each of which shall be deemed an original and all of which taken together will be deemed one and the same instrument.

(e) The Settling Parties each agree to execute any additional document(s) that the other party may reasonably request in order to carry out the provisions of this FAAOC.

(f) The undersigned representatives of the Settling Parties expressly warrant and represent that they are authorized to enter into this FAAOC and that he or she has full authority to bind the party that he or she represents.
(g) Each of the Settling Parties shall bear its own fees (including, but not limited to, attorney's fees), costs and expenses, if any.

8. **MODIFICATION**

   This FAAOC shall not be altered, amended, modified or otherwise changed, in any respect or particular whatsoever, except by a writing duly executed by authorized representatives of the Settling Parties. The Settling Parties hereby acknowledge and agree that they will make no claim at any time that this FAAOC has been orally altered or modified in any respect whatsoever.

9. **ENTIRE AGREEMENT**

   This FAAOC contains the entire agreement among and between the Settling Parties and supersedes all prior oral or written agreement, representations, negotiations and correspondence with respect to the covered claims. The Settling Parties hereto have made no agreement or promise to do any act or thing not mentioned in this FAAOC.

10. **ACTIONS AGAINST OTHER PARTIES**

    This FAAOC does not limit or affect the rights or causes of actions the Settling Parties may have against any third parties.
IN WITNESS WHEREOF, the Settling Parties have duly executed this presents as of the
day and year subscribed below.

COMPLAINANT, STATE OF HAWAII,
DEPARTMENT OF HEALTH

KEITH E. KAWAOKA D. Env., Deputy
Director for the Environment

Date: 6/16/16

Approved as to form:

WADE H. MARGROVE III
Deputy Attorney General

RESPONDENT: A-6, LLC
dba, HALEIWA BEACH HOUSE

DOMINIS G. ANDERSON, Manager

Date: 6/16/16

Approved as to form:

DAVID J. MINKIN, Esq.
Attorney for Respondent
Appendix E:
Project Budget
## TOTAL HBH Est'd. BUDGET (+/-)

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Misc. Constr. / other budgeted items</td>
<td>$2,400,000</td>
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<tr>
<td>Kingdom / Dumore / entry / ada steps and ramp</td>
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<td>four restrooms re-do / ada</td>
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<tr>
<td>labor for installing windows doors</td>
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<tr>
<td>kitchen misc. frp / existing windows re-do</td>
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<tr>
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<tr>
<td>trim / hardwood misc.</td>
<td>$11,000</td>
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<tr>
<td>upstairs framing / repair / re-do</td>
<td>$9,645</td>
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<tr>
<td>down stairs framing / repair / re-do</td>
<td>$9,396</td>
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<tr>
<td>Jon / Viet Nam front double door</td>
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<tr>
<td>re-do cracked not level concrete flr. 1,000 sf</td>
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<tr>
<td>cedar shingles interior</td>
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<tr>
<td>ceiling patch and re-do ceilings 2 flrs</td>
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<tr>
<td>Tom Viet Nam / Fish pond to Fire Pit re-do granite top</td>
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<td>Lance / bathroom tile</td>
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<td>pony wall 1st. Flr</td>
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<td>Modern Welding / Dumore Mike / interior - exterior railings, cables</td>
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<td>Modern welding triangle piece, repair rust on pipes</td>
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<td>Modern Welding / misc work..sump grate, elevator ladder, cement pans</td>
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<td>plumbing fixtures bath / rooms</td>
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<td>new kitchen high temp htr.</td>
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<td>Troy / Labor Stone work Kitchen / Deck &amp; Lanai</td>
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<td>frame out octopussy</td>
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<td>trim out 20 x 20 stair opening</td>
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<td>Ofa masonry /misc. cement work...cmu, concrete fire steps,</td>
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<tr>
<td>A-Z / cedar shingles exterior</td>
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<tr>
<td>Mike / Dumore / Penhall / Coring / slab cutting</td>
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<td>Rita / lose gravel for pot holes / road side</td>
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<td>Misc. freight, storage, Ace, Home depot etc</td>
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<td>Aloha Cabnt. / misc. bar tops, doors Viet Nam</td>
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<td>Reefer- Freezer stand re-do</td>
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<td>Pate /Demo and refuse hauling</td>
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<td>Ryan / Misc. repair cement work, cmu, spalling etc.</td>
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<tr>
<td>Trades / labor &amp; material</td>
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<tr>
<td>kitchen hood Fire protection / National Fire Protection</td>
<td>$21,450</td>
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<td>Destry Painting / interior &amp; exterior painting</td>
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<td>A-Z / roofing material / labor</td>
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<td>Tory's / Deck water proofing</td>
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<td>Jeff Dorr / landscaping and irrigation</td>
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<td>Chong's Carpet / material &amp; labor</td>
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<td>Prime Elec. / labor, material and fixtures</td>
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<tr>
<td>Ron's Plumbing / material &amp; labor</td>
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<td>Misc. items - kitchen, bar and asst'd FF&amp;E</td>
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<td>FF&amp;E</td>
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<td>Mid City / Others Kitchen - Bar etc.</td>
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<td>Flatware, silver, misc. kitchen pots &amp; pans etc</td>
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<td><strong>Total</strong></td>
<td><strong>$628,939</strong></td>
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<tr>
<td>Professional Services</td>
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<td>AIA / Structural/Mech./ Elec. Engrs.</td>
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<td>Heywood / Structural</td>
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<td>Itano / Electrical</td>
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<td>Mechanical</td>
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<td>Penhall / Asbestos Building Check</td>
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<td>Mike Dumore / Deck Concrete core testing</td>
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<tbody>
<tr>
<td>Miscillenous items</td>
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<td>Coastal Windows</td>
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<tr>
<td>Description</td>
<td>Cost</td>
</tr>
<tr>
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<td>-------</td>
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<tr>
<td>Panda Doors</td>
<td>$46,627</td>
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<td>ETO garage doors &amp; installation</td>
<td>$30,320</td>
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<td>Gary Tropical J / circular stairs &amp; labor</td>
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<td>skylight and labor</td>
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<td>John / Copper gutters &amp; installation</td>
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<td>Eco / fixed open louvered pergola</td>
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<td>Dumore mike / Fire exit stairs</td>
<td>$18,250</td>
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<td>Krupp Elevator</td>
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<td><strong>PROJECT TOTAL COST</strong></td>
<td>$406,455</td>
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</table>

(+/-) PROJECT TOTAL COST $2,578,618

**NOTE:** As shown, we did not contract for all the work with one individual contractor.
To save dollars, and expedite work, we personally contracted out the work with a lot of small & different contractors and coordinated the entire job ourselves.
We, Lancor and ourselves placed all the orders for doors, windows, furniture and kitchen equip.

**Option II:** We have two options on the table under study
Both WWTP units (Options I & II) are being designed "to be incorporated into, and a part of utilizing and expanding our existing 4,500 gallon capacity IWS system"

**NOTE:**
Our IWS waste water system is acknowledged to be a part of our building remodel permit. The expansion of the existing system’s capacity, requires improvements, repair and maintenance as planned, can be described covered and fall under (F) & (P) and as such exempt from the SMA minor.
§15-150-2

(2) "Development" does not include the following:

(F) Repair, maintenance, or interior alterations to existing structures;

(P) Nonstructural improvements to existing commercial structures; and
Appendix F:
Preliminary Consultation Letters
Appendix F.1:
City and County of Honolulu
March 21, 2017

Ms. Michele M. Leong, Planner
R. M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819-3494

Dear Ms. Leong:

This is in response to your letter of March 9, 2017, requesting comments on a Pre-Assessment Consultation for the Haleiwa Beach House Project.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department at this time.

If there are any questions, please call Major Darren Izumo of District 2 (Wahiawa) at 723-8703.

Thank you for the opportunity to review this project.

Sincerely,

CARY OKIMOTO
Acting Chief of Police

By
MARK TSUYEMURA
Management Analyst VI
Office of the Chief

Serving and Protecting With Aloha
March 29, 2017

R.M. Towill Corporation  
Attn: Michelle Leong  
2024 N. King Street, Suite 200  
Honolulu, Hawaii 96819-3494

Dear Ms. Leong,

Subject: Pre-Assessment Consultation, Haleiwa Beach House Project  
Haleiwa, Oahu, Hawaii  
TMK: (1)6-2-003:014

Thank you for the opportunity to review and comment. The Department of Design and Construction has no comments at this time.

If you have any other questions please call me at 768-8480.

Sincerely,

[Signature]
Robert J. Kroning, P.E.  
Director

RJK:ms(682920)
March 31, 2017

Ms. Michele Leong, Planner
R. M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819

Dear Ms. Leong:

Subject: Preassessment Consultation
Haleiwa Beach House Project
Haleiwa, Hawaii
Tax Map Key: 6-2-003: 014

In response to your letter dated March 9, 2017, regarding the above-mentioned subject, the Honolulu Fire Department 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 from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC™, 2012 Edition, Sections 18.2.3.2.2, 18.2.3.2.2.1.)

A fire department access road shall extend to within 50 feet 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; UFC™, 2012 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet from a water supply on a fire apparatus access road, as measured by an approved route around
the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFC™, 2012 Edition, Section 18.3.1, as amended.)

3. The unobstructed width and unobstructed vertical clearance of a fire apparatus access road shall meet county requirements. (NFPA 1; UFC™, 2012 Edition, Section 18.2.3.4.1.1 and 18.2.3.4.1.2, as amended.)

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

Should you have questions, please contact Battalion Chief Wayne Masuda of our Fire Prevention Bureau at 723-7151 or wmasuda@honolulu.gov.

Sincerely,

[Signature]

SOCRATES D. BRATAKOS
Assistant Chief

SDB/TC: bh
April 4, 2017

Ms. Michele M. Leong, Planner
R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819

Dear Ms. Leong:

Subject: Pre-Assessment Consultation
Haleiwa Beach House Project

Thank you for the opportunity to review and comment on your letter dated March 9, 2017, on the above project.

We have no comments at this time, as we do not have any facilities or easements on the subject property. However, during construction and upon completion of the project, any damages/deficiencies along Kamehameha Highway shall be corrected to City standards, and accepted by the City at the Contractor’s expense.

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

Sincerely,

Ross S. Sasamura, P.E.
Director and Chief Engineer
Ms. Michele M. Leong  
Planner  
R.M. Towill Corporation  
2024 North King Street, Suite 200  
Honolulu, Hawaii 96819-3494

Dear Ms. Leong:

SUBJECT: Pre-Assessment Consultation Draft Environmental Assessment (DEA) for Haleiwa Beach House Project, Haleiwa, Oahu, Hawaii

In response to your letter dated March 9, 2017, we have the following comments:

1. The DEA should include a discussion of the traffic impacts that this project is having on any surrounding City roadways with corresponding measures to mitigate these impacts.

2. All deliveries and refuse services should be handled on-site. A description of how the delivery and refuse vehicles are safely maneuvering their vehicles on the property should be provided.

3. All parking needs for the proposed facility (employees and restaurant patrons) should be handled on-site.

4. All access driveways to the project site should be designed with the highest pedestrian and bicycle safety measures.

5. Haleiwa town has many pedestrian and bicycle riders. Therefore, an on-site bike rack for the employees and restaurant patrons should be present on the property.

We reserve further comment pending review of the DEA.
Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,

Wes Fryszlacki
Director Designate
April 10, 2017

Ms. Michele M. Leong  
R. M. Towill Corporation  
2024 North King Street, Suite 200  
Honolulu, Hawaii  96819-3494

SUBJECT:  Pre-Assessment Consultation for  
Draft Environmental Assessment (DEA)  
Haleiwa Beach House Project  
62-540 Kamehameha Highway – Haleiwa  
Tax Map Key 6-2-3: 14

Dear Ms. Leong:

This is in response to your letter, (received March 13, 2017), regarding your request for comments on the pre-assessment consultation for the proposed Haleiwa Beach House Project. We have reviewed the Project description and have the following comments:

1. The DEA should include a discussion of the consistency of the Project with the Oahu General Plan and the North Shore Sustainable Communities Plan.

2. The Department of Planning and Permitting (DPP) recommends/requires consulting with the following agencies and landowners for the DEA:

   a. State Historic Preservation Division (SHPD).
   b. State Department of Health (DOH), Wastewater Branch.
   c. State Department of Health (DOH), Clean Water Branch.
   d. Department of Parks and Recreation (DPR).
   e. Site Development Division, Civil Engineering Branch (CEB) and Traffic and Traffic Review Branch (TRB).
   f. Planning Division, Community Planning Branch (CPB) and Development Plans and Zone Change Branch.
   g. Adjacent private landowners.
3. DEA and permit applications should be supported by the following studies:
   a. Archaeological documentation - based on SHPD's requirements.
   b. Cultural impact assessment.
   c. Traffic study, including pedestrian component to determine safety of patrons along the highway.
   d. Water quality study of the fish pond and near shore water - as necessary to respond to allegations by members of the community regarding water quality violations.
   e. As-built survey of surface and subsurface site features - to document what's there and if there are encroachments into the City or neighboring properties.

4. The DEA should discuss the following:
   a. History of development permits and violations.
   b. Figures showing how the property has been altered over time - from 2010 before the renovations started and tied to the permit approvals.
   c. Detailed description of work completed.
   d. Parking lot program - including Land Use Ordinances (LUO) requirements, number of stalls, handling of tour buses, and how to prevent parking on City property.
   e. How drainage is addressed, including any increase in impervious surfaces and run-off.
   f. Restaurant capacity and in relation to the waste water treatment plant capacity.
   g. Any future expansion plans.

5. The DEA should list all permits required.

6. The subject property is located within the Special Management Area. The DEA should also address the Environmental Assessment requirements of Chapter 25, Revised Ordinance of Hawaii.

7. The subject property is located within the Haleiwa Special District. The DEA should provide a detailed discussion about the proposed development, how it may impact the surrounding uses, and how it will comply with the objectives, rules, regulations, and design guidelines of the Special District.

8. As applicable, the DEA needs to include a discussion explaining the Project's water quality management strategy pursuant to the prevailing Rules Relating to Storm Drainage Standards and Wastewater Treatment Plant peak wet weather
and tidal flow management, including inadequate treatment and operational difficulties.

9. A traffic assessment should be prepared for the proposed Project that includes an analysis of the associated traffic impacts. The discussion needs to include a traffic management plan and identification of multi-modal incentives to encourage transit, bicycle, and pedestrian trips. Please consult with the Traffic Review Branch of the DPP, as well as the Department of Transportation Services.

Should you have any questions, please contact me at 768-8000.

Very truly yours,

[Signature]

Kathy K. Soejinka
Acting Director
**Record agency comments**

**Job 059641709-001 (2017/ELOG-588)**

N.S.: Haleiwa. EA. 2017 Haleiwa Beach House Pre-Assessment Consultation

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<th>Status</th>
<th>Outcome</th>
<th>Scheduled</th>
<th>Actual</th>
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<td>Recorded</td>
<td>Start: Apr 26, 2017</td>
<td>Completed: Apr 26, 2017 18:26:17</td>
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**Details**

Agency Comments:

The Draft EA should discuss consistency of the project with the Oahu General Plan and the 2011 North Shore Sustainable Communities Plan (NS SCP).

Consistent with the policies and guidelines re shoreline area development in the NS SCP, the Draft EA should discuss the impact of sea level rise (SLR) on the project site, including the potential for coastal flooding and erosion.

According to a January 2017 National Oceanic and Atmospheric Administration report (Global and Regional Sea Level Rise Scenarios for the United States), SLR in Hawaii is quite likely (73 to 96%) to be at least 1.6 feet higher than 1992 levels by 2100, and there is a significant chance (17%) that it will be more than four feet higher.

The US ACE provides an on-line SLR calculator found on-line at http://www.corpsclimate.us/rccsica.cfm which can be used to provide high and intermediate projections of SLR for the project site, based on the Mokuole tidal gauge, at five year intervals throughout the life of the project.

An assessment of the performance of the project under high and intermediate projections of SLR used by the US Army Corps of Engineers (US ACE) would help identify how susceptible to coastal flooding and erosion the project might be during its life, what its vulnerabilities are, and if there would be a "tipping point" where the project might be threatened by coastal erosion and/or flooding.

Static Flooding and Groundwater Inundation

The US ACE SLR projections can be used to assess what the impact of static flooding and groundwater inundation will be during the life of the project.

The US ACE intermediate projection for the project site, using the on-line SLR calculator is 1.3 feet of SLR by 2100; the high projection is 4.4 feet of SLR.

Storm Tides Wave Flooding Events

The US ACE on-line site also provides the historic pattern of storm tides (extreme water levels caused by tidal and storm surge) and extreme wave events recorded at the Mokuole tidal gauge.

These patterns can be used with the SLR projections to evaluate how the projected intermidiate and high SLR would impact the likelihood of overtopping from storm tides and extreme wave events.

The FEA should include an analysis of how well the project will perform during its expected life if SLR is somewhere between the low and the high projection. Given the uncertainty about the future extent of climate change and SLR, it makes sense to evaluate the performance of the project over a reasonable range of possible futures.

Agency: DPZCB

Comments: Bob Stanfield
Coastal Erosion and Flooding for Haleiwa at three feet of Sea Level Rise

Key:  Light Green areas are areas below sea level which will not drain at three feet of SLR. Blue areas are subject to flooding from the ocean. Red line indicates the extent of coastal erosion with three feet of SLR if no armoring is present.

Source:  UH School of Ocean and Earth Science and Technology, http://www.soest.hawaii.edu/coasts/sealevel/Oahu2100.mp4
Record agency comments for Job 059641709-001 (2017/ELOG-588)

Assigned To: LANCE K. WATANABE

Status: Complete
Outcome: Recorded

Scheduled
Start: Apr 27, 2017
Completed: Apr 27, 2017

Actual
Start: Apr 27, 2017 08:21:54
Completed: Apr 27, 2017 08:21:54

Details

Agency Comments:

TRB Comments:

1. Improvements to the frontage of the property along Kamehameha Highway should be provided to enhance and promote pedestrian safety and circulation. There is a road widening setback from 4-feet along the south property line to 10-feet along the north property line along the Kamehameha Highway frontage. The frontage improvements will also help clearly define a driveway access/egress point which will improve pedestrian and vehicular safety.

2. A traffic assessment and parking assessment should be provided. The traffic assessment will identify any impacts to traffic along Kamehameha Highway at the driveway location. The parking assessment will identify if adequate parking is being provided on-site, and if adequate maneuvering on-site is provided for all vehicle types being served by the restaurant.

3. A Traffic Management Plan (TMP) should be submitted to our office for review and approval. The TMP shall include traffic demand management (TDM) strategies to minimize the amount of vehicular trips generated by the restaurant. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other TDM measures. Bicycle racks should be situated in a easily accessible and secure location.

4. A construction management plan should be prepared to identify potential impacts to traffic and parking during construction and methods to mitigate these impacts.

5. Adequate vehicular sight distance at the driveway should be provided and maintained to pedestrians and other vehicles. All loading activities should be contained on-site and adequate maneuvering space provided such that loading vehicles enter and exit the site front first.

6. Construction plans, including traffic control plans, for all work within or affecting Kamehameha Highway shall be submitted for review and approval.

Lance - TRB

Lance Watanabe, P.E.
Traffic Review Branch, DPP
Phone: 768-8079
eMail: lwatanabe@honolulu.gov

Agency: Traffic Review Branch

Reviewed by: Lance Watanabe
April 28, 2017

Mr. Michael M. Leong  
R. M. Towill Corporation  
2024 N. King Street, Suite 200  
Honolulu, Hawaii 96818

Dear Mr. Leong:

SUBJECT: Pre-Assessment Consultation-Draft Environmental Assessment  
Haleiwa Beach House Project  
Haleiwa, Oahu, Hawaii  
Tax Map Key: (1) 6-2-003:014

Thank you for the opportunity to review and comment at the Pre-Consultation Stage of the Draft Environmental Assessment for the subject project.

The Department of Parks and Recreation understands that an after-the-fact Environmental Assessment and Special Management Area (SMA) major permit application is required because the construction completed in 2016 exceeded the approved improvements.

As a result of those improvements there appears to be insufficient parking and delivery access which necessitates the use of City property adjacent to the beach house to accommodate users.

The Department requests that the after-the-fact Environmental Assessment and Special Management Area major permit application address these issues.

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

Sincerely,

Michele K. Nekota  
Director

MKN:jr  
(683293)
Appendix F.2:
State of Hawai‘i
Ms. Michele M. Leong  
R. M. Towill  
2024 North King Street, Suite 200  
Honolulu, Hawaii 96819

Dear Ms. Leong:

Subject: Your Letter Dated March 9, 2017 Requesting Comments on an After-the-Fact Environmental Assessment and Special Management Area Permit-Major Application on the Haleiwa Beach House Project – Tax Map Key: 6-2-003: 014

Thank you for the opportunity to comment on the Haleiwa Beach House Project.

The existing water system cannot provide adequate fire protection in accordance with our Water System Standards. Our Water System Standards require a fire hydrant to be located within 125 linear feet of parcels in business-zoned developments and provide a flow of 2000 gallons per minute. The nearest hydrants are located approximately 200 linear feet away from the projected parcel. Therefore, the applicant will be required to install a fire hydrant between Fire Hydrant No. C00059 and Fire Hydrant No. C00060 along Kamehameha Highway. The proposed fire hydrant should be within 125 linear feet of the Haleiwa Beach House, be installed on the existing 16-inch water main fronting the parcel, and be able to provide adequate fire protection and peak hour pressures.

Water conservation measures are recommended for all proposed developments. These measures include utilization of non-potable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors and the use of water sense labeled ultra-low-flow water fixtures and toilets.

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

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

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

Very truly yours,

[Signature]

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer
Ms. Michele M. Leong, Planner  
R.M. Towill Corporation  
2024 N. King Street, Suite 200  
Honolulu, Hawaii 96819

Dear Ms. Leong:

Subject: Pre-Assessment Consultation for Haleiwa Beach House Project  
Haleiwa, Oahu, Hawaii  
TMK: (1) 6-2-003: 014

Thank you for the opportunity to comment on the subject project. The Department of Accounting and General Services' has no facilities in or near the project area, and we have no comment or concerns regarding this project at this time.

If you have any questions, your staff may call Ms. Gayle Takasaki of the Public Works Division at 586-0584.

Sincerely,

[Signature]

RODERICK K. BECKER  
Comptroller
Ref. No. P-15546

March 31, 2017

Ms. Michele M. Leong
R. M. Towill Corporation
2024 N. King Street, Suite 200
Honolulu, Hawai‘i 96819

Dear Ms. Leong:

Subject: Pre-Assessment Consultation for Environmental Assessment for the After-the-Fact Hale‘iwa Beach House Restaurant Project, Hale‘iwa, O‘ahu, Hawai‘i; Tax Map Key: (1) 6-2-003: 014

According to the information from your pre-assessment consultation request, received March 13, 2017, the after-the-fact renovations to the Hale‘iwa beach house restaurant included the following elements: 1) interior and exterior building improvements; 2) site work for parking and loading spaces; 3) installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and 4) landscaping and irrigation enhancements.

The Office of Planning (OP) has the following comments to offer.

1. The EA should discuss the scope of the Hale‘iwa beach house restaurant renovation project, and clarify the trigger(s) of requirements of Hawaii Revised Statutes (HRS) Chapter 343.

2. The Hawai‘i State Planning Act, HRS Chapter 226, provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of resources throughout the state in areas of state interest.

The subject EA should include an analysis on the Hawai‘i State Plan Act that addresses whether the proposed development conforms with state and county plans, policies and controls. The analysis should include a discussion on the compatibility of the proposed development with the objectives and policies, and priority guidelines listed in HRS Chapter 226.

3. Hawai‘i Coastal Zone Management (CZM) law, HRS Chapter 205A, requires all state and county agencies to enforce the CZM objectives and policies. The assessment on compliance with HRS Chapter 205A is an important component for satisfying the requirements of HRS Chapter 343.

The subject EA should include an assessment as to how the proposed development conforms to CZM objectives and supporting policies set forth in HRS § 205A-2, as amended. These objectives and policies include: recreational resources, historic resources, scenic and open
space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection and marine resources.

4. The EA should identify and discuss site-specific mitigation measures to mitigate potential impacts of the project on the adjacent stream, fishpond and water quality, and prevent wastewater, sediment, soils and debris resulting from the project from impacting the coastal ecosystem.

OP’s Stormwater Impact Assessments, a document for Hawai’i’s environmental review process, could help the project to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff occurrences. Mitigation measures listed in this document can be applied to water runoff strategies to protect coastal ecosystems.


5. Your pre-assessment consultation request indicates that the project is located within the special management area (SMA), under HRS Chapter 205A. The EA should discuss the compliance with the requirements of SMA use by consulting with the Department of Planning and Permitting, City and County of Honolulu.

6. The subject EA is preparing for an after-the-fact project, which was completed in 2016. The EA should include the copies of all violation notices and/or warnings from the government agencies, and provide a list of all permits and approvals that are required to obtain for the subject project.

If you have any questions regarding this comment letter, please contact Shichao Li of our CZM Program at (808) 587-2841.

Sincerely,

Leo R. Asuncion
Director

c: Mr. Luis P. Salaveria, Director, DBEDT
March 31, 2017

R.M. Towill Corporation  
Attn: Ms. Michele M. Leong, Planner  
2024 N. King Street, Suite 200  
Honolulu, Hawaii 96819-3494

Dear Ms. Leong:

Subject: Pre-assessment Consultation  
Haleiwa Beach House Project  
Haleiwa, Oahu, Hawaii  
Tax Map Key (TMK): (1) 6-2-003:014

The Department of Hawaiian Home Lands acknowledges receiving the request for comments for the Haleiwa Beach House Project. After reviewing the material submitted, we do not anticipate any impacts to our lands or beneficiaries.

However, we highly encourage all agencies to consult with Hawaiian homestead community associations and other (N) native 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 call the Planning Office at 620-9517 or contact us via email at dhhh.planning@hawaii.gov.

Sincerely,

[Signature]

M. Kaleo Manuel  
Acting Planning Program Manager

Cc: Oahu Homestead Associations
April 10, 2017

R. M. Towill Corporation
Attention: Ms. Michele M. Leong, Planner
2024 North King Street, Suite 200
Honolulu, Hawaii 96819

via email: MicheleL@rmtowill.com

Dear Ms. Leong:

SUBJECT: Pre-assessment Consultation for Hale’iwa Beach House Project

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

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division – Oahu District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files
TO:

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

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-assessment Consultation for Hale’iwa Beach House Project
LOCATION: Hale’iwa, Island of Oahu; TMK: (1) 6-2-003:014
APPLICANT: Mr. D. G. Anderson

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by April 7, 2017.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed: 

Print Name: Carty S. Chang, Chief Engineer
Date: 3/17/17

cc: Central Files
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 designated Flood Hazard.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators 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) 270-7253.
- **Kauai**: County of Kauai, Department of Public Works (808) 241-4846.

Signed: CARTY S. CHANG, CHIEF ENGINEER

Date: 3/1/21
March 16, 2017

MEMORANDUM

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

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-assessment Consultation for Hale‘iwa Beach House Project
LOCATION: Hale‘iwa, Island of Oahu; TMK: (1) 6-2-003:014
APPLICANT: Mr. D. G. Anderson

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by April 7, 2017.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed: 

Print Name: Darlene Bryant-Takamatsu
Date: 3/20/17

cc: Central Files
June 22, 2017

Ms. Michele M. Leong  
Planner  
R. M. Towill Corporation  
2014 North King Street, Suite 200  
Honolulu, Hawaii 96819

Dear Ms. Leong:

Subject: Haleiwa Beach House Project  
Pre-Assessment Consultation  
Haleiwa, Oahu, Hawaii  
TMK: (1) 6-2-003:014

While it is anticipated that this project will not have a significant impact on our State highway facilities, we offer the following:

1. The Draft Environmental Assessment should include: a graphical depiction of the project site layout, traffic circulation plan, internal parking and loading spaces, and location of access points to the Joseph P. Leong Highway and transportation facilities surrounding the project site.

2. We are also concerned in any changes that this project may have on the existing transportation infrastructure (i.e., additional vehicle trip generation). Should the size of the operation increase in the future, a traffic assessment should be prepared to address any traffic impacts.

3. No additional discharge of surface water runoff will be permitted onto the State highways.

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

Sincerely,

[Signature]

FORD N. FUCHIGAMI  
Director of Transportation
Appendix F.3:
Federal – U.S. Army Corps of Engineers
SUBJECT: No Permit Required for Haleiwa Beach House, Haleiwa, Island of Oahu, Hawaii DA File No. POH-2017-00052

Mr. D. G. Andy Anderson
Haleiwa Beach House
62-540 Kamehameha Highway
Haleiwa Hawaii 96712

Dear Mr. Anderson:

We have received your letter dated March 9, 2017 requesting a determination of permitting requirements for the proposed Haleiwa Beach House, Haleiwa, Island of Oahu, Hawaii. We have assigned your project Department of the Army (DA) file number POH-2017-00052. Please reference this number in all future correspondence concerning this project.

We have reviewed your submittal pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). Section 10 requires that a DA permit be obtained for certain structures or work in or affecting navigable waters of the United States, prior to conducting the work (33 U.S.C. 403). Section 404 requires that a DA permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including wetlands and navigable waters of the U.S, prior to conducting the work (33 U.S.C. 1344).

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, this office has determined the proposed activity does not occur within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 and within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act Therefore, a DA permit will not be required.

We have completed an approved jurisdictional determination (Enclosure X) for your project area. This determination is valid for a period of five (5) years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an Administrative Appeal under 33 CFR 331. We have enclosed a Notification of Appeal Process and Request for Appeal (NAP/RFA) form. If you request to appeal this determination you must submit a completed RFA form, according to instructions in the RFA, to the Corps’ Pacific Ocean Division office at the following address:
Civil Works and Regulatory Program Manager  
U.S. Army Corps of Engineers  
Pacific Ocean Division, ATTN: CEPOD-PDC  
Building 525  
Fort Shafter, HI  96858-5440

Although a permit is not required from this office, we recommend use of Best Management Practices to avoid and minimize adverse impacts to the aquatic resource. It is your responsibility to ensure that your project complies with all other Federal, State, or local statutes, ordinances and regulations.

Thank you for your cooperation with the Honolulu District Regulatory Program. Should you have any questions related to this determination, please contact Stephen M Willis of my staff at 808-835-4056 or via e-mail at Stephen.m.willis2@usace.army.mil. You are encouraged to provide comments on your experience with the Honolulu District Regulatory Office by accessing our web-based customer survey form at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0.

Sincerely,

Tunis W. McElwain  
Chief, Regulatory Branch

Enclosure(s)

cc:
State of Hawaii DOH-CWB
Appendix F.4:
All Pre-consultation Letters Sent
March 9, 2017

RMTC Ref. No.: 1-22926-00P

University of Hawaii
Sea Grant Program
2525 Correa Road, HIG 238
Honolulu, HI 96822

To Whom It Concerns:

Pre-assessment Consultation
Haleʻiwa Beach House Project
Haleʻiwa, Oʻahu, Hawaiʻi
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Haleʻiwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Haleʻiwa, on the island of Oʻahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawaiʻi Revised Statutes (HRS), Chapter 205A for renovations to the Haleʻiwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowell.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMT Ref. No.: 1-22926-00P

Mr. James Estores, President
Malama Loko Ea Foundation
62-540 Kamehameha Hwy.
Haleiwa, HI 96712

Dear Mr. Estores:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai‘i Revised Statutes (HRS), Chapter 205A for renovations to the Hale‘iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMT) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMT by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Anthony Aalto, Chair
Sierra Club
P.O. Box 2577
Honolulu, HI 96803

Dear Mr. Aalto:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai‘i Revised Statutes (HRS), Chapter 205A for renovations to the Hale‘iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Ernest Y. W. Lau, P.E., Manager
Honolulu Board of Water Supply
630 S. Beretania St.
Honolulu, HI 96843

Dear Mr. Lau:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai‘i Revised Statutes (HRS), Chapter 205A for renovations to the Hale‘iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Robert J. Kroning, P.E., Director
Department of Design and Construction
650 South King St., 11th Floor
Honolulu, HI 96813

Dear Mr. Kroning:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai‘i Revised Statutes (HRS), Chapter 205A for renovations to the Hale‘iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Ms. Michele K. Nekota, Director
Department of Parks & Recreation
1000 Ulouhia St., Suite 309
Kapolei, HI 96707

Dear Ms. Nekota:

Pre-assessment Consultation
Hale'iwa Beach House Project
Hale'iwa, O'ahu, Hawai'i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale'iwa Beach House Project (“project”), located on TMK parcel: (1) 6-2-003:014, in Hale'iwa, on the island of O'ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai'i Revised Statutes (HRS), Chapter 205A for renovations to the Hale'iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Ms. Jobie Masagatani, Chair
Department of Hawaiian Homelands
P.O. Box 1879
Honolulu, HI 96805

Dear Ms. Masagatani:

Pre-assessment Consultation
Hale'iwa Beach House Project
Hale'iwa, O'ahu, Hawai'i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale'iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale'iwa, on the island of O'ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai'i Revised Statutes (HRS), Chapter 205A for renovations to the Hale'iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Luis P. Salaveria, Director
Dept. of Business, Economic Development & Tourism P.O. Box 2359
Honolulu, HI 96804

Dear Mr. Salaveria:

Pre-assessment Consultation
Haleʻiwa Beach House Project
Haleʻiwa, Oʻahu, Hawaiʻi
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Haleʻiwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Haleʻiwa, on the island of Oʻahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawaiʻi Revised Statutes (HRS), Chapter 205A for renovations to the Haleʻiwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

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Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Ms. Suzanne D. Case, Chairperson
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl St., Room 130
Honolulu, HI 96813

Dear Ms. Case:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Dean Higuchi,
U.S. Environmental Protection Agency
Pacific Islands Contact Office, Region 9
P.O. Box 50003
Honolulu, HI 96850

Dear Mr. Higuchi:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Office of Hawaiian Affairs  
560 N. Nimitz Hwy., Suite 200  
Honolulu, HI 96817

To Whom It May Concern:

Pre-assessment Consultation  
Hale'iwa Beach House Project  
Hale'iwa, O'ahu, Hawai'i  
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale'iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale'iwa, on the island of O'ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong  
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Bill Quinlan, Chairman  
North Shore Chamber of Commerce  
66-434 B Kamehameha Hwy.  
Haleiwa, HI 96712

Dear Mr. Quinlan:

Pre-assessment Consultation  
Hale‘iwa Beach House Project  
Hale‘iwa, O‘ahu, Hawai‘i  
Tax Map Key (TMK): (1) 6-2-003:014

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Sincerely,

Michele M. Leong  
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Manuel P. Neves, Fire Chief
Honolulu Fire Department
636 South St.
Honolulu, HI 96813

Dear Mr. Neves:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Ms. Lori M. K. Kahikina, P.E., Director
Department of Environmental Services
1000 Ulouhia St., Suite 308
Kapolei, HI 96707

Dear Ms. Kahikina:

Pre-assessment Consultation
Hale'iwa Beach House Project
Hale'iwa, O'ahu, Hawai'i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale'iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale'iwa, on the island of O'ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

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

Dear Mr. Formby:

Pre-assessment Consultation
Hale'iwa Beach House Project
Hale'iwa, O'ahu, Hawai'i
Tax Map Key (TMK): (1) 6-2-003:014

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Ms. Kathy Sokugawa, Interim Director
Department of Planning & Permitting
650 South King St.
Honolulu, HI 96813

Dear Ms. Sokugawa:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Roderick Becker, Comptroller
Department of Accounting and General Services
Kalanikou Building
1151 Punchbowl St.
Honolulu, HI 96813

Dear Mr. Becker:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Keith Kawaoka, Deputy Director
Department of Health
Environmental Planning Office
919 Ala Moana Blvd., Room 312
Honolulu, HI 96814

Dear Mr. Kawaoka:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Alan Downer, Administrator
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room.555
Kapolei, HI 96707

Dear Mr. Downer:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Michael Tosatto, Regional Administrator
National Oceanic and Atmospheric Administration National Marine Fisheries Service
Pacific Islands Regional Office
1845 Wasp Blvd., Building 176
Honolulu, HI 96818

Dear Mr. Tosatto:

**Pre-assessment Consultation**
**Hale‘iwa Beach House Project**
**Hale‘iwa, O‘ahu, Hawai‘i**
**Tax Map Key (TMK): (1) 6-2-003:014**

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Bishop Trust Estate
P.O. Box 3466
Honolulu, HI 96801

To Whom It May Concern:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Ms. Kathleen Pahinui, Chair
North Shore Neighborhood Board No. 27
925 Dillingham Blvd., Suite 160
Honolulu, HI 96817

Dear Ms. Pahinui:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Louis M. Kealoha, Chief of Police
Honolulu Police Department
801 South Beretania St.
Honolulu, HI 96813

Dear Mr. Kealoha:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Gary Nakata, Director
Department of Community Services
715 South King St., Room 311
Honolulu, HI 96813

Dear Mr. Nakata:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

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Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Ross S. Sasamura, P.E., Director
Department of Facility Maintenance
1000 Ululahia St., Suite 215
Kapolei, HI 96707

Dear Mr. Sasamura:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai‘i Revised Statutes (HRS), Chapter 205A for renovations to the Hale‘iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC by April 10, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmтовill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Scott Enright, Chair
Department of Agriculture
1428 South King St.
Honolulu, HI 96814

Dear Mr. Enright:

Pre-assessment Consultation
Hale'iwa Beach House Project
Hale'iwa, O'ahu, Hawai'i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale'iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale'iwa, on the island of O'ahu. See the enclosed Project Location Map.

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Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Leo R. Asuncion Jr., AICP, Director
Dept. of Business, Economic Development & Tourism
Office of Planning
P.O. Box 2359
Honolulu, HI 96804

Dear Mr. Asuncion:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project (“project”), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Ford Fuchigami, Director
Department of Transportation
Aliiāmoku Building
869 Punchbowl St., Room 509
Honolulu, HI 96813

Dear Mr. Fuchigami:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Sincerely,

Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Doug Krofta, Field Supervisor
Department of the Interior
U.S. Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Blvd., Room 3-122
Honolulu, HI 96850-5000

Dear Mr. Krofta:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmтовill.com.

Sincerely,

[Signature]
Michele M. Leong
Planner
March 9, 2017

RMTC Ref. No.: 1-22926-00P

Mr. Shane McCoy, Acting Chief
Department of the Army
U.S. Army Corps of Engineers
Honolulu District Regulatory Office
Building 230
Fort Shafter, HI 96858-5440

Dear Mr. McCoy:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, we are writing to request your pre-assessment consultation for the Hale‘iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

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Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong
Planner
December 21, 2017

RMTC Ref. No.: 1-22926-00P

C/O Bickerton Dang, LLLP
Topa Financial Center, Fort Street Tower
745 Fort St #801
Honolulu, HI 96813

Dear Ms. Abigail Kawanakaoa:

Pre-assessment Consultation
Hale‘iwa Beach House Project
Hale‘iwa, O‘ahu, Hawai‘i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, and at the request of the City and County of Honolulu (City), Department of Planning and Permitting (DPP), we are writing to invite your comments on the Hale‘iwa Beach House Project (“project”), located on TMK parcel: (1) 6-2-003:014, in Hale‘iwa, on the island of O‘ahu. See the enclosed Project Location Map.

The Applicant is preparing an after-the-fact Environmental Assessment (EA) and Special Management Area (SMA) Permit-major Application in accordance with Revised Ordinances of Honolulu (ROH), Chapter 25 and Hawai‘i Revised Statutes (HRS), Chapter 205A for renovations to the Hale‘iwa Beach House restaurant that were completed in 2016. Renovations included interior and exterior building improvements; site work for parking and loading spaces; installation of a sewage treatment facility, including a wastewater treatment plant, generator and seepage bed; and landscaping and irrigation enhancements.

R. M. Towill Corporation (RMTC) has been contracted as the planning and engineering consultant to assist with the environmental review for the subject project. We are consulting various Federal, State and City government agencies and community organizations to identify relevant environmental, social, and technical issues related to the project that should be evaluated as part of the EA process. We would appreciate any comments you may have about the project. Please send comments to RMTC postmarked by January 20, 2017.

Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong, Planner

Cc: D.G. Anderson
December 21, 2017

RMTC Ref. No.: 1-22926-00P

C/O Bickerton Dang, LLLP
Topa Financial Center, Fort Street Tower
745 Fort St #801
Honolulu, HI 96813

Dear Ms. Cora Sanchez:

Pre-assessment Consultation
Hale’iwa Beach House Project
Hale’iwa, O’ahu, Hawai’i
Tax Map Key (TMK): (1) 6-2-003:014

On behalf of the Applicant, Mr. D. G. Andy Anderson, and at the request of the City and County of Honolulu (City), Department of Planning and Permitting (DPP), we are writing to invite your comments on the Hale’iwa Beach House Project ("project"), located on TMK parcel: (1) 6-2-003:014, in Hale’iwa, on the island of O’ahu. See the enclosed Project Location Map.

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Should you have any questions, or if you would like to discuss the project in greater detail, please contact me at (808) 842-1133 or by email at MicheleL@rmtowill.com.

Sincerely,

Michele M. Leong, Planner

Cc: D.G. Anderson
February 8, 2018

Alan Downer, Administrator
State Historic Preservation Division
Department of Land and Natural Resources, State of Hawai‘i
601 Kamokila Blvd., Suite 555
Kapolei, Hawai‘i 96707

Attn: Susan Lebo, Ph.D., Archaeology Branch Chief
      Kaiwi Yoon, Architecture Branch Chief
      Regina Hilo, Burial Sites Specialist, Oahu

Historic Preservation Review for After-the-Fact Special Management Area Permit
(Major) and Special District Permit (Major) Hale‘iwa Beach House Restaurant
Hale‘iwa, North Shore, Waialua District
Tax Map Key: [1] 6-2-003:014

Dear Mr. Downer:

On behalf of A-6 LLC, the Applicant and owner of the Hale‘iwa Beach House Restaurant, we
have been requested by the City and County of Honolulu (CCH), Department of Planning and
Permitting (DPP) to seek your written determination regarding the project’s conformance with
Hawai‘i Revised Statutes (HRS) Section 6E-42 and Hawai‘i Administrative Rules (HAR)
Chapter 13-284, for after-the-fact permits for completed renovations to the Hale‘iwa Beach
House Restaurant.

The applicant obtained Special District (SD) Permit (Minor) (No. 2015/SDD-25), Special
Management Area (SMA) Use Permit (Minor) (No. 2015/SMA-30) and Building Permit No.
790811 for the renovations from the CCH, DPP, and obtained approval to construct a new
wastewater treatment plant on the property from the State of Hawai‘i, Department of Health
(DOH). After completion of the renovation work and installation of the WWTP, the DPP
determined that SMA (Major) and SDD (Major) permits are required for the project.

Attached for your reference is a project overview and summary of previous consultation with
SHPD. Your assistance and response would be greatly appreciated. If we can supply additional
information, please do not hesitate to contact me at 842-1133 or by email at jimn@rmtowill.com.
Sincerely,

Jim Niemann, AICP
Planning Project Coordinator

Enclosures: Project Overview: Hale‘iwa Beach House

cc: Ms. Kathy Sokugawa, Acting Director, CCH, DPP
    Mr. D. G. Andy Anderson, Hale‘iwa Beach House
Background

The purpose of the renovation work was to best manage a sudden and unexpected abandonment of the property lease by the Jameson’s Restaurant operator in 2015. This provided an opportunity to make needed interior repairs, alterations and renovations to the original restaurant building. The Applicant began preparing conceptual plans in 2015 and, based upon their plans, was advised by the City and County of Honolulu (CCH), Department of Planning and Permitting (DPP) to apply for a Special District (SD) Permit Minor and a Special Management Area (SMA) Use Permit Minor. Building Permits for the exterior and interior work were subsequently applied for under two separate Building Permit Applications. In July 2015, the Applicant obtained a SD Permit (Minor) (No. 2015/SDD-25) and SMA Use Permit (Minor) (No. 2015/SMA-30) from the CCH, DPP, based on estimated SMA development costs of less than $500,000, to undertake building renovations and operate the restaurant as the Hale‘iwa Beach House. In August 2015, after agency review of the building permit applications, the DPP issued a Courtesy Inspection Letter allowing the Applicant to initiate renovation work while the submitted permit applications and drawings were being processed for final approval. A copy of the Courtesy Inspection Letter is attached for your reference. In March 2016, the Applicant completed renovations to the existing restaurant building, including renovations to the interior of the first and second floors, replacement of exterior doors and windows, refinishing exterior walls with cedar shingles, enclosing the front lanai with roll-up security doors, installation of an interior circular stairway to the second floor, and installation of skylights, copper gutter system, a fixed-louvered pergola, elevator, landscaping and irrigation. In August 2016, the DPP approved the building permit for the exterior renovations (BP No. 790811). A copy of the approved permit is attached for your reference.

The building renovations restored the first and second floor building interiors and ground-level lanai to their original use for restaurant and bar operations and re-opened the original, existing second floor deck area for seating. Although the State of Hawai‘i, Department of Health (DOH) initially signed off on both the exterior and interior building permit applications through the City’s POSSE system in February 2016, as shown on the job site plan set, the DOH required that the Applicant replace the existing septic tank and leach field system with a package wastewater treatment plant (WWTP) as a condition of approval for the interior building permit. In August of 2016 the Building Permit for the exterior renovation was granted. In September 2016, the Applicant received approval from the DOH to install a new sewage treatment system, including a WSI International Package WWTP, generator and two new seepage beds. A copy of the approval letter from DOH is attached for your reference. The Applicant installed the new WWTP and seepage beds in October and November 2016.

After the completion of the renovations, the DPP determined that the total cost of the development within the SMA would be calculated based on both exterior and interior renovations, although interior alterations are typically excluded from cost calculations for development within the SMA. Based on the new calculation, including the interior and exterior building renovations, site work and new WWTP, the total development costs exceed the $500,000 threshold that triggers requirements for a SMA Permit (Major). In addition, the DPP determined that the renovation work previously approved under SD Permits (Minor) No. 2014/SDD-27 and No. 2015/SDD-25 constitutes major additions and alterations to a structure visible from Kamehameha Highway, which triggers requirements for a SD Permit (Major). The Applicant is therefore applying for an after-the-fact SMA Permit (Major) and SD Permit (Major) for the completed renovations to the existing Hale‘iwa Beach House restaurant and site. A list of the permits and approvals obtained for the work is included at the end of this document.

Archaeological and Cultural Resources

Following the completion of site work, including installation of the WWTP seepage beds, the Applicant was notified by SHPD that an archaeological study should have been conducted prior to the issuance of permits and commencement of ground disturbing activities and that the stockpiled excavated material from the property should be screened to determine if it contained any cultural deposits, including native
Hawaiian skeletal remains. In response, the Applicant contracted Garcia and Associates, a licensed archaeological consulting firm, to consult and coordinate with SHPD to develop a sampling plan and screen the stockpiled excavated materials. On December 30, 2016, Garcia and Associates recovered 47 fragments of human skeletal remains and one presumed “grave good” item. The remains were immediately placed in a lauhala box and wrapped in muslin cloth. The remains were temporarily stored in a secure cabinet at the Garcia and Associates laboratory. The short-term curation approach was selected because a secure on-site location to store the remains was not available.

The long-term preservation plan was developed in consultation with SHPD archaeologists and Oahu Burial Sites Specialist. The remains were reburied in a no-traffic grassy landscaped area within the project parcel. Stipulations from the long-term preservation plan include site protection from any future ground disturbance within or near the burial site and a landscape maintenance plan. Access to the reburial site for cultural uses is permitted during the daytime with prior coordination with the Applicant, in accordance with HAR § 13-300-40(m). A Preservation Agreement between the Applicant and SHPD has created an encumbrance on the project TMK to ensure the reburial site is protected in perpetuity by the current and any future landowner. The reburial site is documented in SHPD’s database as SIHP No. 50-80-04-08047.

To further mitigate the inadvertent discovery of native Hawaiian remains, SHPD recommended either a cultural landscape plan or ethnographic study be prepared for the wider vicinity around the project site. The Applicant has contracted Garcia and Associates to prepare an ethnographic assessment based on recent existing studies conducted within the surrounding area. A copy of the ethnographic assessment will be included in the Draft Environmental Assessment being prepared for the project.

In addition, the Applicant initiated a five-year educational scholarship program, which will be $45,000 in total. The scholarship program will annually provide $9,000 for three students at Waialua High School ($3,000 per student) who are interested in pursuing higher education or Hawaiian Studies. The first three recipients were awarded scholarships in June 2017.

All major construction is complete. If any future construction is required and unknown or unexpected historic or cultural features, deposits, or burials are discovered by the Contractor during the course of construction, all construction work in the immediate area will be halted, as required by HAR § 13-280-3.a.1. The Contractor will contact the Applicant who will notify a SHPD-approved and licensed preservation archaeologist to properly assess the site. The licensed archaeologist will notify SHPD if historic or cultural resources are discovered.

**Description of Improvements**

Project improvements are described below. All interior and exterior renovation work and the first floor covered deck addition were completed by March 2016. The new WWTP, seepage beds and related site work was completed in November 2016.

The project improvements were undertaken to restore the original restaurant use to the entire existing building. The original, existing building footprint did not change as a result of the project improvements, with the exception of the following:

- A new fire exit stairway installed in accordance with the Fire Code from the second story located on the south side of the existing building added approximately 200 sf to the building footprint.
- Entryway improvements consisting of a federally mandated ADA ramp and new trellis canopy extension over the entryway added approximately 240 sf to the building footprint.
Interior Building Renovations  
(BPA #A2015-09-0536 and 2015/IBP 09530)  
- Ground floor renovations:  
  - Removed and reconfigured interior walls and doors to accommodate new dining room, kitchen and back-of-house (pantry, storage, mechanical, machine room) layout.  
  - Installed new carpet and tile flooring in dining and bar areas.  
  - Installed tile kitchen flooring.  
  - Reconfigured existing restrooms for ADA compliance.  
  - Replaced and refurbished kitchen, bar and wait staff equipment.  
- Second floor renovations:  
  - Removed and reconfigured interior walls and doors to accommodate new layout for dining area, bar, wait staff, elevator and stairway.  
  - Relocated existing bar.  
  - Reconfigured existing restrooms for ADA compliance.  
- Constructed new circular, steel stairway to the second floor.  
- Installed new elevator to second floor for federal ADA compliance.  
- Repainted and refinished interior walls, ceilings and surfaces.  
- Installed new lighting and ceiling fans.  
- Installed new dining room furniture.

Exterior Building Renovations  
(Approved: BP #790449 and BP #790811, and pending BPA # A2016-12-0471, 2016/IBP 12828)  
- Ground Floor:  
  - Reconstructed concrete lanai seating area at front of dining room with new garden flagstone material.  
  - Replaced existing roof extension above the lanai area (first floor covered deck area). This work was approved by BP #790449 as an after-the-fact building permit for the pre-existing lanai cover, which has existed since Jameson’s by the Sea began operations.  
  - Installed new roll-up security doors to enclose the covered stone lanai area at night when the restaurant is closed for business.  
- Second Floor:  
  - Converted second floor windows to open doors.  
  - Installed new standing seam metal roofing to match first floor awning.  
  - Used a portion of the old dining room to create a small private room for special functions. There is no other private function room like this in the community.  
  - Re-opened the existing second floor deck area above first floor dining and bar area for outdoor seating.  
  - Installed new 42-inch high safety railing around existing second floor deck and dining room lanai comprised of vertical aluminum pickets with horizontal cables and hardwood cap.  
  - Installed a fixed, open-louvered sun shade trellis above the second floor deck (BPA # A2016-12-0471, 2016/IBP 12828, pending).  
- Installed new windows and doors throughout building.  
- Installed new Fire Code mandated steel fire exit stairway from the second floor on the south side of the back of the building, comprised of painted, galvanized steel railings and stair risers with concrete treads.  
- Applied exterior colors including a range of earth tones from light sand trim around window and door openings to dark brown for guardrail posts.
• Finished exterior walls with natural cedar shingles in compliance with Hale'iwa Special Design District guidelines.
• Installed exterior lighting using subdued light fixtures, shielded and angled downward to minimize glare.
• No change to the original building footprint except for the installation of a new exterior fire exit stairway and improvements to the ADA access ramp at the front entryway.

Completed Site Work

• Parking Lot Improvements:
  o Repaved approximately 8,200 sf which provides space for existing parking and loading area.
  o Per LUO Section 21-6.3, the required parking is 21 stalls based on floor area of 6,449 sf and 1 stall per 300 sf.
  o Utilizing paved and grassed areas, the parking area provides space for 30 parking stalls, including one ADA parking stall.
  o The parking area has sufficient space to accommodate 21 parking stalls and a standard loading stall.
• Installed covered ADA access ramp at ground floor main entrance
• Installed 4.5-foot wide by 4-foot high sign at the front of the restaurant building, setback 6 feet from the front yard property line along Kamehameha Highway (sign permit no. S2016-03-0038).
• Installed landscaping consisting of:
  o A new naupaka security hedge to enclose the landscaped lawn area along the makai frontage of the existing building.
  o Extended the existing turf lawn to fill the entire area within the naupaka hedge.
  o New irrigation system for landscaping areas along restaurant frontage, entryway, and the entire north building wall.
• Installed new package WWTP, seepage beds and related equipment to replace the existing aerobic septic system under DOH Approval Letter, File No. 293, dated 9/21/2016. New WWTP improvements include:
  o new 26-foot long by 8-foot wide package WWTP with 9,510 gallon per day capacity, surrounded by 6-foot high chain link fence with locked gate and landscaping;
  o new standby power generator;
  o new grinder pump; and,
  o new 3,330-sf primary seepage bed and 3,450-sf secondary seepage bed.

Proposed Site Work – Final Condition

• Install additional landscaping:
  o As agreed to with DPP, plant a hedge along north property line (shared boundary with City parcel 038).

Attachments:

• DPP Courtesy Inspection Letter dated November 6, 2015.
• Building Permit, BP No. 790811 for exterior renovations, approved August 10, 2016.
• DOH Letter, dated September 21 2016 approving construction of the new WWTP.
• Sheet A000, Exterior Renovations Building Permit Drawing Set.
• Sheet A001, Interior Renovations Building Permit Drawing Set
• New WWTP General Site Plan
### List of Development Permits and Approvals for Hale‘iwa Beach House Renovation

<table>
<thead>
<tr>
<th>Application/Permit</th>
<th>Date Issued</th>
<th>For</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/SDD-25</td>
<td>7/14/2015</td>
<td>Approved by DPP for Hale‘iwa Beach House, major interior and exterior renovations and first floor covered deck addition.</td>
</tr>
<tr>
<td>2015/SMA-30</td>
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<tr>
<td>SAA 2015-09-0536</td>
<td>11/6/2015</td>
<td>DPP Courtesy Inspection Letter. DPP approved Courtesy Inspections for BPA A2015-09-0536, BPA A2015-07-0442 and BPA A2013-04-2371 to allow Applicant to proceed at Applicant’s discretion with interior and exterior renovations and first floor covered deck addition.</td>
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<tr>
<td>2015/ELOG-2392</td>
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<tr>
<td>BPA A2013-04-2371</td>
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<tr>
<td>BPA 2013/IBP 04572</td>
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<tr>
<td>BP #790811</td>
<td>8/10/2016</td>
<td>Approved by DPP for Exterior Renovation to the existing restaurant building. The City conducted courtesy inspections prior to building permit approval. Work was completed in March 2016 under DPP Courtesy Inspection Letter, File No. SAA 2015-09-0536, 2015/ELOG-2392.</td>
</tr>
<tr>
<td>BPA A2015-07-0442</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BPA 2015/IBP 07096</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BPA A2015-09-0536</td>
<td>Plan review in progress. Pending SMA Permit – Major approval.</td>
<td>Application submitted 9/10/2015 for Interior Renovation to existing restaurant building. The application was approved by Zoning Plan Review Branch, Board of Water Supply, State Historic Preservation Division, DOH-WWB, DOH Sanitation, and State Division of Industrial Safety. The City conducted courtesy inspections for all building renovation work undertaken under BPA No. A2015-09-0536, including: interior and exterior renovations, electrical, plumbing, air conditioning. DOH rescinded approval sometime after February 2016.</td>
</tr>
<tr>
<td>BPA 2015/IBP 09530</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DOH File No. 293</td>
<td>9/21/2016</td>
<td>DOH approval to construct a new WWTP and leach fields to provide wastewater treatment for the renovated restaurant. Work conducted under this permit included excavation of the parking lot to install a new leach field system and appurtenances. Work covered by this permit was started in October 2016 and completed in November 2016.</td>
</tr>
<tr>
<td>2016/ELOG-1904(GT)</td>
<td>10/28/2016</td>
<td>City determination that a SMA Permit (Major) and</td>
</tr>
</tbody>
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List of Development Permits and Approvals for Hale‘iwa Beach House Renovation

<table>
<thead>
<tr>
<th>Application/Permit</th>
<th>Date Issued</th>
<th>For</th>
</tr>
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<tr>
<td>SDD Permit (Major)</td>
<td></td>
<td>SDD Permit (Major) are required for the project due to the recalculation of development costs due to the inclusion of interior renovation development costs and costs associated with the WWTP construction. The City instructed the Applicant to prepare and process applications for a SMA Permit (Major) and SDD Permit (Major) for all interior and exterior renovations, new WWTP and leach field, and related site work. [2016/ELOG-1904(GT)].</td>
</tr>
</tbody>
</table>
REQUEST FOR COURTESY INSPECTION

APPLICANT: Joe Lancer, AIA - Lancer Architects

PHONE NO.: 808-352-3468 FAX NO.: 

EMAIL ADDRESS: Joe@lancerarchitects.com

BUILDING PERMIT APPLICATION NO.: A2015-09-0536

PROJECT NAME: Hualoa Beach House

ADDRESS: 62-540 KAM HWY 96712 TAX MAP KEY: 6200 3614

REQUESTING COURTESY INSPECTION FOR:

☑ BUILDING:
  Building Contractor: Kingdom Builders
  License Number: BC-21560

☑ ELECTRICAL:
  Electrical Contractor: Small Electric
  License Number: C-23145
  Please indicate phases of work: 4, 5, 6, 7, 8, 9A, 10, 12A, 13, 20

☑ PLUMBING:
  Plumbing Contractor: P&K Plumbing
  License Number: C-19661
  Please indicate phases of work: 1, 2A, 3A, 5AB

FEE FOR REQUEST: $200.00 (NO CASH ACCEPTED)

Check should be made payable to: City and County of Honolulu
Check and Form should be submitted to: Dept. of Planning and Permitting
Building Division, 12th Floor
650 South King Street
Honolulu, Hawaii 96813

FOR BUILDING DIVISION ONLY

☐ Courtesy Inspection APPROVED (SAA-2015-09-0536).

☐ Courtesy Inspection DISAPPROVED:
  □ Inadequate Infrastructure
  □ Nonconformance to Discretionary Conditions
  □ Building Permit Issued: 
    □ G. Sagilson
    □ S. Park
    □ N. Gannin (C. Oku)

Rolled Plans

Filing Fee Paid: 11/6/15
Date
Received From: Lancer Architects
Check No.: 1195

Request for Courtesy Inspection (Rev. Sept. 2015)
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8260 * Fax: (808) 768-9111

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

LOCATION
LOCATION
Zone: 6  Site Address (if other than primary):
Section: 2  Parcels: 003 014 23,552 Sq. Ft.
Pat: 62-540 KAM HWY Haleiwa 96712
Permit: 62-540 KAM HWY Haleiwa 96712

PERMIT FEE
Type of Payment(s):
Cash
Check
Charge

PERMIT NO.: 798811

PROJECT:
Project No.: [BP #798911] [TNK: 6203014] Haleiwa Beach House -- Alteration to Existing Restaurant [THIRD PARTY REVIEW]

TYPE OF WORK
Alteration Y

RIGHT OF WAY WORK
Driveway Types:
New: Driveway Types:
Existing: Driveway Types:
Private:
Linear Ft. of Driveway:
Linear Ft. of Sidewalk:
Linear Ft. of Curbing:

Acceptable Value of Work:
$36,000

NOTES

DATE ISSUED: 08/10/2015
Location Permit Issued: FNB
Location Application Completed: FNB

This permit must be posted in a conspicuous place on the site during the progress of work. This permit may be revoked if work is not started within 180 days of date of issuance or if work is suspended or abandoned for 120 days.

Electrical and Plumbing work to be done by licensed persons as required under Chapter 44E, Hawaii Revised Statutes.

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

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

All construction under this building permit is subject to inspection by the Building Official. It shall be the duty of the person doing the work, authorized by this permit to notify the Building Official that the work is ready for inspection.

The following are the Inspectors assigned to inspect the construction under this permit and their telephone numbers:

Building Inspector: Jonathan Agas
Phone No.: (808) 768-5120

Electrical Inspector: Plumbing Inspector:

Application No.: A2015-07-0442
Job ID: 55269812

Initial Print Date: Wednesday, August 10, 2016 3:28 pm
External ID: 05526977-002
September 21, 2016

Mr. James Matichuk, P.E.
1933 10th Avenue
Honolulu, Hawaii 96816
Email: hiarch@hawaii.rr.com

Dear Mr. Matichuk:

Subject: Haleiwa Beach House Restaurant Wastewater Treatment Plant
Approval to Construct
Haleiwa, Oahu
TMK: (1) 6-2-003:014
File No. 293

The Department of Health (Department) acknowledges receipt of your wastewater plans for the subject project. The plans were reviewed for conformance with applicable provisions of the Hawaii Administrative Rules, Chapter 11-62, entitled "Wastewater Systems" (HAR).

The Department has reviewed the submittals and determined that the subject project complies with applicable provisions of the Hawaii Administrative Rules (HAR), Chapter 11-62. Therefore, the proposed project is approved for construction.

An inspection of the completed project is required to verify the information provided in the submittals. Please notify our office at least two weeks in advance to schedule a final inspection. The facility will not be approved for use until the final inspection verifies that the wastewater facility is satisfactory.

Should you have any questions, please contact our office at 586-4294.

Sincerely,

SINA PRUDER, P.E., CHIEF
Wastewater Branch
Appendix G:

A-6 LLC
dba: Hale‘iwa Beach House
D.G. "Andy" Anderson
4391 Kahala Ave.
Honolulu, Hawaii
96816

RE: Graphic Representation of the Relationship Between Haleiwa Beach House Project Site and Previous Cultural Impact Assessment Studies, Haleiwa, Oahu.

Aloha Mr. Anderson,

In accordance with review comments from the Department of Permitting and Planning on the Draft Environmental Assessment for the Haleiwa Beach House Restaurant project (Letter No. 2017/ED-10(GT); September 8, 2017), Garcia and Associates has produced map illustrations demonstrating graphically how the Cultural Impact Assessment (CIA) and ethnographic study conducted for the adjacent ‘Shops at Anahulu’ project (McElroy et al. 2016) relate directly to the subject site.

The recent ‘Shops at Anahulu’ CIA was conducted for a parcel located 280 feet south of the subject site. This CIA included cultural and historical data, plus ethnographic interviews, covering all of Kawaiola Ahupua‘a and Haleiwa. Ethnographic survey data focused primarily on Lokoea, the pond adjacent to both sites. These interviews identified a variety of concerns regarding general development of the area, but no cultural practices associated with the parcel. Although Lokoea is a culturally important geographic feature, there is no evidence that redevelopment of the existing Haleiwa Beach House site will impact current or traditional cultural practices. According to the CIA, fishing, crabbing, and hula ceremonies occur along the shoreline to the west, across the road. Gathering of kukumaokalā (mangrove) for lei occurs in the general vicinity, but there are no relevant resources for this activity on the subject parcel. Results of the McElroy et al. (2016) CIA indicate that the Haleiwa Beach House Restaurant project will have no impact on customary cultural practices.

Please feel free to contact me at 262-1387 or mdesilets@garciaandassociates.com with any comments or questions.

Sincerely,

Michael Desilets, MA, RPA
Senior Archaeologist/Cultural Resource Specialist
Garcia and Associates

McElroy, W., D. Duhaylonsod, and J. Condit
Figure 1. USGS Haleiwa quadrangle showing current project area, Shops at Anahulu project area, and approximate boundary of CIA/ethnographic study focus.
Figure 2. 1901 Waialua Agricultural Company map showing current project area, Shops at Anahulu project area, and approximate boundary of CIA/ethnographic study focus.
Figure 3. 1933 TMK map showing current project area, Shops at Anahulu project area, and approximate boundary of CIA/ethnographic study focus.
Appendix H:
Appendix I:
Transportation Assessment Report for Hale‘iwa Beach House
(The Traffic Management Consultant, April 2, 2018)
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<tr>
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<td>14</td>
</tr>
</tbody>
</table>
I. Introduction

A. Project Description

The Hale‘iwa Beach House is located at 62-540 Kamehameha Highway in Hale‘iwa Town, across from the Hale‘iwa Beach Park. The 23,552 square foot project site is identified as Tax Map Key: (1) 6-2-003:014. Figure 1 depicts the location of the Hale‘iwa Beach House.

The Hale‘iwa Beach House was formerly Jameson’s By The Sea. The Hale‘iwa Beach House is an existing restaurant and bar with 6,449 square feet of gross floor area. The current restaurant seating capacity is 114 seats. The proposed restaurant seating capacity is 354 seats, i.e., a 240-seat increase over the existing seating capacity. Based upon the restaurant floor area, 21 parking stalls are required. A total of thirty (30) parking stalls are planned. Six (6) of the proposed parking stalls will be accessed through the lot, located immediately to north of the project site. The existing access is located on Kamehameha Highway. The site plan is depicted on Figure 2. The Hale‘iwa Beach House is open from 11:00 AM to 10:00 PM, seven days a week. Lunch is served from 11:00 AM to 2:45 PM, while dinner is served from 5:00 PM to 8:45 PM.

B. Purpose and Scope of the Study

The purpose of this study is to assess the transportation operations at the Hale‘iwa Beach House. This report presents the findings and recommendations of the study, the scope of which includes:

1. A description of the project.
2. An analysis of existing roadways and traffic conditions.
3. An evaluation of existing pedestrian conditions.
4. An assessment of existing parking conditions.
5. The development of trip generation characteristics of the project.
6. The identification and analysis of the transportation impacts resulting from the project.
7. The recommendations of improvements, which would mitigate the transportation impacts identified in this study.
Figure 1. Location and Vicinity Map
Figure 2. Site Plan
C. Methodologies

1. Capacity Analysis

The highway capacity analysis, performed for this study, is based upon procedures presented in the Highway Capacity Manual (HCM) Sixth Edition, published by the Transportation Research Board. HCM defines the Level of Service (LOS) as “a quantitative stratification of a performance measure or measures representing quality of service.” HCM defines the six (6) Levels of Service from the traveler’s perspective, ranging from the best LOS “A” to the worst LOS “F”. LOS translates the complex mathematical results of the highway capacity analysis into an A through F grading system for the purpose of simplifying the roadway performance for non-technical decision-makers.

LOS’s “A”, “B”, and “C” are considered satisfactory Levels of Service. LOS “D” is generally considered a “desirable minimum” operating Level of Service. LOS’s “E” and “F” are undesirable conditions. Intersection LOS is primarily based upon average delay (d) in seconds per vehicle (sec/veh). Table 1 summarizes the HCM LOS criteria.

<table>
<thead>
<tr>
<th>LOS</th>
<th>Unsignalized Intersections</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Control Delay (sec/veh)</td>
</tr>
<tr>
<td>A</td>
<td>≤ 10</td>
</tr>
<tr>
<td>B</td>
<td>&gt; 10 – 15</td>
</tr>
<tr>
<td>C</td>
<td>&gt; 15 – 25</td>
</tr>
<tr>
<td>D</td>
<td>&gt; 25 – 35</td>
</tr>
<tr>
<td>E</td>
<td>&gt; 35 – 50</td>
</tr>
<tr>
<td>F</td>
<td>&gt; 50</td>
</tr>
</tbody>
</table>

Worksheets for the capacity analysis performed throughout this study are compiled in the Appendix.

2. Trip Generation

The trip generation methodology is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in Trip Generation, 9th Edition. ITE trip rates were developed by correlating the total vehicle trip generation data from a quality restaurant with various activity/land use characteristics, such as the vehicle trips per hour (vph) per seat. A trip generation study was conducted on the existing Hale‘iwa Beach House. The observed rates for the Hale‘iwa Beach House are used for this transportation assessment.
3. Parking Generation

The parking generation methodology is based upon generally accepted techniques also developed by ITE and published in Parking Generation, 4th Edition. ITE parking demand rates were developed by correlating the peak parking demand of a quality restaurant with various activity/land use characteristics, such as the number of occupied parking stalls per seat.

4. Pedestrian Traffic

The Manual on Uniform Traffic Control Devices (MUTCD), published by the Federal Highways Administration (FHWA), U. S. Department of Transportation, provides guidelines for the installation of pavement markings and signing at uncontrolled midblock crosswalks. The MUTCD states “Crosswalk lines should not be used indiscriminately. An engineering study should be performed before a marked crosswalk is installed at a location away from a traffic control signal or an approach controlled by a STOP or YIELD sign. The engineering study should consider the number of lanes, the presence of a median, the distance from adjacent signalized intersections, the pedestrian volumes and delays, the average daily traffic (ADT), the posted or statutory speed limit or 85\textsuperscript{th} percentile speed, the geometry of the location, the possible consolidation of multiple crossing points, the availability of street lighting, and other appropriate factors.” “New marked crosswalks…should not be installed across uncontrolled roadways, where the speed limit exceeds 40 mph and…the roadway has four or more lanes without a raised median…and an ADT of 12,000 vehicles per day or greater”.

FHWA also published the Safety Effects of Marked vs. Unmarked Crosswalks at Uncontrolled Locations. FHWA guidelines indicated that installing a marked crosswalk on a low-speed, two-lane street may help consolidate multiple crossing points. FHWA identified following criteria for “candidate sites for marked crosswalks”:

- Average daily traffic (ADT) less than 9,000 vehicles per day
- Operating speeds less than 30 miles per hour (mph)
- Minimum crossing volume of 20 pph during a typical day

The pedestrian crossing treatments at unsignalized intersections and at midblock locations were published in the National Cooperative Highway Research Program Report 562 Improving Pedestrian Safety at Unsignalized Crossings (NCHRP) by the Transportation Research Board.

ITE published Designing Walkable Urban Thoroughfares: A Context Sensitive Approach. The ITE Recommended Practice states: “When the pedestrian destination
is directly across the street, pedestrians will cross where necessary to get to their destination directly and conveniently, exposing themselves to traffic where drivers might not expect them. Midblock crossings, therefore, respond to pedestrian behavior.”

The ITE criteria for the consideration of midblock crosswalks include:

- Average daily traffic (ADT) less than 12,000 vehicles per day
- Operating speeds less than 40 miles per hour (mph)
- Minimum crossing volume of 25 pedestrians per hour (pph) for at least four (4) hours of a typical day
- Adequate sight distances for pedestrians and motorists

5. Left-Turn Lane Guidelines

The left-turn lane analysis on a two-lane highway is based upon A Policy on Geometric Design of Highways and Streets, published by the American Association of State Highway and Transportation Officials (AASHTO). The AASHTO guide analyzes the combination of the left-turn volume (minimum of 5 percent of the advancing volume), the advancing volume (left-turn, through and right-turn volume totals), the opposing volume (left-turn, through and right-turn volume totals), and operating speed (minimum 40 miles per hour). The AASHTO guide is based upon the probability of the arrival of an advancing vehicle slowing and/or stopping behind a vehicle, which is waiting to turn left from the through lane.

II. Existing Conditions

A. Roadways

Kamehameha Highway is a City and County of Honolulu street, which is the primary collector roadway in Hale’iwa Town. Kamehameha Highway is a two-way, two-lane roadway with a posted speed of 25 miles per hour. The Hawaii State Department of Transportation reported the 24-hour traffic volume on Kamehameha Highway at about 9,000 vehicles per day, total for both directions.

The Hale’iwa Beach House (HBH) Driveway is located on the mauka (east) side of Kamehameha Highway, across from the Hale’iwa Beach Park. Immediately to the north of the Hale’iwa Beach House Driveway is another driveway, which provides access to the Malama Loko’ea Foundation in Hale’iwa, hereinafter referred to as the Loko’ea Driveway. The Loko’ea Driveway also provides access to an unpaved parking area on the mauka side of Kamehameha Highway, which is utilized by the Hale’iwa Beach Park users, surf schools, and canoe clubs.
B. Public Transit

TheBus Route 52 provides transit service to Hale`iwa, beginning at 7:00 AM and ending at 9:30 PM. TheBus stops are located on both sides of Kamehameha Highway, about 350 feet south of the project site.

C. Existing Peak Hour Traffic Volumes and Operating Conditions

1. Field Investigation and Data Collection

Previous traffic studies in Hale`iwa Town have indicated that the AM and PM commuter peak periods of traffic were not apparent in Hale`iwa Town. Traffic on Kamehameha Highway through Hale`iwa Town gradually increased during the morning hours, peaked during the mid-afternoon, and decreased into the early evening, during both the weekdays and weekends. As such, the peak hour of analysis was based upon the peak hour of the Hale`iwa Beach House traffic. Surveys were conducted on traffic entering and exiting the Hale`iwa Beach House (HBH) Driveway on Kamehameha Highway, from 11:00 AM to 9:00 PM from January 18, 2018 (Thursday), through January 21, 2018 (Sunday) to determine the peak periods of generator (Hale`iwa Beach House), during the weekday and weekend. Turning movement traffic count surveys were conducted on Kamehameha Highway at the Hale`iwa Beach House (HBH) Driveway and the Loko`ea Driveway, due to its proximity, during the following peak periods of generator:

- January 17, 2018 (Wednesday) 12 noon - 2:00 PM and 4:00 PM - 7:00 PM
- January 18, 2018 (Thursday) 12 noon - 3:00 PM and 5:00 PM - 8:00 PM
- January 19, 2018 (Friday) 12 noon - 3:00 PM and 5:00 PM - 7:00 PM
- January 20, 2018 (Saturday) 12 noon - 7:00 PM
- January 21, 2018 (Sunday) 12 noon - 7:00 PM.

The peak hour traffic on Wednesday through Friday were averaged to determine the existing weekday peak hour traffic. Similarly, the peak hour traffic on Saturday and Sunday were averaged to determine the existing weekend peak hour traffic.

Video surveillance of the Hale`iwa Beach House parking lot also was conducted, during the peak hours of generator from January 17 through 21, 2018.

Surveys of pedestrian traffic, crossing Kamehameha Highway and walking along the mauka (east) side of Kamehameha Highway, were conducted, during the peak periods of generator on January 17, 18, 20 and 21, 2018. On Friday January 19, 2018, the pedestrian survey, crossing Kamehameha Highway, was conducted from 9:00 AM through 7:00 PM.
2. Seasonal Traffic

The State of Hawaii Department of Transportation (DOT) collected traffic count data on Joseph P. Leong Highway (also known as the Hale‘iwa Bypass Highway), at its north junction with Kamehameha Highway. DOT compiled the traffic count data to establish the seasonal variation in traffic on the North Shore of Oahu. The 2017 Annual Summary of traffic count data on Joseph P. Leong Highway (Route 83, Milepost 1.63) were obtained from DOT.

The average daily traffic on Joseph P. Leong Highway during the month of January 2017 was about 1.6 percent lower than the average daily traffic for the entire Year 2017. The seasonal variation in the monthly average daily traffic on Joseph P. Leong Highway ranged from 6 percent higher in July to 6 percent lower in November than the annual average daily traffic.

3. Existing Weekday Peak Hour Traffic

The existing peak hour of weekday traffic occurred from 1:00 PM to 2:00 PM. Kamehameha Highway carried about 800 vehicles per hour (vph), total for both directions, during the existing peak hour of weekday traffic. The Hale‘iwa Beach House (HBH) Driveway generated 39 vph, total for both directions, while the Loko‘ea Driveway generated 21 vph, total for both directions.

The HBH Driveway and the Loko‘ea Driveway operated at LOS “C” and LOS “B”, respectively, during the existing peak hour of weekday traffic. The left-turn movements from southbound Kamehameha Highway operated at LOS “A” at both Driveways.

The existing weekday peak hour left-turn demands from Kamehameha Highway into both the HBH Driveway and the Loko‘ea Driveway did not meet the AASHTO volume guidelines for the installation of exclusive left-turn lanes. Figure 3 depicts the existing weekday peak hour traffic volumes.

4. Existing Weekend Peak Hour Traffic

The existing weekend peak hour of traffic occurred between 12:45 PM and 1:45 PM. Kamehameha Highway carried about 900 vph, total for both directions, during the existing peak hour of weekend traffic. The Hale‘iwa Beach House Driveway generated 45 vph, while the Loko‘ea Driveway generated 26 vph, total for both directions.

The HBH Driveway and the Loko‘ea Driveway operated at LOS “B” and LOS “C”, respectively, during the existing peak hour of weekend traffic. The left-turn movements from southbound Kamehameha Highway operated at LOS “A” at both Driveways.
Figure 3. Existing Weekday Peak Hour Traffic
The existing weekend peak hour left-turn demands from Kamehameha Highway into the HBH Driveway and the Loko‘ea Driveway did not meet the AASHTO volume guidelines for the installation of exclusive left-turn lanes. The existing weekend peak hour traffic volumes are depicted on Figure 4.

5. Existing Parking Demands

The existing HBH parking lot occupancy peaked at about 18 vehicles shortly after 12 noon and again around 6:00 PM every day, during the field investigation. Once the HBH parking lot reached its capacity, it became difficult to determine the number of vehicles, exiting the parking lot, that parked off-site and walked to the Hale‘iwa Beach House. The ITE Parking Generation estimates the peak parking demands for a 114-seat quality restaurant between 51 and 56 parking stalls.

6. Existing Pedestrian Demands

During the average peak hour of weekday traffic, 26 pedestrians crossed Kamehameha Highway in the vicinity of the project site, while 43 pedestrians walked along the mauka roadside. Twenty-seven (27) pedestrians crossed Kamehameha Highway, while 26 pedestrians walked along the mauka roadside, during the average peak hour of weekend traffic.

About 200 pedestrians crossed Kamehameha Highway, in the vicinity of the project site, between the hours of 9:00 AM and 8:00 PM. The pedestrian traffic volumes exceeded 25 pedestrians per hour (pph) for four (4) hours between 9:00 AM and 8:00 PM. The pedestrian traffic volumes, crossing Kamehameha Highway, peaked at 90 pph during sunset. According to the NCHRP Report 562, the recommended treatment for pedestrians, crossing Kamehameha Highway, is a marked crosswalk.

III. Traffic and Parking Assessment

A. Trip Generation Characteristics

Based upon the ITE trip rates for 114-seat a quality restaurant, the Hale‘iwa Beach House (HBH) is expected to generate totals of 34 vph and 37 vph, during the weekday PM peak hour of generator and the Saturday peak hour of generator, respectively, based upon the ITE trip generation rates. The observed trip generation at the Hale‘iwa Beach House Driveway were 37 vph and 45 vph during the weekday and weekend peak hours of traffic. The observed entering traffic closely corresponded to ITE estimates. The observed exiting traffic were higher than the ITE estimates, which can be explained when the existing parking lot reached its capacity and vehicles exited to park off-site.
Figure 4. Existing Weekend Peak Hour Traffic
The observed trip rates were used to estimate the trips generated from the proposed 240-seat increase in seating capacity. The ITE and the observed trip generation characteristics for the Hale‘iwa Beach House are summarized in Table 2.

<table>
<thead>
<tr>
<th>Land Use (ITE Code)</th>
<th>Seats</th>
<th>Weekday Peak Hour (vph)</th>
<th>Weekend Peak Hour (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>ITE Quality Restaurant (826)</td>
<td>114</td>
<td>20</td>
<td>14</td>
</tr>
<tr>
<td>HBH-Observed</td>
<td>114</td>
<td>21</td>
<td>16</td>
</tr>
<tr>
<td>HBH-Proposed</td>
<td>240</td>
<td>44</td>
<td>34</td>
</tr>
<tr>
<td>HBH-Totals</td>
<td>354</td>
<td>65</td>
<td>50</td>
</tr>
</tbody>
</table>

B. Traffic Assignment

Eighty (80) percent of the HBH trips were assigned to the HBH Driveway, while the remaining twenty (20) percent of the HBH trips were assigned to the Loko‘ea Driveway. The HBH parking demand is expected to exceed the HBH-planned parking capacity. For the purpose of this analysis, it was assumed that parking mitigation measures will be implemented to accommodate the increase in the parking demand.

C. Weekday Peak Hour Traffic

During the weekday peak hour of traffic with the project, HBH Driveway and the Loko‘ea Driveway are expected to operate at LOS “C”. The left-turn demand from Kamehameha Driveway to the HBH Driveway is expected to operate at LOS “A”. The left-turn demands from Kamehameha Highway into the HBH Driveway and the Loko‘ea Driveway are not expected to meet the AASHTO volume guidelines for exclusive left-turn lanes, during the peak hour of weekday traffic with the project. The weekday peak hour traffic with the project is depicted on Figure 5.

D. Weekend Peak Hour Traffic

Both the HBH Driveway and the Loko‘ea Driveway are expected to operate at LOS “C”, during the weekend peak hour of traffic with the project. The left-turn demand from the Kamehameha Driveway to the HBH Driveway is expected to operate at LOS “A”. The left-turn demands from Kamehameha Highway into the HBH Driveway and the Loko‘ea Driveway are not expected to meet the AASHTO volume guidelines for exclusive left-turn lanes, during the weekend peak hour of traffic with the project. Figure 6 depicts the weekend peak hour traffic with the project.
Figure 5. Weekday Peak Hour Traffic With Project
Figure 6. Weekend Peak Hour Traffic With Project
E. Parking Generation Characteristics

Table 3 summarizes the ITE peak parking generation characteristics for a 354-seat quality restaurant.

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IV. Recommendations and Conclusions

A. Recommended Mitigation Measures

1. The Hale`iwa Beach House should implement one or both of the following parking mitigation measures to accommodate the expected increase in parking demands: valet service to off-site parking area(s) and tandem parking.

2. The City and County of Honolulu should consider the installation of a midblock crosswalk across Kamehameha Highway.

B. Conclusions

The HBH parking lot reached its capacity during the lunch and dinner hours. While the Hale`iwa Beach House meets its parking requirements under the City and County of Honolulu Land Use Ordinance, the observed peak parking demands exceeded the current capacity.

The existing pedestrian traffic, crossing Kamehameha Highway, met the NCHRP, ITE, and FHWA criteria for considering the installation of a midblock crosswalk across Kamehameha Highway in the vicinity of the Hale`iwa Beach House.

The Hale`iwa Beach House Driveway and the Loko`ea Driveway currently operate at satisfactory Levels of Service, during weekday and weekend peak hours of generator. The Hale`iwa Beach House and Loko`ea Driveways are expected to continue to operate at satisfactory Levels of Service with the proposed increase in seating capacity. The Hale`iwa Beach House is not expected to significantly impact traffic on Kamehameha Highway.
TRANSPORTATION ASSESSMENT REPORT

HALE`IWA BEACH HOUSE

HALE`IWA, OAHU, HAWAII
TAX MAP KEY: (1) 6-2-003:014

APPENDIX A

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**Start Time**: 11:00 AM  
**Project**: Haleiwa Beach House

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### Start Time 12:00 PM

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TRANSPORTATION ASSESSMENT REPORT

HALE`IWA BEACH HOUSE

HALE`IWA, OAHU, HAWAII
TAX MAP KEY: (1) 6-2-003:014

APPENDIX B

CAPACITY ANALYSIS WORKSHEETS

EXISTING TRAFFIC CONDITIONS
## Intersection

<table>
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## Movement

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<th>WBR</th>
<th>NBT</th>
<th>NBR</th>
<th>SBL</th>
<th>SBT</th>
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## Traffic Vol, veh/h

| Traffic Vol, veh/h | 10 | 9 | 377 | 13 | 8 | 418 |

## Future Vol, veh/h

| Future Vol, veh/h | 10 | 9 | 377 | 13 | 8 | 418 |

## Conflicting Peds, #/hr

| Conflicting Peds, #/hr | 26 | 26 | 0 | 26 | 26 | 0 |

## Sign Control

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<th>Free</th>
<th>Free</th>
<th>Free</th>
<th>Free</th>
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## RT Channelized

| RT Channelized | - | None | - | None | - | None |

## Storage Length

| Storage Length | 0 | - | - | - | - | - |

## Veh in Median Storage, #

| Veh in Median Storage, # | 0 | - | - | - | 0 |

## Grade, %

| Grade, % | 0 | - | 0 | - | - | 0 |

## Peak Hour Factor

| Peak Hour Factor | 100 | 100 | 100 | 100 | 100 | 100 |

## Heavy Vehicles, %

| Heavy Vehicles, % | 0 | 0 | 2 | 0 | 4 | 2 |

## Mvmt Flow

| Mvmt Flow | 9 | 8 | 403 | 23 | 9 | 451 |

## Major/Minor

### Minor1

| Minor1 | 936 | 467 | 0 | 0 | 452 | 0 |

### Major1

| Major1 | 441 | - | - | - | - | - |

### Major2

| Major2 | 495 | - | - | - | - | - |

## Critical Hdyw

| Critical Hdyw | 6.4 | 6.2 | - | - | 4.14 | - |

## Critical Hdyw Stg 1

| Critical Hdyw Stg 1 | 5.4 | - | - | - | - | - |

## Critical Hdyw Stg 2

| Critical Hdyw Stg 2 | 5.4 | - | - | - | - | - |

## Follow-up Hdyw

| Follow-up Hdyw | 3.5 | 3.3 | - | - | 2.236 | - |

## Pot Cap-1 Maneuver

| Pot Cap-1 Maneuver | 297 | 600 | - | - | 1098 | - |

### Stage 1

| Stage 1 | 653 | - | - | - | - | - |

### Stage 2

| Stage 2 | 617 | - | - | - | - | - |

## Platoon blocked, %

| Platoon blocked, % | - | - | - | - | - | - |

## Mov Cap-1 Maneuver

| Mov Cap-1 Maneuver | 282 | 575 | - | - | 1075 | - |

## Mov Cap-2 Maneuver

| Mov Cap-2 Maneuver | 282 | - | - | - | - | - |

### Stage 1

| Stage 1 | 632 | - | - | - | - | - |

### Stage 2

| Stage 2 | 604 | - | - | - | - | - |

## Approach

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<th>WB</th>
<th>NB</th>
<th>SB</th>
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</thead>
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### HCM Control Delay, s

| HCM Control Delay, s | 15.1 | 0 | 0.2 |

## HCM LOS

| HCM LOS | C |

## Minor Lane/Major Mvmt

<table>
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<th>NBRVBLn1</th>
<th>SBL</th>
<th>SBT</th>
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</thead>
</table>

## Capacity (veh/h)

| Capacity (veh/h) | - | - | 375 | 1075 | - | - |

## HCM Lane V/C Ratio

| HCM Lane V/C Ratio | - | - | 0.046 | 0.008 | - | - |

## HCM Control Delay (s)

| HCM Control Delay (s) | - | - | 15.1 | 8.4 | 0 | - |

## HCM Lane LOS

| HCM Lane LOS | - | - | C | A | A | - |

## HCM 95th %tile Q(veh)

| HCM 95th %tile Q(veh) | - | - | 0.1 | 0 | - | - |
### Intersection

| Int Delay, s/veh | 0.2 |

#### Movement

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<th>WBR</th>
<th>NBT</th>
<th>NBR</th>
<th>SBL</th>
<th>SBT</th>
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</thead>
</table>

#### Lane Configurations

| Traffic Vol, veh/h | 4 4 380 6 4 423 |
| Future Vol, veh/h | 4 4 380 6 4 423 |
| Conflicting Peds, #/hr | 14 14 0 14 14 0 |

#### Sign Control

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<th>Free</th>
<th>Free</th>
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<td>6.4 6.2 - - 4.1 -</td>
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<td>Critical Hdy Stg 2</td>
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<tr>
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#### Minor Lane/Major Mvmt

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The Traffic Management Consultant

Page B-2
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TRANSPORTATION ASSESSMENT REPORT

HALE`IWA BEACH HOUSE

HALE`IWA, OAHU, HAWAII
TAX MAP KEY: (1) 6-2-003:014

APPENDIX C
CAPACITY ANALYSIS WORKSHEETS
PEAK HOUR TRAFFIC WITH PROJECT
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<th>Free</th>
<th>Free</th>
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| Traffic Vol, veh/h   | 10   | 9    | 392  | 14   | 9    | 435  |
| Future Vol, veh/h    | 10   | 9    | 392  | 14   | 9    | 435  |
| Conflicting Peds, #/hr| 81   | 81   | 0    | 81   | 81   | 0    |

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<th>Free</th>
<th>Free</th>
<th>Free</th>
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| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, #0 | - | 0 | - | - | 0 | - |
| Grade, % | 0 | - | 0 | - | - | 0 |

| Peak Hour Factor | 100 | 100 | 100 | 100 | 100 | 100 |
| Heavy Vehicles, % | 0 | 0 | 2 | 0 | 0 | 2 |
| Mvmt Flow | 6 | 18 | 419 | 11 | 8 | 470 |

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<th>Minor1</th>
<th>Major1</th>
<th>Major2</th>
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| Conflicting Flow All | 1073 | 587 | 0 | 0 | 511 | 0 |
| Stage 1 | 506 | - | - | - | - | - |
| Stage 2 | 567 | - | - | - | - | - |
| Critical Hdw | 6.4 | 6.2 | - | - | 4.1 | - |
| Critical Hdw Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdw Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdw | 3.5 | 3.3 | - | - | 2.2 | - |
| Pot Cap-1 Maneuver | 246 | 513 | - | - | 1065 | - |
| Stage 1 | 610 | - | - | - | - | - |
| Stage 2 | 572 | - | - | - | - | - |
| Platoon blocked, % | - | - | - | - | - | - |
| Mov Cap-1 Maneuver | 213 | 449 | - | - | 997 | - |
| Mov Cap-2 Maneuver | 213 | - | - | - | - | - |
| Stage 1 | 565 | - | - | - | - | - |
| Stage 2 | 535 | - | - | - | - | - |

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| Capacity (veh/h) | - | - | 352 | 997 | - | - |
| HCM Lane V/C Ratio | - | - | 0.068 | 0.008 | - | - |
| HCM Control Delay (s) | - | - | 16 | 8.6 | 0 | - |
| HCM Lane LOS | - | - | C | A | A | - |
| HCM 95th %tile Q(veh) | - | - | 0.2 | 0 | - | - |
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<td>430</td>
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### Major/Minor

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### Minor Lane/Major Mvmt

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### Critical Hdwy

| Critical Hdw Stg 1   | 5.4    | -      | -      |
| Critical Hdw Stg 2   | 5.4    | -      | -      |

### Follow-up Hdwy

| Pot Cap-1 Maneuver | 221 | 453 | - | 984 |
| Stage 1            | 553 | -   | -  | -   |
| Stage 2            | 553 | -   | -  | -   |

| Potential Cap block | -    | -    | -   |

### Mov Cap-1 Maneuver

| Mov Cap-1 Maneuver | 191 | 395 | - | 918 |
| Stage 1            | 513 | -   | -  | -   |
| Stage 2            | 541 | -   | -  | -   |

### Mov Cap-2 Maneuver

| Mov Cap-2 Maneuver | 191 | -   | -  | -   |
| Stage 1            | 513 | -   | -  | -   |
| Stage 2            | 541 | -   | -  | -   |

### Approach

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### Minor Lane/Major Mvmt

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| HCM Lane LOS | C | A |
| HCM 95th %tile Q(veh) | - | 0.5 | 0 |