

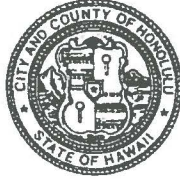
FILE COPY

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
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NOV - 9 2020

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

October 20, 2020

2020/ED-11 (Ili)
1907738

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

Dear Mr. Kawaoka:

SUBJECT: Chapter 24, Revised Ordinances of Honolulu
Draft Environmental Assessment (DEA) and Anticipated
Finding of No Significant Impact (FONSI)
Project: Haleiwa Zone Change
Applicant: Paradise on the Beach, LLC
Agent: Hawaii Planning, LLC
Tax Map Keys (TMKs): 6-6-018: 006 and 030

With this letter, the City and County of Honolulu, Department of Planning and Permitting, hereby transmits the DEA for the Haleiwa Zone Change (Project); we anticipate a FONSI. The Project is located on TMKs 6-6-018: 006 and 030, Waialua, Island of Oahu.

We are including in our submission, the DEA, the non-Chapter 343 document publication form, and the geographic information system shapefiles. We request publication of the DEA in the next edition of the Environmental Notice.

Should you have any questions, please contact Lisa Leonillo Imata via email at lisa.imata@honolulu.gov.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kathy K. Sokugawa".

Kathy K. Sokugawa
Acting Director

Enclosures

cc: Hawaii Planning, LLC

21 - 073

**NON-CHAPTER 343 DOCUMENT
PUBLICATION FORM
OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

Project Name: Haleiwa Zone Change

Applicable Law: Chapter 24, Article 8, Revised Ordinances of Honolulu, North Shore Sustainable Communities Plan

Type of Document: Draft Environmental Assessment (EA)

Island: Oahu

District: Waialua

TMKs: (1) 6-6-018: 006 and 030

Permits Required: Zone Change, Lot Consolidation, Existing Use

Applicant or Proposing Agency: Paradise on the Beach LLC
Tom Coulson
P.O. Box 25640
Honolulu, HI 96825
(808) 782-1750
tom@hawaiiionthebeach.com

Approving Agency or Accepting Authority: City and County of Honolulu, Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
(808) 768-8041
lisa.imata@honolulu.gov

Consultant: Hawaii Planning LLC
Dennis Silva, Jr.
1031 Nuuanu Avenue #2306
Honolulu, HI 96817
(808) 347-3999
dsilvajr@hawaiiplanningllc.com

Status: Draft EA - Public Review and Comment

Project Summary: The Applicant proposes a zone change from the Country zoning district to the R-10 Residential zoning district. No new construction is proposed. The zone change would remove the nonconforming status of the existing residential use on the properties and allow individual ownership via a Condominium Property Regime (CPR).

Under the current Country zoning, only seven (7) dwelling units are allowed, six (6) on Parcel 6 and one (1) on Parcel 30. Twenty-nine (29) rental dwelling units presently occupy the properties.

Haleiwa Zone Change Draft Environmental Assessment TMKs: 6-6-018: 006 & 030

Applicant:

Paradise on the Beach, LLC
P.O. Box 25640
Honolulu, HI 96825

Approving Agency:

City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Prepared by:



August 2020

Hale‘iwa Zone Change Draft Environmental Assessment

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Draft Environmental Assessment**

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- B Condominium Property Regime (CPR) Site Plan
- C Recognition of Dwelling Units Memoranda (2007 & 2009)
- D Real Property Tax Office, Building Permits History
- E Topographic Survey Map
- F Special Management Area Overlay Map
- G Draft EA Pre-Consultation Letters and Responses

EXHIBITS

- 1 Historical Zoning Map
- 2 Sea Level Rise Viewer, 3.2 feet SLR Scenario
- 3 Wetland Designation on Portion of Project Sites
- 4 Wastewater No Pass Zone
- 5 Waialua Priority Area

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- 1 Location Map
- 2 Tax Map Key
- 3 Zoning Map
- 4 State Land Use District
- 5 Special Management Area Map
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Hale‘iwa Zone Change Draft Environmental Assessment

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- 2 Renovation and Building Permits Issued
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- 4 Sea Level Rise Rates
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- 6 Examples of Threatened and Endangered Species in North Shore (Flora)
- 7 USFWS Recommended Avoidance Buffers (Flora)
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- 9 HRS, Chapter 226: Hawai‘i State Plan, Goals, Objectives, Policies and Guidelines
- 10 R-10 Residential District, Development Standards
- 11 City and County of Honolulu, General Plan

Hale‘iwa Zone Change Draft Environmental Assessment

ACRONYMS

AIS	Archaeological Inventory Survey
BFE	Base Flood Elevation
BMP	Best Management Practices
BWS	Board of Water Supply
CHP	Cluster Housing Permit
CPR	Condominium Property Regime
CZM	Coastal Zone Management
DLNR	State of Hawai‘i Department of Land and Natural Resources
DOE	State of Hawai‘i Department of Education
DOH	State of Hawai‘i Department of Health
DPP	City and County of Honolulu, Department of Planning & Permitting
EA	Environmental Assessment
EUP	Existing Use Permit
EPA	United States Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
HECO	Hawaiian Electric Company
HFD	Honolulu Fire Department
HRS	Hawai‘i Revised Statutes
LUO	Land Use Ordinance
MSL	Mean Sea Level
NOAA	National Oceanic Atmospheric Administration
NS WMP	North Shore Watershed Management Plan
NS SCP	North Shore Sustainable Communities Plan
ROH	Revised Ordinances of Honolulu
SHPD	DLNR - State Historic Preservation Division
SLR	Sea Level Rise
SMA	Special Management Area
TMK	Tax Map Key
USFWS	United States Fish and Wildlife Service

Hale'iwa Zone Change Draft Environmental Assessment

1.0 Project Summary

APPLICANT:	Paradise on the Beach, LLC
AUTHORIZED AGENT:	Hawai'i Planning LLC 1031 Nu'uuanu Avenue, #2306 Honolulu, Hawai'i 96817 Contact: Dennis Silva, Jr. Phone: (808)347-3999 Email: dsilvajr@hawaiiplanningllc.com
APPROVING AGENCY:	City and County of Honolulu Department of Planning and Permitting (DPP)
PROJECT NAME:	Haleiwa Zone Change (Project)
PROJECT LOCATION:	Northwest corner Weed Junction, Haleiwa, Oahu, Hawaii (Figure 1)
TAX MAP KEY AND LOT AREA:	6-6-018: 006 6.854 acres (298,560 SF) 6-6-018: 030 <u>1.480 acres (64,469 SF)</u> 8.334 acres (363,029 SF) (Figure 2)
OWNERSHIP:	Paradise on the Beach LLC P.O. Box 25640 Honolulu, HI 96825
EXISTING ZONING:	Country
PROPOSED ZONING:	R-10 Residential (Figure 3)
STATE LAND USE:	Urban (Figure 4)
SPECIAL MANAGEMENT AREA:	Yes (Figure 5)
FLOOD ZONE:	AEF, AE and X (Figures 6A and 6B)
NORTH SHORE SUSTAINABLE COMMUNITIES PLAN:	Rural (Figure 7)
TSUNAMI EVACUATION ZONE:	Yes (Figure 8)
EXISTING LAND USE:	29 dwelling units on both Subject parcels.

Hale‘iwa Zone Change Draft Environmental Assessment

PROJECT DESCRIPTION:

The Applicant proposes the establishment of Condominium Property Regime (CPR) for the Project Site which will allow the existing residential dwelling units to be put up for sale on an individual basis.

Presently, the Project Site is in Country zoning, which only allows one unit per acre (zoning lot). Because the dwelling units were constructed before the Comprehensive Zoning Code and the Land Use Ordinance, the dwellings are considered an existing non-conforming use. Under the current Country zoning, only seven (7) units would be allowed, six (6) on Parcel 6 and one (1) on Parcel 30; for a total of seven (7) units. Twenty-nine (29) units presently occupy the site.

The proposed zone change from Country zoning to R-10 Residential zoning would allow the dwelling units to be part of a condominium lot where individual units could be offered for sale. Presently, all dwellings on the two parcels are only offered as rental properties.

PROPOSED ZONE CHANGE:

Country to R-10 Residential

PROJECT TRIGGERS:

Significant Zone Change

PROJECT COST:

Zone Change only. There will be no new construction of residential dwellings and associated development costs.

PROJECT SCHEDULE:

There is no development schedule since this project will not entail the construction of new housing. The existing dwellings will be CPR'd and zoned R-10 Residential. The anticipated schedule for the EA and zone change completion is the end of 2020 and early 2021.

DETERMINATION:

Anticipated Finding of No Significant Impact (AFONSI)



Figure 1: Location Map

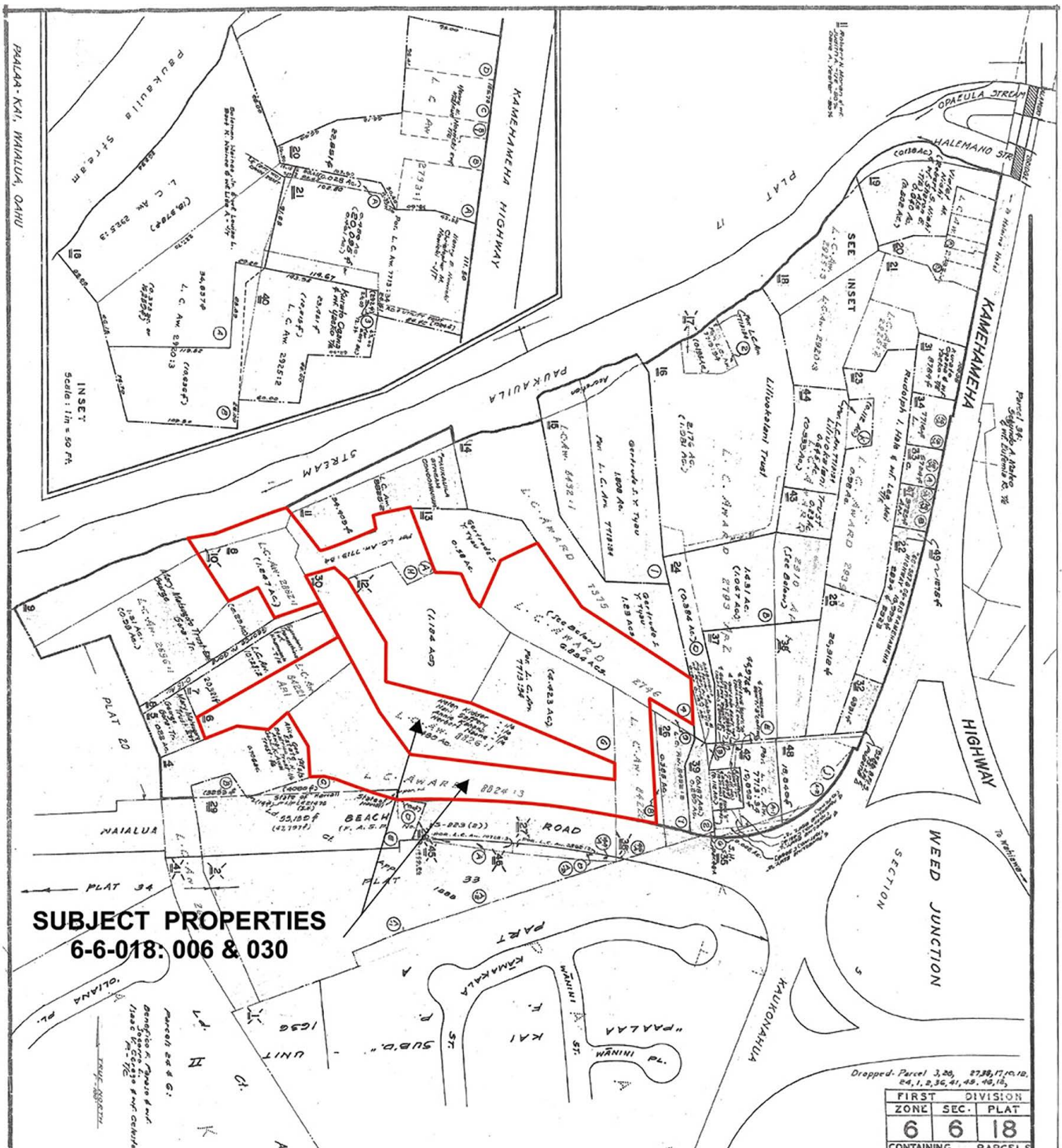


Figure 2
Tax Map Key

Haleiwa Zone Change



NOT TO SCALE

Source: Tax Maps Bureau.
Disclaimer: This graphic has been prepared for general planning purposes only.

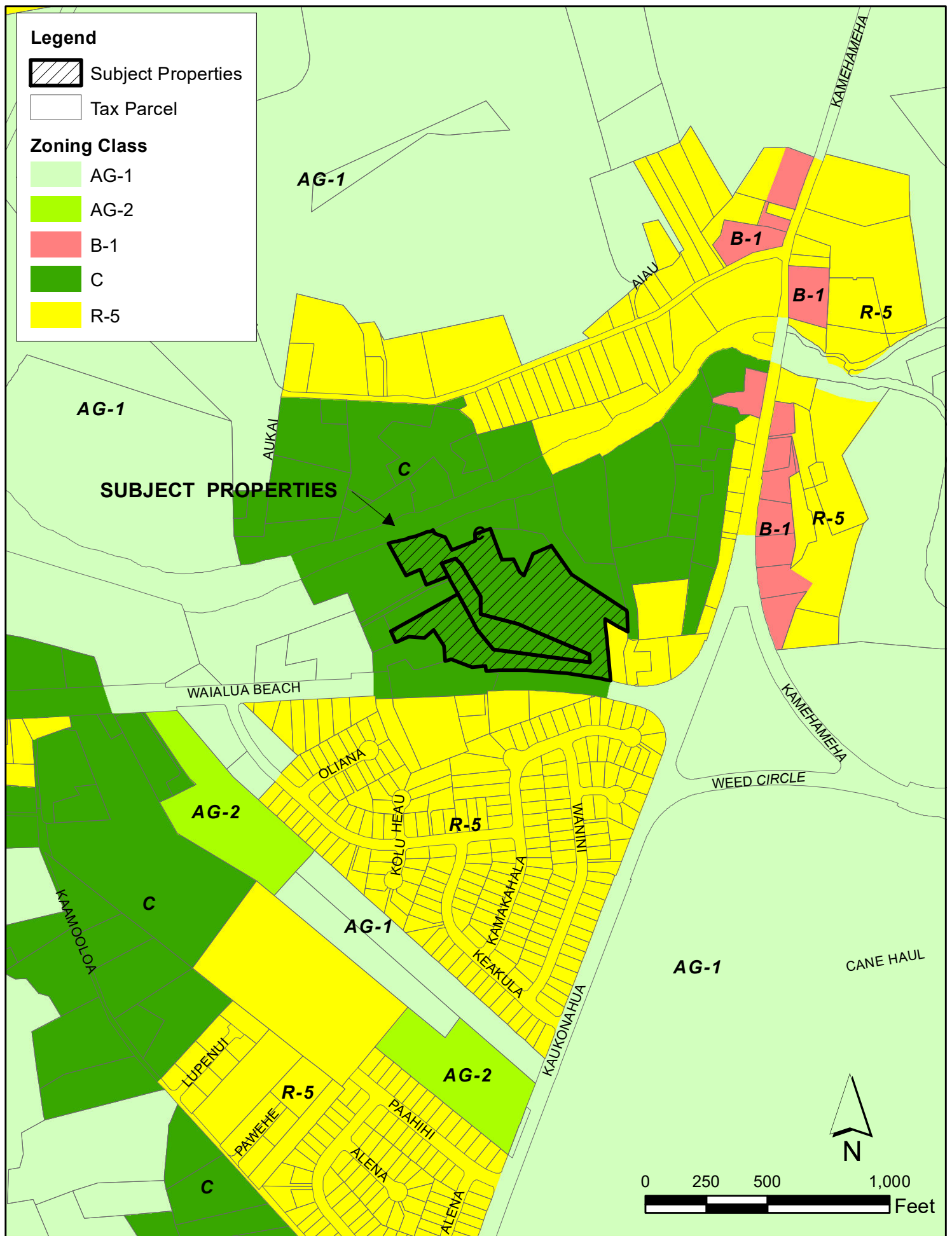


Figure 3: Existing Zoning

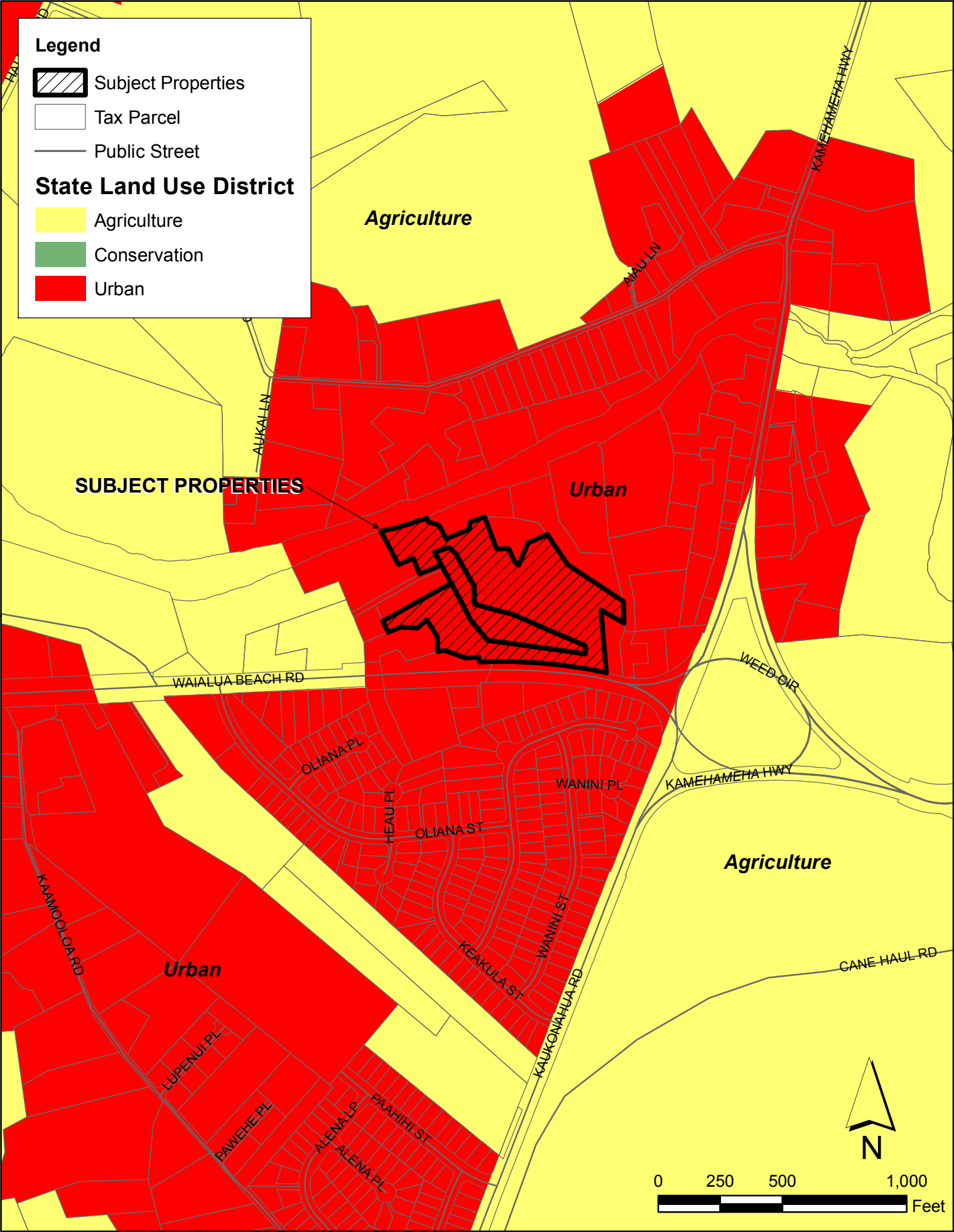


Figure 4: State Land Use

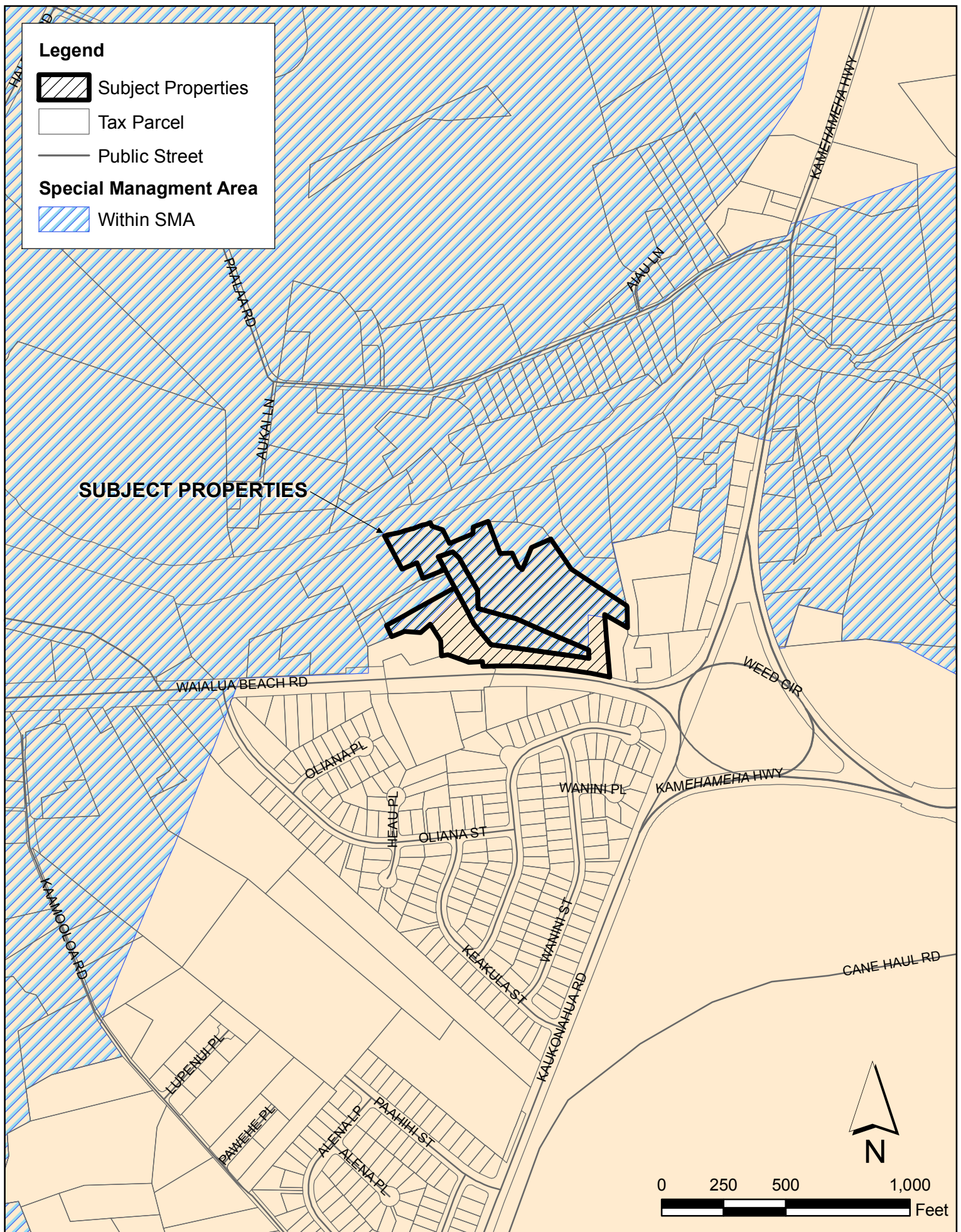
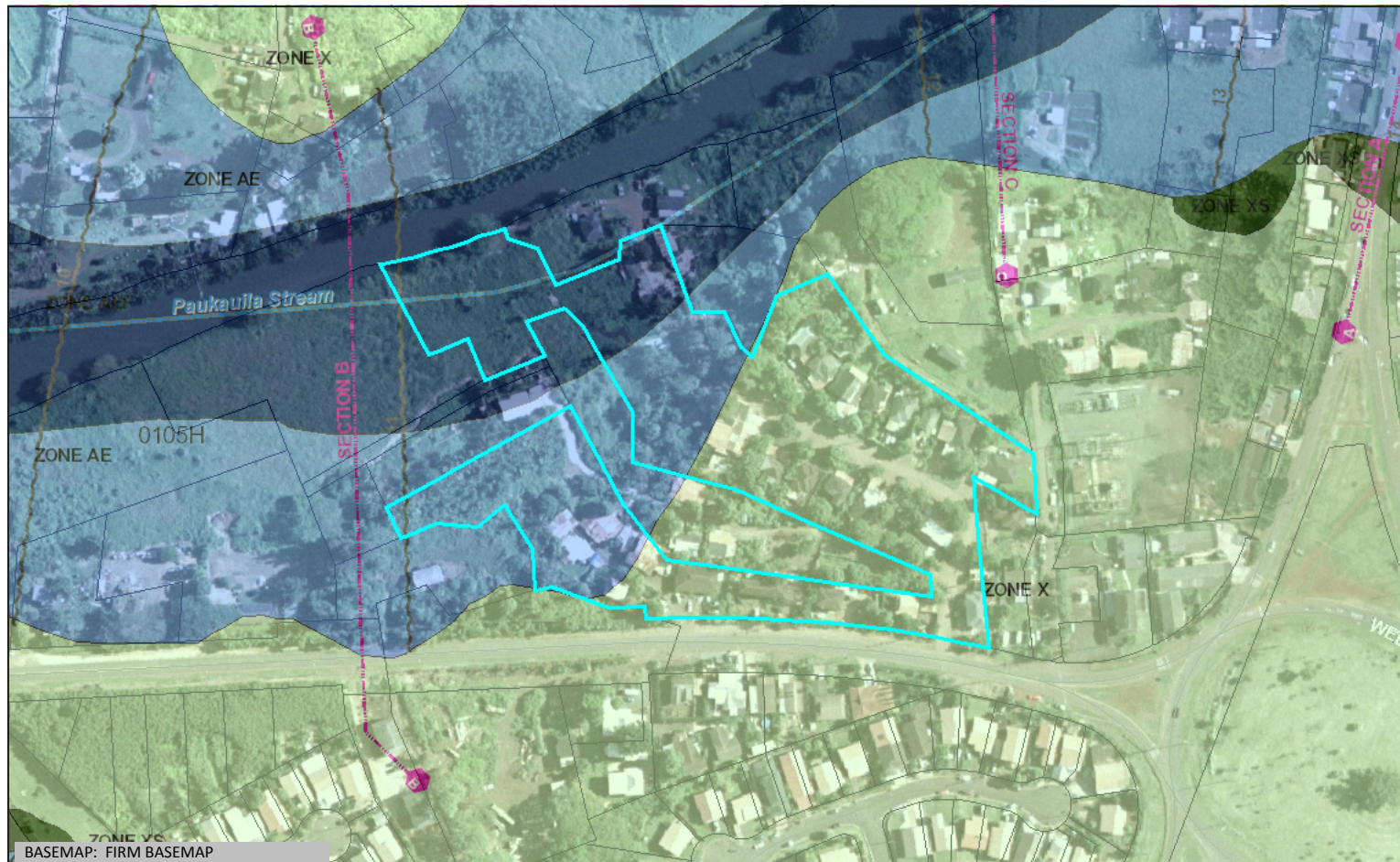


Figure 5: Special Managment Area



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 6-6-018:006
 WATERSHED: PAUKAULA
 PARCEL ADDRESS: 66-39 WAIALUA BEACH RD
 HALEIWA, HI 96712

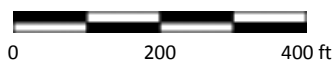
Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0105H
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (OA-0017)
 FOR MORE INFO, VISIT: <http://dlnr.hawaii.gov/dam/>



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

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND (Note: legend does not correspond with NFHL)

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

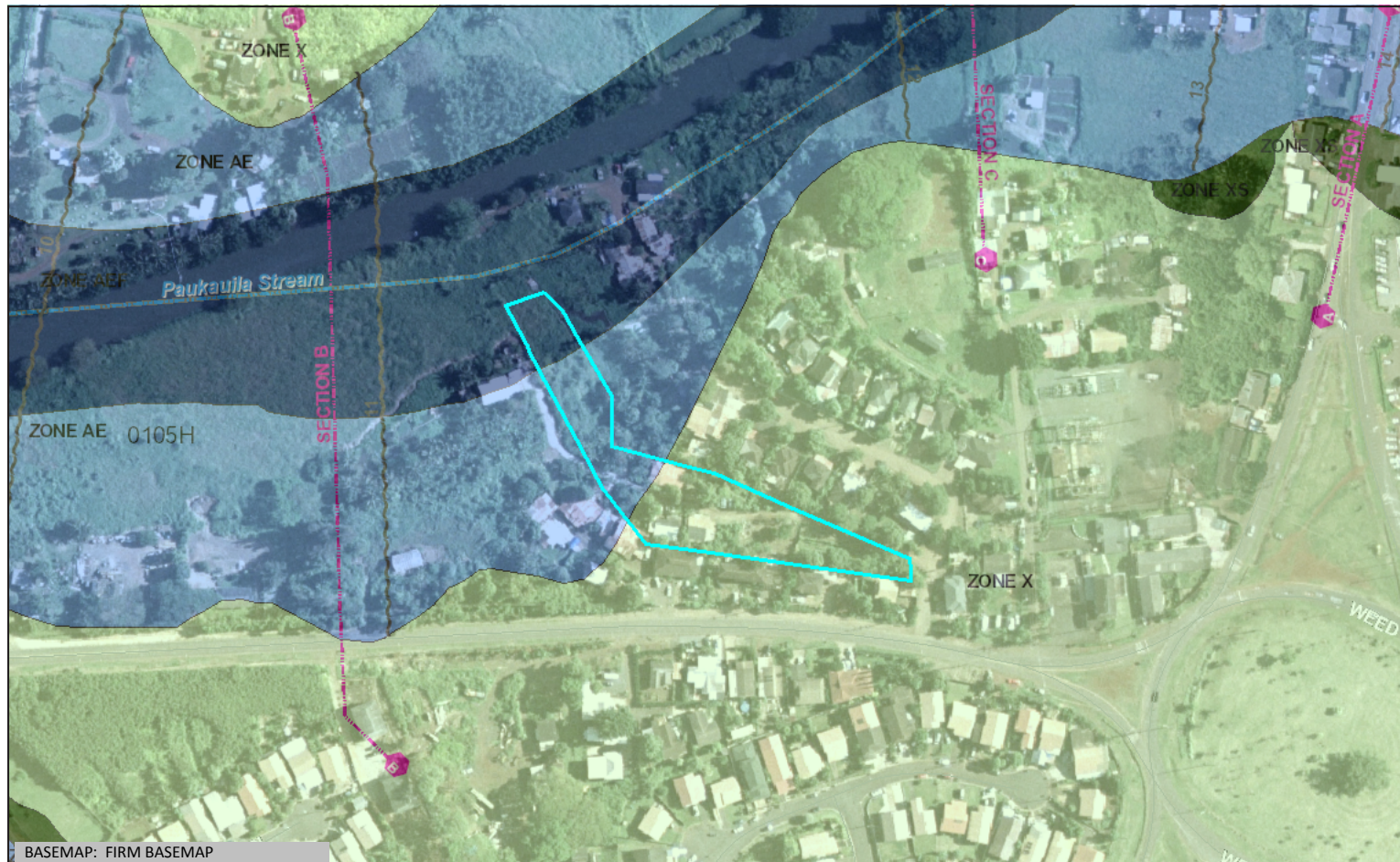
	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action);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

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

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

OTHER FLOOD AREAS

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



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 6-6-018:030
 WATERSHED: PAUKAUILA
 PARCEL ADDRESS: 66-29 F WAIALUA BEACH RD
 HALEIWA, HI 96712

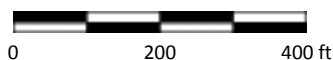
Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0105H
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (OA-0017)
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



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FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

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

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
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NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

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

OTHER FLOOD AREAS

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

NORTH SHORE SUSTAINABLE COMMUNITIES PLAN LAND USE MAP

- Preservation
- Agriculture
- Park
- Rural
- Rural Residential
- Rural Community Commercial Center
- Country Town
- Industrial
- Military
- Community Growth Boundary
- Streams
- Ahupua'a Boundary
- Moku Boundary



Department of Planning and Permitting
City & County of Honolulu



0 1/2 1 Mile

SUBJECT PROPERTIES

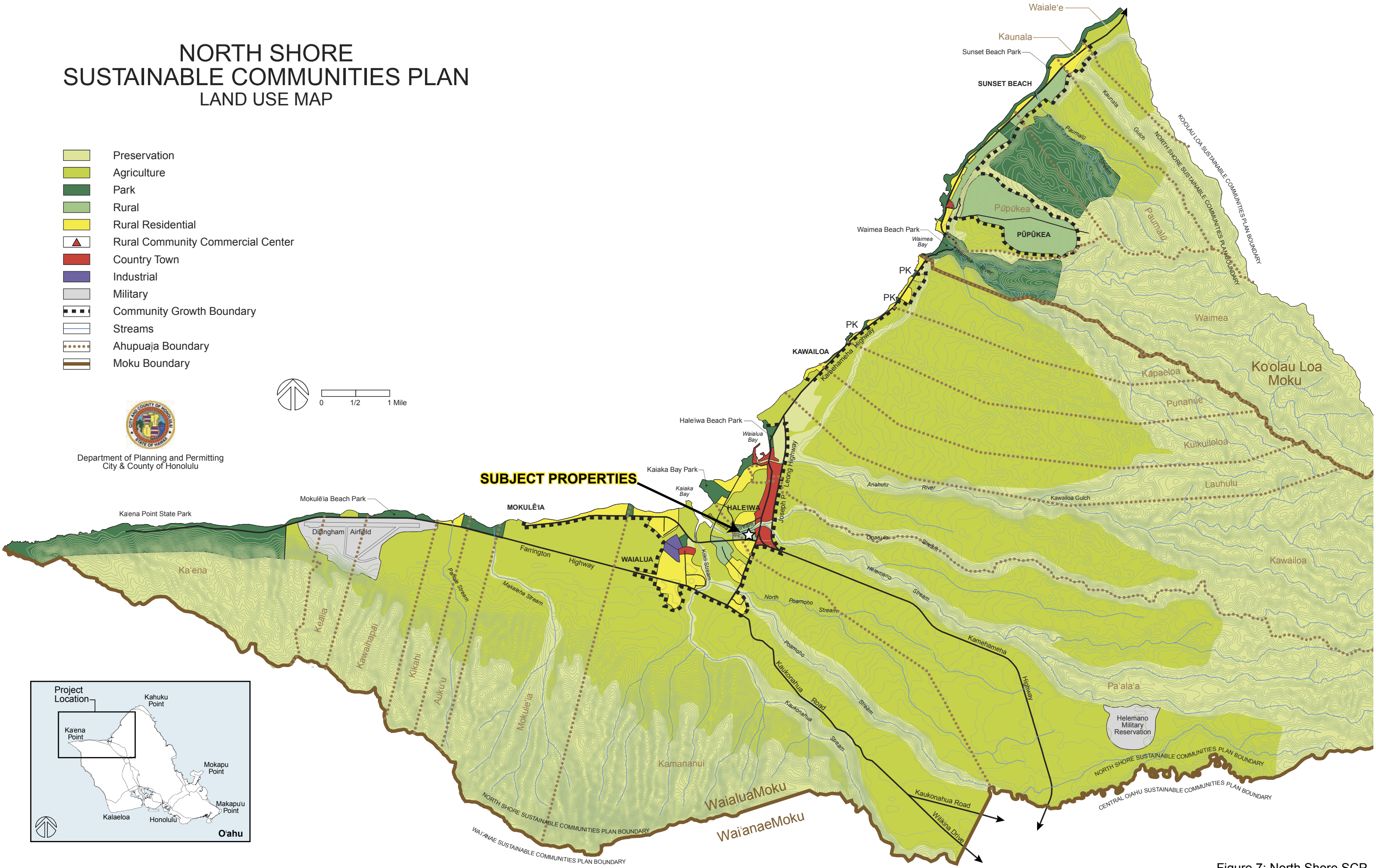
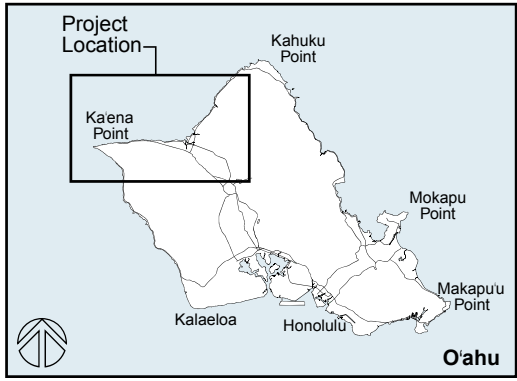


Figure 7: North Shore SCP

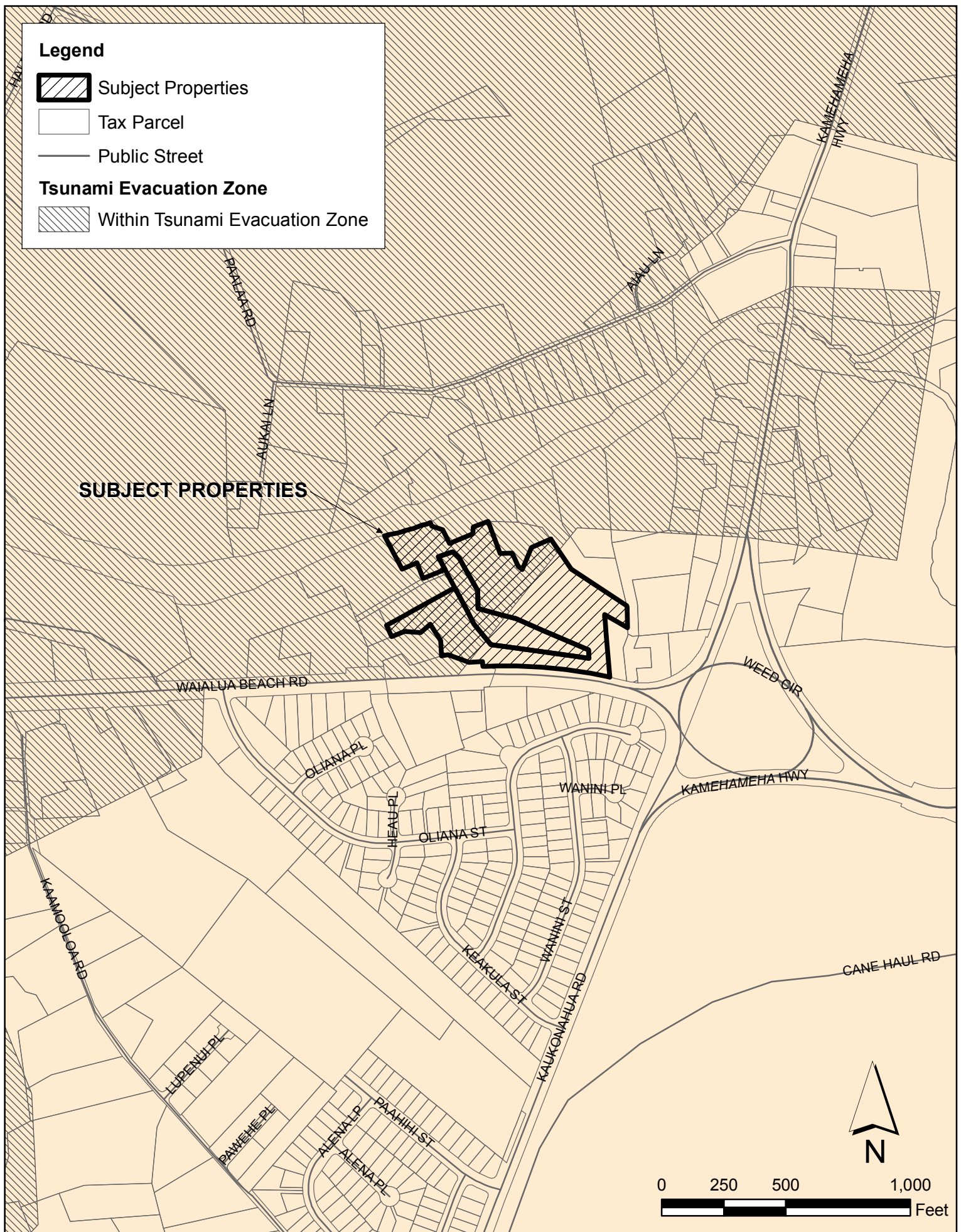


Figure 8: Tsunami Evacuation Zone

Hale‘iwa Zone Change Draft Environmental Assessment

2.0 Proposed Project and Statement of Objectives

2.1 Project Location

The project is within the easternmost end of Waialua, Oahu, Hawaii. The site is adjacent to Weed Junction which bifurcates Waialua and Haleiwa towns. The site is accessed by private driveways that connect to Waialua Beach Road. The site is identified as Tax Map Keys: 6-6-018: 006 and 030. The irregularly-shaped property is bounded by Paukauila Stream to the north, Waialua Beach Road to the south, other residential properties to the west and east.

The general vicinity consists of single-family dwellings that were constructed during the period when the Waialua Sugar Mill was in operation and sugar cane cultivation was the predominant employer in the region.

The Site is located off Weed Circle and located immediately west of an R-5 Residential zoning district neighborhood, which is not distinguishable from the project area which features similar density and appearance. The Project Site’s proposed zone change to R-10 Residential is lower in density than the adjacent properties to the south and across the street on Waialua Beach Road, which are zoned R-5 Residential. The Site consists of 29 dwelling units on 8.334 acres. Appendix A: Site Photographs and Photograph Key illustrates the existing condition of the Project Site.

2.2 Project Description

The purpose of the proposed Project requests a zone change from Country to R-10 Residential to allow the existing 29 dwellings to be offered for sale under the Condominium Property Regime (Appendix B: CPR Site Plan). The existing dwellings were constructed before the zoning ordinances, remain in good condition, and are suitable for extended use and sale as individual residences (Appendix A). The purpose of offering the dwellings as condominium units is because the dwellings are not located in neatly subdivided spacing. The use of the site as a shared ownership property with individually owned units offers the flexibility for the units to remain in place. Subdivision of the property would also entail removal of units, require extensive site improvements, and would require the new dwelling units to be pushed into significantly higher pricing points that would not be consistent with the surrounding community.

The Site provides shared access between the two subject TMKs. Following the zone change process, the applicant will apply for a lot consolidation application. The applicant will also apply for an Existing Use Permit following the EA and zone change processes.

Hale'iwa Zone Change Draft Environmental Assessment

Table 1: CPR Site Plan Lot Layout

Unit Number	Address	Land Area (SF)	Tax Map Key	Building Permit (BP) No.	Year BP Issued
1	66-053 Waialua Beach Road	11,889	6-6-018: 006	R-1434	3/30/1973
2	66-051 Waialua Beach Road	6,714	6-6-018: 006	R-1436	3/30/1973
3	66-049 Waialua Beach Road	7,409	6-6-018: 006	R-1467	6/12/1973
4	66-047 Waialua Beach Road	4,774	6-6-018: 006	128351	8/14/1956
5	66-045 Waialua Beach Road	6,141	6-6-018: 006	R-1468	6/12/1973
6	66-043 Waialua Beach Road	4,734	6-6-018: 006	R-1435	3/30/1973
7	66-041 Waialua Beach Road	7,034	6-6-018: 006	R-1610	2/14/1974
8 (Duplex)	66-019 A & B Waialua Beach Road	11,121	6-6-018: 006	R-414	2/20/1969
9 (Duplex)	66-027 A & B Waialua Beach Road	6,890	6-6-018: 006	R-413	2/20/1969
10	66-029A Waialua Beach Road	10,235	6-6-018: 006	104613	1953
11	66-031 Waialua Beach Road	5,397	6-6-018: 006	R-1466	6/12/1973
12	66-033 Waialua Beach Road	6,299	6-6-018: 006	R-1432	3/30/1973
13	66-035 Waialua Beach Road	6,276	6-6-018: 006	R-1465	6/12/1973
14	66-037 Waialua Beach Road	8,730	6-6-018: 006	R-1433	3/30/1973
15	66-029H Waialua Beach Road	7,857	6-6-018: 030	Prior to 1950	No date
16	66-039 Waialua Beach Road	120,295	6-6-018: 006	R-1464	6/12/1973
17	66-089A Waialua Beach Road	34,495	6-6-018: 006	49565 602123	No date
18 (Duplex)	66-085 / 66-085A Waialua Beach Road	7,864	6-6-018: 006	604884	No date
19	66-089 Waialua Beach Road	4,544	6-6-018: 006	49566 604882	No date
20 (Duplex)	66-073 / 66-075 Waialua Beach Road	6,758	6-6-018: 006	11184 R-0896	5/13/1965
21 (Duplex)	66-061 / 66-063 Waialua Beach Road	8,703	6-6-018: 006	14323 R-1018	8/6/1965
22	66-059 Waialua Beach Road	11,736	6-6-018: 006	R-412	2/20/1969
23	66-029F Waialua Beach Road	14,616	6-6-018: 030	Prior to 1950	No date
24	66-029G Waialua Beach Road	5,975	6-6-018: 030	Prior to 1950	No date
N/A	Common Elements (CE) 1 & 2	36,543 (0.84 ac.)	CE 1: Parcel 006 CE 2: Parcel 030	N/A	N/A

Sources: Appendix B: Condominium Property Regime (CPR) Site Plan
Appendix C: Recognition of Dwelling Units Memoranda (2007 & 2009)
Appendix D: Real Property Tax Office, Building Permits History
Waialua Approved Structures Table, Applicant

Hale‘iwa Zone Change Draft Environmental Assessment

As Table 1 above lists, there are 24 units with five (5) duplex lots for a total of 29 existing units.

The Surveyor for the Project provided unit numbers on the CPR Site Plan (Appendix B) that differs from the Dwelling numbers listed in Table B: Summary of Applicant’s Development and Building Permit Information within Appendix C: Recognition of Dwelling Units Memoranda from DPP (2007 and 2009).

Table 2: Renovation and Building Permits Issued

Unit Number	Address	Tax Map Key	Renovation Building Permit (BP) No.
1	66-053 Waialua Beach Road	6-6-018: 006	604919
2	66-051 Waialua Beach Road	6-6-018: 006	604922
3	66-049 Waialua Beach Road	6-6-018: 006	No BP number
4	66-047 Waialua Beach Road	6-6-018: 006	No BP number
5	66-045 Waialua Beach Road	6-6-018: 006	604887
6	66-043 Waialua Beach Road	6-6-018: 006	No BP number
7	66-041 Waialua Beach Road	6-6-018: 006	No BP number
8 (Duplex)	66-019 A & B Waialua Beach Road	6-6-018: 006	604921
9 (Duplex)	66-027 A & B Waialua Beach Road	6-6-018: 006	No BP number
10	66-029A Waialua Beach Road	6-6-018: 006	604923
11	66-031 Waialua Beach Road	6-6-018: 006	No BP number
12	66-033 Waialua Beach Road	6-6-018: 006	No BP number
13	66-035 Waialua Beach Road	6-6-018: 006	No BP number
14	66-037 Waialua Beach Road	6-6-018: 006	604920
15	66-029H Waialua Beach Road	6-6-018: 030	No BP number
16	66-039 Waialua Beach Road	6-6-018: 006	No BP number
17	66-089A Waialua Beach Road	6-6-018: 006	602123
18 (Duplex)	66-085 / 66-085A Waialua Beach Road	6-6-018: 006	604884
19	66-089 Waialua Beach Road	6-6-018: 006	604882 608183
20 (Duplex)	66-073 / 66-075 Waialua Beach Road	6-6-018: 006	604918 615168
21 (Duplex)	66-061 / 66-063 Waialua Beach Road	6-6-018: 006	190058 604885
22	66-059 Waialua Beach Road	6-6-018: 006	No BP number
23	66-029F Waialua Beach Road	6-6-018: 030	No BP number
24	66-029G Waialua Beach Road	6-6-018: 030	No BP number
N/A	Common Elements (CE) 1 & 2	CE 1: Parcel 006 CE 2: Parcel 030	N/A

Source: Waialua Approved Structures Table, Applicant
Appendix C: Recognition of Dwelling Units Memoranda from DPP (2007 and 2009)

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Table 3: Demolition Permits

Address	Building Permit Number	Demolished	Replaced
66-029B Waialua Beach Road	011	Yes	No
66-085B Waialua Beach Road	2007/NOV-06-101	Yes	No

Source: Appendix C: Recognition of Dwelling Units Memos from DPP, 2007 & 2009

2.2.1 History of the Site

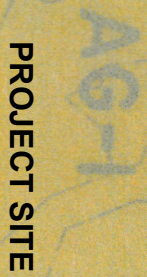
The Haleiwa/Waialua community is primarily a suburban town developed around tourism-related activities based on the North Shore and former agricultural activities centered around the former Waialua Sugar Mill. Before its development as a residential community, the area was well known as dairy pasture and grazing land. The existing 29 residential dwellings were originally built to serve the workers of the former Waialua Sugar Mill.

The applicant proposes a zone change for the Project Site based on its long-established use as a residential employee housing complex that was created for Waialua Sugar Mill housing. Over time, the need for plantation worker housing has been eliminated and it is in the best interest of the community to offer these homes for individual ownership.

Exhibit 1: Comprehensive Zoning Code Zoning Map designates the Site within the AG-1 Restricted Agricultural zoning district. The CZC map was derived from DPP-HOLIS.

Appendix C: Recognition of Dwelling Units Memoranda from DPP (2007 & 2009) concludes that there are 29 nonconforming dwelling units on the Project Sites. There are two memoranda from DPP related to the determination of nonconforming units on the Project Sites, parcels 006 and 030. The first memorandum dated September 7, 2007, concluded that there are three (3) nonconforming residential dwelling units on TMK: 6-6-018: 030.

The second memorandum dated January 15, 2009, concluded that 26 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot, TMK: 6-6-018: 006. Therefore, a total of 29 residential dwelling units are legally nonconforming uses on the Project Sites.



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2.3 Existing Use

The Site is presently in single-family residential use. No changes in use would occur under the proposed zoning change. The proposed zone change to R-10 Residential and subsequent CPR is consistent with the existing density on Site. The proposed rezoning to R-10 Residential and the property use will remain unchanged as it has been for decades.

2.4 Permits History

There are 29 dwelling units on the two Project Sites as DPP has acknowledged, six (6) duplexes and 17 single-family residential dwellings as recognized in the DPP memoranda enclosed as Appendix C. DPP HONLINE records list the following information for the existing structures and residences on-site:

TMK: 6-6-018: 006, Facility	Year Built
Single-Family Dwelling	1926
Single-Family Dwelling	1926
Single-Family Dwelling	1926
Single-Family Dwelling	1931
Single-Family Dwelling	1937
Single-Family Dwelling	1937
Single-Family Dwelling	1942
Single-Family Dwelling	1942
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1946
Single-Family Dwelling	1946
Single-Family Dwelling	1950
Single-Family Dwelling	1950
Single-Family Dwelling	1956
Single-Family Dwelling	1956

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DPP HONLINE records list the following information for the existing structures and residences on-site:

TMK: 6-6-018: 030, Facility	Year Built
Single-Family Dwelling	1939
Single-Family Dwelling	1943
Single-Family Dwelling	1948
Single-Family Dwelling	1948
Single-Family Dwelling	1952

2.5 Construction Activity

No proposed new construction activity is included in the subject zoning request. Improvements to the existing dwellings are within the property may be conducted by the owner but improvements will occur individually and permitted as required under current building codes. The applicant agrees to execute a deed restriction limiting the number of dwelling units to 29 and prohibit new development as the units will be rezoned, CPR'd, and sold to individual owners.

2.6 Project Objective

The applicant seeks a change of zoning from Country to R-10 Residential. The proposed rezoning will not entail new development and will, therefore not impact the character of the neighborhood. County zoning allows for one unit per acre while R-10 zoning would be based on higher density allowed the existing dwellings to remain in their current configuration and density. R-10 Residential zoning is requested as lands immediately adjacent to the east are within the R-5 Residential zoning district. R-10 Residential zoning will also allow the homes to be sold at prices commensurate with surrounding market pricing.

The owner desires to establish a change in zoning for the property based on its long-established use as a residential employee housing complex that was created for Waialua Sugar Mill housing. Over time, the need for plantation worker housing has been eliminated and it is in the best interest of the community to offer these homes for individual ownership. It is also the Owner's opinion that sufficient precedent for establishing a zone change is warranted with immediately adjacent properties that are within the R-5 Residential zoning district. There are no R-10 Residential zoned subdivisions in proximity to the Site, but the zoning transition from Country to R-10 to R-5 in this neighborhood is more gradual than surrounding the Country zoning district with all R-5 Residential zoning.

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2.7 Funding and Schedule

The total cost for the project will not include any development costs as the project is for a zoning change only. Costs will be borne by the applicant. No construction of new dwellings is planned as part of this zoning request. The EA and zone change is anticipated to be completed in the Spring of 2021.

Conversion from cesspools to septic tanks

The Project Site consists of 19 single-family dwellings and five (5) duplex dwellings. The duplex dwellings will only require one septic tank, hence, there will be a total of 24 septic tanks installed on-site.

The approximate cost will be from \$15,000.00 to \$25,000.00 per septic tank; for a total cost of approximately \$360,000.00 to \$600,000.00 for all existing dwellings.

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3.0 Description of Environment, Anticipated Impacts & Mitigation

3.1 Environmental Setting

The Project Site consists of two tax parcels totaling 8.334 acres located between Waialua Beach Road to the south and Paukauila Stream to the north. Residential areas in Country zoning is located to the west and R-5 Residential uses to the east. The Site is relatively flat with a very gentle gradient towards the north where it eventually meets Paukauila Stream at the approximately 2-foot level above mean sea level. The Site's characteristic is residential, but the common driveway/roadway is unimproved with only the Waialua end of the drive being improved with asphalt. Interior vehicular access is on packed gravel and dirt. The site contains an extensive number of trees that are generally groomed and maintained, and most dwellings feature maintained yards that are often defined by hedges or types of low fencing.

Lowlands along Paukauila Stream is generally grassed and maintained as lawn and open space available to the use of the residents. The dwellings generally align with the two driveway/access roads. Both access roads do not connect but provide direct access to Waialua Beach Road. None of the property is used for farming although a small goat pen is found near the center of the property.

3.2 Surrounding Uses

Surrounding uses consist primarily of residential uses with a notable R-5 Residential subdivision located across Waialua Beach Road and a strip of R-5 Residential dwellings located to the east along Waialua Beach Road and Kamehameha Highway.

Further to the west north of Waialua Beach Road consists of fallow County lots that principally remain vacant except for the primary dwellings associated with the lot. Areas south of Waialua Beach Road are in residential use and further west, a wastewater treatment facility.

3.3 Environmental Characteristics

3.3.1 Geological Characteristics

Topography

The Project Site is relatively flat and has been heavily disturbed resulting from decades of use as plantation town dwellings. Project areas along the stream are grassed and

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open. The site is not geologically distinguishable but is characterized by its rural style of development and the numerous fruit and coconut trees. The current use on this property has been in existence for decades and the proposed rezoning will not impact the character of the existing neighborhood.

A Topographic Survey Map showing 5-foot elevation contour lines across the properties and building footprints for each of the existing dwellings are included in Appendix E: Topographic Survey Map.

Climate

The geography of the North Shore District is typically warm and dry in climate. Prevailing trade winds arrive from the northeast. According to the National Weather Service Honolulu Office, for 30 years, normal monthly high temperatures range from 80 degrees in January to a high of 89 degrees in August for an average of 84 degrees. Normal month low temperatures range from a low of 65 degrees in February and a high of 74 degrees in August for a monthly average of 70 degrees. Precipitation typically ranges from 0.44 inches in August to a high of 3.8 inches in December. The annual average rainfall in Honolulu is 70 inches per year.

USDA Soil Survey Report

The Project Site is located on soils classified Haleiwa Silty Clay (HeA), 0 to 2 percent slopes (28.2%) and Waialua Silty Clay (WkA), 0 to 3 percent slopes (71.8%) according to the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii by the U.S. Department of Agriculture Soil Conservation Service (Figure 9).

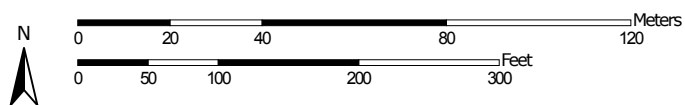
Haleiwa silty clay, 0 to 2 percent slopes (HeA) occurs as large areas on alluvial fans or as long, narrow areas in drainage ways. Permeability is moderate. Runoff is very slow, and the erosion hazard is no more than slight.

Waialua silty clay, 0 to 3 percent slopes (WkA) occurs on smooth coastal plains. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight.

3.3.2 Water Resources

Hydrologic Hazards and Resources

According to the Federal Emergency Management Agency Flood Insurance Rate Map, the Project Site is in Zones AEF, AE and X. Zone AEF consists of areas where the floodway is the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without




**Natural Resources
Conservation Service**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeA	Haleiwa silty clay, 0 to 2 percent slopes	2.3	28.2%
W	Water > 40 acres	0.0	0.0%
WkA	Waialua silty clay, 0 to 3 percent slopes	6.0	71.8%
Totals for Area of Interest		8.3	100.0%

Figure 9: Soils

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increasing the Base Flood Elevation (BFE). Zone AE consists of areas within the 100-year flood zone where flood elevations have been determined. Zone AEF consists of the floodway areas of Zone AE. These floodplain areas must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the base flood elevation. Zone X consists of areas that lie beyond the 500-year flood zone. As illustrated in Figures 6A and 6B, the Project Sites are within Zones X, AE, and AEF. Appendix B also illustrates the Flood Zones X, AE, and AEF overlaid with the CPR Site Plan.

The current owner purchased the Project Sites in 2004. From 2004 to present, there have been no major flood damage on the Project Sites in the AEF and AE zones in proximity to Paukauila Stream. The 40 days of rain from March to April 2006 did not result in any flood damage to the existing residential dwellings.

Sea Level Rise

The U.S. Army Corps of Engineers (USACE) issued an Engineering Regulation in 2013 (ER 1100-2-8162) on Sea Level Change. An Online Sea-Level Calculator provides a low, intermediate, and high scenarios of potential relative sea-level change. The ER 110-2-8162 defines relative sea-level change as:

Local (i.e., “relative”) sea level

Sea level measured by a tide gauge with respect to the land on which it is situated. See mean sea level (MSL) and sea-level change (SLC). Relative sea-level change occurs where there is a local change in the level of the ocean relative to the land, which might be due to ocean rise and/or land level subsidence. In areas subject to rapid land-level uplift, relative sea-level can fall (IPCC 2007b). Relative sea-level change will also affect the impact of any regional SLC (Source: ER 110-2-8162).

The Moku o Lo‘e (Coconut Island) National Oceanic Atmospheric Administration (NOAA) tidal gauge is used for the Project Site as there is currently no tidal gauge in the North Shore, Haleiwa area of the Island. Table 4: Potential Sea Level Change Rates (Moku O Lo‘e tidal gauge) illustrates the low, intermediate, and high potential rates of sea-level change.

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Table 4: Potential Sea Level Rise Rates (Moku o Lo‘e gauge)

Year	USACE - Low	USACE - Intermediate	USACE - High
1992	0.00	0.00	0.00
1995	0.01	0.01	0.02
2000	0.03	0.04	0.06
2005	0.06	0.07	0.12
2010	0.08	0.11	0.20
2015	0.10	0.15	0.30
2020	0.12	0.19	0.41
2025	0.14	0.24	0.55
2030	0.16	0.29	0.70
2035	0.19	0.35	0.87
2040	0.21	0.41	1.06
2045	0.23	0.48	1.27
2050	0.25	0.55	1.50
2055	0.27	0.62	1.74
2060	0.29	0.70	2.01
2065	0.31	0.79	2.29
2070	0.34	0.88	2.59
2075	0.36	0.97	2.91
2080	0.38	1.07	3.25
2085	0.40	1.17	3.61
2090	0.42	1.27	3.98
2095	0.44	1.39	4.38
2100	0.46	1.50	4.79

Source: U.S. Army Corps of Engineers, <http://www.corpsclimate.us/ccaceslcurves.cfm>

Note: Data in feet

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The City and County of Honolulu Climate Change Commission published a Sea Level Rise Guidance and Climate Change Brief. These documents were adopted by City Council on June 5, 2018 (www.resilientoahu.org). Sea Level Change findings in this document include:

Sea Level Rise

“The mean sea level trend at the Honolulu tide station is 0.055 in (1.41 mm) per year with a 95% confidence interval of ± 0.008 in (0.21 mm) per year based on monthly mean sea level data, 1905 to 2015. This is equivalent to a change of 0.46 ft (14.0 cm) over the past century.

The frequency of high tide flooding in Honolulu since the 1960s has increased from 6 days per year to 11 per year.

With 3.2 ft (0.98 m) of sea-level rise, 25,800 acres experience chronic flooding, erosion, and/or high wave impacts. One-third of this land is designated for urban use. Impacts include 38 mi (61 km) of major roads and more than \$19 billion in assets.

Due to global gravitational effects, estimates of future sea-level rise in Hawai‘i and other Pacific islands are about 20%–30% higher than the global mean.

Over 70% of beaches in Hawai‘i is in a state of chronic erosion. This is likely related to long-term sea-level rise as well as coastal hardening.

Coastal hardening of chronically eroding beaches caused the combined loss of 9% (13.4 mi, 21.5 km) of the length of sandy beaches on Kaua‘i, O‘ahu, and Maui. (www.resilientoahu.org)

The Hawaii Climate Adaptation Portal provides information on and recommendations of sea-level rise and climate change (www.climateadaptation.hawaii.gov). *Potential Impacts in the Sea Level Rise Exposure Area (SLR-XA)”*

“Chronic flooding in the SLR-XA with 3.2 feet of sea-level rise would render over 25,800 acres of land in the State unusable. Some of that land will have eroded into the ocean, some will become submerged by inches or feet of standing water, and some areas will be dry most of the year, but repeatedly washed over by seasonal high waves. State-wide, about 34% of that potentially lost land is designated for urban use, 25% is designated for agricultural use, and 40% is designated for conservation. The loss of urban land could put pressure on development of inland areas, including those designated as agricultural and conservation lands (www.climateadaptation.hawaii.gov).”

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The Hawaii SLR Viewer was utilized to map the Project Sites. As illustrated in Exhibit 2: Sea Level Rise Viewer, 3.2 feet SLR Scenario illustrates that there is no flood damage to the existing 29 residential dwelling units based on the scenario of 3.2 Feet of SLR. Exhibit 2 also illustrates that there will be no flooded roadways for the Project Sites. Therefore, no mitigative measures are necessary based on this SLR scenario. The Source for Exhibit 2 is the PacIOOS Sea Level Rise Exposure Area Viewer. Addresses highlighted in red are 66-29 and 66-73 Waialua Beach Road
<http://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>.

Potential Impacts and Mitigation Measures

In summary, the Intergovernmental Panel on Climate Change (IPCC) defines mitigation and adaptation as follows:

- “a. Mitigation: Actions that reduce net carbon emissions and limit long-term climate change.
- b. Adaptation: Actions that help human and natural systems to adjust to climate change.”

Source: https://www.ipcc.ch/publications_and_data/ar4/wg3/en/ch3s3-5.html

While mitigation addresses the causes of climate change, adaptation addresses the effects of climate change and sea-level change. The Project incorporates the Adaptation element from the IPCC definition above by having each dwelling elevated.

Projected Heights of Sea Level Rise for O‘ahu

2030

Range: 0.3 to 0.7 feet

Mean: 0.5 feet

2050

Range: 0.6 to 1.4 feet

Mean: 1.0 feet

2100

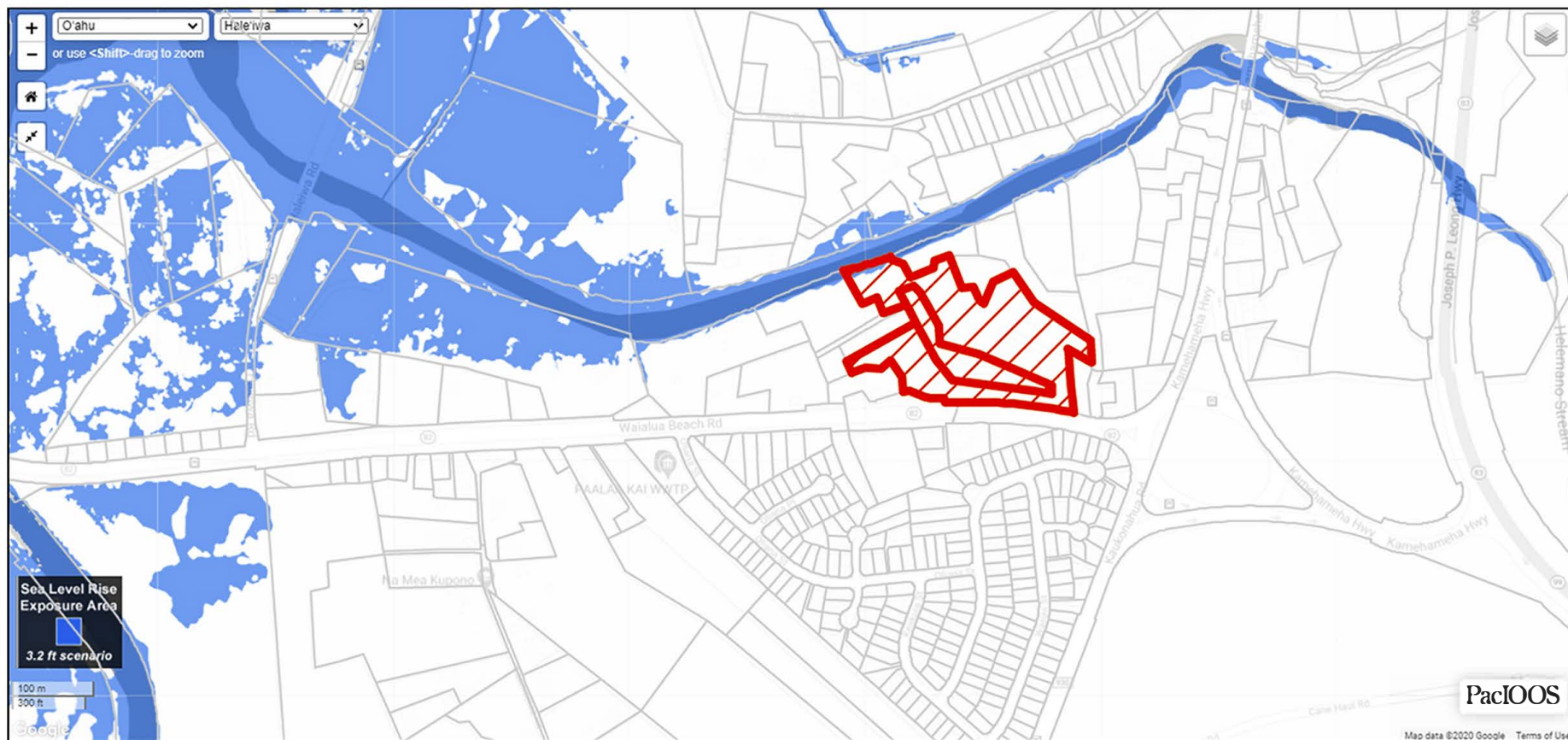
Range: 1.6 to 4.6 feet

Mean: 3.0 feet

Source: Climate Adaptation Portal website (<http://climateadaptation.hawaii.gov/sea-level-rise/>)

The data above is consistent with the projections listed in Table 4: Potential Sea Level Rise Rates. The Project Sites are not shoreline properties and therefore, the sea-level

Exhibit 2. Sea Level Rise, 3.2 - feet Scenario



Source: PacIOOS Sea Level Rise Exposure Area Viewer. Addresses highlighted in red are 66-29 and 66-73 Waialua Beach Road
<http://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

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change will have a minimal impact on the existing dwellings. Moreover, the existing homes are all elevated serving as a mitigation measure for potential future floods.

As previously stated in this EA, the Project Sites have not been severely inundated due to flooding of the Paukauila Stream. The Project Sites are not located in a coastal area. Moreover, as illustrated in Exhibit 2, the Project Sites will not be impacted by the SLR scenario of 3.2 feet.

Tsunami Inundation

The Civil Defense Tsunami Inundation Map indicates that the Project Site is in an area vulnerable to tsunami inundation (Dept. of Planning and Permitting), Figure 8.

The Civil Defense Tsunami Inundation Maps indicates that a portion of the Project Site is in an area vulnerable to tsunami inundation. Based upon the evacuation map it appears that four (4) of the 29 dwellings located on the Project Site within the evacuation zone. Evacuation plans for the proposed use will be developed in preparation for any tsunami warning event. The nearest tsunami evacuation shelter is located at the Waialua Community Association Gymnasium.

In the event of a tsunami and to ensure safety, residents will comply with evacuation protocols.

Special Management Area

The Project Site is located within the boundaries of the Special Management Area (SMA) Map (Figure 5). A Special Management Permit is not required for the proposed rezoning as there will be no new development and construction. As previously stated, there will be no construction of new homes or renovation of existing homes and therefore, no project cost related to construction and development.

The applicant agrees to convert the cesspools to septic tanks, and this is not considered "development" under the Revised Ordinances of Honolulu (ROH), Chapter 25, SMA.

Figure 5: SMA Map, illustrates the SMA boundaries on the Project Site. Appendix F: Special Management Area Overlay Map illustrates the SMA boundary overlaid on the CPR Site Plan. The following units are not within the SMA boundary: units 9, 17, 18, 19, 20, 21, 22, and a portion of unit 10. All remaining units are within the SMA.

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3.3.3 Historical and Archaeological Resources

The Haleiwa/Waialua community is primarily a suburban town developed around tourism-related activities based on the North Shore and former agricultural activities that centered around the former Waialua Sugar Mill. Before its development as a residential community, the area was well known as dairy pasture and grazing land. No specific historic sites are known or have been observed on the Project Site. The site has been extensively disturbed during its agricultural and residential tenure and it is highly unlikely that any archaeological artifacts remain.

A Draft EA pre-consultation letter was mailed to DLNR State Historic Preservation Division (SHPD) in a letter dated April 26, 2018. We received no comments to date from DLNR SHPD. A CD of the Draft EA will be mailed to DLNR SHPD for the 30-day public comment period. As previously stated in this EA, there will be no new development or renovation of existing homes as part of this project and will, therefore, have no impacts related to historical or archaeological resources.

3.3.4 Cultural Assessment

The Project Site is not known to be of cultural significance. The Site has been in private residential use for a long period and no native cultural practices have or will be affected by the existing residential use.

3.3.5 Traffic Conditions

Existing traffic is not expected to experience any change from the proposed zone change. The site has been in relatively low-density residential use for decades and is not expected to change other than in its ownership structure and CPR.

No additional density is anticipated from the rezoning and the driveways are not known to contribute to area traffic as adequate storage area exists on-site. Vehicular access to the site will remain via the exiting driveways on Waialua Beach Road.

3.3.6 Air Quality

Air quality impacts resulting from the proposed project are expected to no change over existing conditions. Air quality in the area is generally good with higher particulates during higher surf periods. Traffic borne air impacts from Kamehameha Highway do not affect the Project Site as normal northeasterly trade winds keep the project area clear.

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3.3.7 Noise Environment

Noise levels in the project area are low and typical of low-density rural communities. Vehicular traffic is only noticeable for the dwellings located along Waialua Beach Road. Other dwellings are buffered by the extensive foliage and trees that are found throughout the Site. The stream also serves as a natural buffer from noise generated in the Haleiwa Town direction. The proposed zone change will not increase noise levels in the already quiet residential community.

3.3.8 Biological Characteristics

3.3.8.1 Fauna

In consultation with the USFWS, the table below lists species that may occur at or near the Project Site.

“The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. For your guidance, we’ve marked species that may occur in the vicinity of your project (USFWS Letter, dated May 14, 2018).”

Table 5: Species Occurring in or Near Project Area (Fauna)

Scientific Name	Common Name / Hawaiian Name	Federal Status
Mammals		
<i>Lasirius cinereus semotus</i>	Hawaiian hoary bat/ `ōpe`ape`a	E
Birds		
<i>Anas wyvilliana</i>	Hawaiian duck/ koloa	E
<i>Fulica alai</i>	Hawaiian coot/ `alae kea	E
<i>Gallinula galeata sandvicensis</i>	Hawaiian gallinule/ `alae `ula	E
<i>Himantopus mexicanus knudseni</i>	Hawaiian stilt/ ae`o	E

Source: USFWS DEA Preconsultation letter, May 14, 2018

Legend: E = Endangered

Discussion: As previously stated in this EA, there will be no redevelopment or construction on the Site as the Project consists of a rezoning to bring the dwelling units and CPR design to R-10 Residential zoning. The anticipated disturbances associated

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with the Project are not expected to have a significant impact on the botanical or wildlife resources in this part of Haleiwa.

The Atlas of Hawaiian Watersheds and Their Aquatic Resources

(http://www.hawaiiwatershedatlas.com/oa_waialua.html) includes a listing of biota information.

Biota Information

Native Species

Crustaceans *Atyoida bisulcate*
Macrobrachium sp.
Fish *Awaous guamensis*
Kuhila sandvicensis
Mugil cephalus
Sicyopterus stimpsoni

Native Species

Insects *Anax junius*
Anax sp.
Megalagrion hawaiiense
Megalagrion leptodemas
Megalagrion nigrohamatum
Megalagrion sp.

Introduced Species

Amphibians *Bufo marinus*
Crustaceans *Macrobrachium lar*
Macrobrachium rosenbergii
Fish *Carassius auratus*
Gambusia affinis
Hemichromis elongatus
Lepomis sp.
Micropterus sp.
Misgurnus anguillicaudatus
Poecilia reticulata
Tilapia sp.
Unidentified poecilid
Xiphophorus helleri

Introduced Species

Insects *Chironomid larvae*
Ischnura posita

Source: Atlas of Hawaiian Watersheds and Their Aquatic Resources

http://www.hawaiiwatershedatlas.com/oa_waialua.html

Discussion: The proposed zone change will have no negative impacts on aquatic resources within the Paukauila Stream as there will be no new construction of dwelling units. Furthermore, the existing 29 dwelling units are not within the designated watershed, thus preserving this natural ecosystem. We consulted with DLNR, Division of Aquatic Resources, but received no return phone calls; most likely due to COVID-19 and remote working scenarios. Therefore, the information above addresses their Draft EA Pre-Consultation comments. We will reach out to the DLNR, Division of Aquatic Resources again during the Draft EA 30-day public comment period.

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Potential Impacts and Mitigation Measures

Hawaiian hoary bat

“The ‘ōpe‘ape‘a roosts in both exotic and native woody vegetation across all islands and will leave young unattended in trees and shrubs when they forage. If trees and shrubs 15 feet or taller are cleared during the pupping season, there is a risk that young bats could inadvertently be harmed or killed since they are too young to fly or may not move away (<https://ecos.fws.gov/ecp0/profile/speciesProfile.action?spcode=A03W>).”

“Additionally, Hawaiian hoary bats forage for insects from as low as 3 feet to higher than 500 feet above the ground and can become entangled in barbed wire used for fencing.

To avoid and minimize potential Project impacts to the endangered ‘ōpe‘ape‘a, the USFWS recommends the following applicable measures:

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

Do not use barbed wire for fencing (USFWS DEA Preconsultation letter, May 14, 2018).”

Hawaiian duck (waterbird)

“The Hawaiian Duck or koloa, is generally mottled brown and has a green to blue speculum (the distinctive feathers on the secondary wing feathers) with white borders. Adult males tend to have a darker head and neck feathers (sometimes green). Both sexes have orange legs and feet. Females have a dull orange bill. The male koloa is 19 to 20 inches in length while the female is 16 to 17 inches.”

(<https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B005>)

Hawaiian coot (waterbird)

“The ‘ālae kea is dark slate gray with a white bill and a large frontal shield (patch on top of head). The frontal shield is usually white but can vary from bluish white to yellow to dark blood red. They have white undertail feathers that are seen when swimming or during their courtship displays. Male and female coots look alike. This endemic bird of Hawai‘i is smaller than its mainland relatives, measuring 15 inches in length (<https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B04G>).”

Hawaiian gallinule (waterbird)

“The Hawaiian Moorhen is a dark gray bird with a black head and neck, and white feathers on their flanks and on their undertail coverts (or feathers). They have a very distinctive red frontal shield, and their bill tip is yellow with a red base. Their legs and feet are greenish and without lobes. The ‘Ālae ‘ūla usually measures about 13 inches (33 centimeters) in length (<https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B00H>).”

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Hawaiian stilt (waterbird)

“The Hawaiian Stilt is a slender wading bird that grows up to 16 inches in length. It has a black back and white forehead, and is white below; the female has a tinge of brown on its back. This endangered species has very long pink legs and a long black bill. The Hawaiian subspecies differs from the North American stilt by having more black on its face and neck, and longer bill, tarsus, and tail

(<https://ecos.fws.gov/ecp0/profile/speciesProfile.action?sPCODE=B04C>).”

Hawaiian Waterbirds Mitigation Measures

“To avoid and minimize potential project impacts to Hawaiian waterbirds we (USFWS) recommend you incorporate the following applicable measures into your project description:

- In areas where waterbirds are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site.
- If water resources are located within or adjacent to the project site, incorporate the applicable best management practices regarding work in aquatic environments into the project design.
- Have a biological monitor that is familiar with the species’ biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest). If a nest or active brood is found:
 - o Contact the Service within 48 hours for further guidance.
 - o Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.
 - o Have a biological monitor that is familiar with the species’ biology present on the project site during all construction or earthmoving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted (USFWS Draft EA Pre-consultation letter, May 14, 2018).”

“USFWS Recommended Best Management Practices (BMPs)

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

- In areas where waterbirds are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site.

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- If water resources are located within or adjacent to the Project Site, incorporate the applicable best management practices regarding work in aquatic environments into the project design.
- Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed Project Site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest). If a nest or active brood is found:
 - o Contact the Service within 48 hours for further guidance.
 - o Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.
 - o Have a biological monitor that is familiar with the species' biology present on the Project Site during all construction or earthmoving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted (USFWS Letter, dated May 14, 2018)."

Discussion: As previously stated in this EA, there will be no new construction on the Project Site. The proposed rezoning will not entail grading or new construction as the dwelling units on the subject property have been in existence for decades. The purpose of the rezoning is to bring the nonconforming dwellings to R-10 Residential zoning. Therefore, the USFWS recommended BMPs suffice as mitigative measures. Furthermore, a biological monitor is not necessary as there will be no new development on the Project Site. The existing residential dwellings are located at a distance from Paukaula Stream to not negatively impact fauna that may frequent the area. Furthermore, the existing residential dwellings are not encroaching on the designated wetland area, resulting in no negative environmental impacts.

3.3.8.2 Flora

In consultation with the USFWS, and according to information in their files, including data compiled by the Hawai'i Biodiversity and Mapping Program as it pertains to listed species and designated critical habitat there are no records of listed plant species occurring within the proposed project area. The USFWS is not aware of botanical surveys that have been conducted within the proposed project area.

The North Shore Watershed Management Plan (NS WMP) completed in December 2016, includes a table of threatened and endangered flora in North Shore.

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Table 6: Examples of Threatened and Endangered Species in North Shore (Flora)

Common Name	Hawaiian Name	Scientific Name
Achyranthes	‘Ahinahina	<i>Achyranthes splendens</i> var. <i>rotundata</i>
Hawai‘i alectryon	Māhoe	<i>Alectryon macrococcus</i> var. <i>macrococcus</i>
No known common name	No known Hawaiian name	<i>Alsinidendron obovatum</i>
Lavaslope centaury	‘Awiwi	<i>Centaurium sebaeoides</i>
No known common name	Ka‘ena ‘Akoko	<i>Chamaesyce celastroides</i> var. <i>kaenana</i>
Herbst’s sandmat	‘Akoko	<i>Chamaesyce herbstii</i>
No known common name	Hāhā	<i>Cyanea spp.</i>
Sticky flatsedge	Pu‘uka‘a	<i>Cyperus trachysanthos</i>
Mountain cyrtandra	Ha‘iwale	<i>Cyrtandra dentata</i>
Delissea	‘Ohā	<i>Delissea spp.</i>
Sickle Island spleenwort	no known Hawaiian name	<i>Diellia falcata</i>
No known common name	Mehamehame	<i>Flueggea neowawraea</i>
Brackenridge’s rosemallow	Ma‘o hau hele	<i>Hibiscus brackenridgei</i>
Maui island-aster	No known Hawaiian name	<i>Hesperomannia arbuscula</i>
Ka‘ala rockwort	Kulu‘ī	<i>Nototrichium humile</i>
Carter’s panicgrass	No known Hawaiian name	<i>Panicum faurier</i> var. <i>carteri</i>
Ka‘ala phyllostegia	No known Hawaiian name	<i>Phyllostegia kaalaensis</i>
Dwarf naupaka	Naupaka	<i>Scaevola coriacea</i>
O‘ahu schiedea	Ma‘oli‘oli	<i>Schiedea spp.</i>
O‘ahu riverhemp	‘Ohai	<i>Sesbania tomentosa</i>
O‘ahu cowpea	No known Hawaiian name	<i>Vigna o-wahuensis</i>
Ko‘olau eugenia	Nīoi	<i>Eugenia koolauensis</i>

Source: North Shore Watershed Management Plan (December 2016)

Discussion: Table 6 provides recent data on threatened and endangered flora species in this region. As previously stated in this EA, there is no new construction of dwellings as part of the proposed rezoning. Below are potential impacts and mitigation measures by the USFWS if there are endangered flora within the Project Site.

Potential Impacts and Mitigation Measures, Flora

“Project activities may affect listed plant species by causing physical damage to plant parts (roots, stems, flowers, fruits, seeds, etc.) as well as impacts to other life requisite features of their habitat which may result in a reduction of germination, growth and/or

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reproduction. Cutting and removal of vegetation surrounding listed plants have the potential to alter microsite conditions (e.g. light, moisture, temperature), increase the risk of invasion by nonnative plants which can result in higher incidence or intensity of fire. Activities such as grazing, use of construction equipment, vehicles, and increased human traffic (i.e. trails, visitation, monitoring), can cause ground disturbance, erosion, and/or soil compaction which decrease absorption of water and nutrients and damage plant root systems and may result in reduced growth and/or mortality of listed plants. Soil disturbance or removal has the potential to negatively impact the soil seed bank of listed plant species if such species are present or historically occurred in the project area (<https://www.fws.gov/pacificislands/articles.cfm?id=149489721>).”

“The boundary of the area occupied by listed plants should be marked with flagging by the surveyor. To avoid potential adverse effects on listed plants, we (USFWS) recommend adherence to buffer distances for the activities in the Table below. Where disturbed areas do not need to be maintained as an open area, restore disturbed areas using native plants as appropriate for the location.

If listed plants occur in the project area, the avoidance buffers are recommended to reduce direct and indirect impacts to listed plants from project activities. However, where project activities will occur within the recommended buffer distances, additional consultation is required. The impacts to the plants of concern within the buffer area may be reduced by placing temporary fencing or other barriers at the boundary of the disturbance, as far from the affected plants as practicable (<https://www.fws.gov/pacificislands/articles.cfm?id=149489721>).”

Table 7: USFWS Recommended Avoidance Buffers (Flora)

Action	Herb/Shrub***	Tree***
Cutting and Removing Vegetation by Hand or Hand Tools (e.g. weeding)	3-Feet (1 Meter)	3-Feet (1 Meter)
Mechanical Removal of Individual Plants or Woody Vegetation (e.g., chainsaw, weed eater)	3 ft up to height of removed vegetation (whichever greater)	3 ft up to height of removed vegetation (whichever greater)
Removal of Vegetation with Heavy Equipment (e.g., bulldozer, tractor, "bush hog")	2X width equipment + height of vegetation	820 ft (250 m)
*Hand Application (spot treatment)	10 ft (3 m)	Crown diameter
*Ground-based Spray Application (e.g. backpack, tank sprayer)	50 ft (15 m)	250 ft (76 m)
*Aerial spray (ball applicator)	250 ft (76 m)	250 ft (76 m)

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Action	Herb/Shrub***	Tree***
*Aerial spray (paintball)(individual plant treatment)	100 ft (30 m)	100 ft (30 m)
Ground/Soil Disturbance /Out planting/Fencing (Hand tools, e.g. shovel, or Small mechanized tools, e.g., auger)	20 ft (3 m)	2x crown diameter
Ground/Soil Disturbance (Heavy Equipment)	328 ft (100 m)	820 ft (250 m)
**Trails (e.g., human, ungulates)	20 ft	2x crown diameter
**Roads/Utility Corridors, Buildings/Structures	328 ft (100 m)	820 ft (250 m)

Source: <https://www.fws.gov/pacificislands/articles.cfm?id=149489721>

Discussion: Table 7 above lists the recommended avoidance buffers to protect threatened and endangered flora. The above-referenced avoidance buffers pertain to projects with construction and new development. To reiterate, the Project does not entail new residential construction and therefore will not entail the removal of vegetation. Therefore, a Biological Monitor is not required for this Project as there is no new residential construction.

Legend:

*Use of Approved Herbicides (following label)

**Surface Hardening/Soil compaction

***Buffer Distance (feet) – Keep Project Activity This Far Away from Listed Plant

3.3.8.3 Wetland Designation

The northwest corner portion of the Project Site, parcel 006 is within a wetland. Information gathered from the National Wetlands Inventory (<https://www.fws.gov/wetlands/data/mapper.HTML>) labels this portion of land as PEM1C designation. Table 8: Wetland Typology, defines the PEM1C Map Code and the type of wetland on the Project Sites. The wetland area is connected to Paukaila Stream as shown in Exhibit 3: Wetland Designation on Portion of Project Sites.

Table 8: Wetland Typology

Wetland Type	Map Code	Cowardin	Description
Freshwater Emergent wetland	PEM	Palustrine emergent	Herbaceous marsh, fen, swale or wet meadow

Source: USFWS, National Wetlands Inventory

<https://www.fws.gov/wetlands/data/Mapper-Wetlands-Legend.html>

Exhibit 2: Wetland Designation on Portion of Project Sites



Source: USFWS, National Wetlands Inventory, Surface Waters and Wetlands, <https://www.fws.gov/wetlands/data/mapper.html>

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“The Emergent Wetland Class is characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants (<https://www.fws.gov/wetlands/documents/classwet/emergent.htm>).”

“The Cowardin classification system is a system for classifying wetlands, devised by Lewis M. Cowardin *et al.* in 1979 for the United States Fish and Wildlife Service. The system includes five main types of wetlands. One of these wetland types is Palustrine emergent, which is characterized by freshwater wetlands not associated with a river or a lake (https://en.wikipedia.org/wiki/Cowardin_classification_system).”

Discussion: As previously stated in this EA, the northwest corner of the Project Sites, are within a freshwater emergent wetland (Exhibit 3: Wetland Designation on Portion of the Project Sites). There are no existing residential dwelling units within the designated wetland area and there no plans to develop additional residential dwellings. The designated freshwater emergent wetland will remain undisturbed. Therefore, no significant environmental impacts will occur within the designated wetland area. The following three subsections are Federal, State, and City and County of Honolulu Policies on wetlands relevant to the proposed zone change.

Federal Policies

The purpose of Executive Order 11990 is to "minimize the destruction, loss or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands." Federal agencies, to meet these objectives, in planning their actions are required to consider alternatives to wetland sites and limit potential damage if an activity affecting a wetland is unavoidable. The procedures require the determination of whether or not the proposed project will be in or will affect wetlands (<https://www.fema.gov/executive-order-11990-protection-wetlands-1977>).

The United States Environmental Protection Agency (EPA) defines wetlands as areas where water covers soil all or part of the time. Wetlands are important because they protect and improve water quality, provide fish and wildlife habitats, store floodwaters, and maintain surface water flow during dry periods (<https://www.epa.gov/wetlands>).

Why are Wetlands Important? (Source: <https://www.epa.gov/wetlands/why-are-wetlands-important>)

“Wetlands are important features in the landscape that provide numerous beneficial services for people and for fish and wildlife. Some of these services, or functions, include protecting and improving water quality, providing fish and wildlife habitats, storing floodwaters and maintaining surface water flow during dry periods. These valuable functions are the result of the unique natural characteristics of wetlands (<https://www.epa.gov/wetlands/why-are-wetlands-important>).”

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“Wetlands are among the most productive ecosystems in the world, comparable to rain forests and coral reefs. An immense variety of species of microbes, plants, insects, amphibians, reptiles, birds, fish, and mammals can be part of a wetland ecosystem. Climate, landscape shape (topology), geology, and the movement and abundance of water help to determine the plants and animals that inhabit each wetland (<https://www.epa.gov/wetlands/why-are-wetlands-important>).”

“Wetlands play an integral role in the ecology of the watershed. The combination of shallow water, high levels of nutrients, and primary productivity are ideal for the development of organisms that form the base of the food web and feed many species of fish, amphibians, shellfish, and insects. Many species of birds and mammals rely on wetlands for food, water, and shelter, especially during migration and breeding (<https://www.epa.gov/wetlands/why-are-wetlands-important>).”

“Wetlands' microbes, plants, and wildlife are part of global cycles for water, nitrogen, and sulfur. Scientists now know that atmospheric maintenance may be an additional wetlands function. Wetlands store carbon within their plant communities and soil instead of releasing it to the atmosphere as carbon dioxide. Thus, wetlands help to moderate global climate conditions (<https://www.epa.gov/wetlands/why-are-wetlands-important>).”

Wetlands and Flood Protection

“Wetlands function as natural sponges that trap and slowly release surface water, rain, snowmelt, groundwater and flood waters. Trees, root mats and other wetland vegetation also slow the speed of flood waters and distribute them more slowly over the floodplain. This combined water storage and braking action lowers flood heights and reduces erosion (<https://www.epa.gov/wetlands/why-are-wetlands-important>).”

Section 404, Clean Water Act

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands (<https://www.epa.gov/cwa-404/section-404-permit-program>).

Discussion: The proposed zone change will not involve construction activities that will impact the wetland on the Project Site resulting in no impact on the wetland area. The nearest home(s) to the designated wetland is approximately 400-feet apart. No current or future development will occur within or in proximity to the designated wetland area on the Project Sites. As mentioned in the importance of wetlands analysis above, the protection of the wetland on the Project Sites will positively contribute to the climate conditions in the North Shore community. The applicant has owned the Project Sites since 2004 and has noticed no flooding on the Project Sites. This could be due to its location in proximity to the wetlands, which, as stated above, serves as flood control due to its function as “natural sponges that trap and slowly release surface water, rain,…”

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The United States Army Corps of Engineers (USACE) was consulted to determine if Federal permits are required for this Project.

“Based on USACE’s review of the information provided, it appears the Project area contains waters of the U.S., and/or wetlands, under the Corps’ regulatory jurisdiction.

The Department of Army (DA) authorization is required if the Project proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (USACE comments, June 16, 2020).”

Discussion: As previously stated in this EA, there will be no new construction as part of the proposed zone change. Therefore, no Section 404 Clean Water Act DA permit is required as no encroachment or impact to wetland areas will occur. USACE will receive a copy of the Draft EA during the 30-day public comment period of this EA.

State of Hawaii Policies

Hawai‘i Administrative Rules, Title 11, Chapter 54, Water Quality Standards:

The State of Hawai‘i Department of Health (DOH) Clean Water Branch (CWB), Hawai‘i Administrative Rules 11-54-1 defines “wetlands” as: “Wetlands” means land that is transitional between terrestrial and aquatic ecosystems where the water table is usually at or near the surface of the land is covered by shallow water. A wetland shall have one or more of the following attributes:

- (1) At least periodically the land supports predominantly hydrophytic vegetation;
- (2) The substratum is predominantly undrained hydric soil; or
- (3) The substratum is nonsoil (gravel or rocks) and is at least periodically saturated with water or covered by shallow water.

Wetlands may be fresh, brackish, or saline and generally include swamps, marshes, bogs, and associated ponds and pools, mudflats, isolated seasonal ponds, littoral zones of standing water bodies, and alluvial floodplains. To apply for water quality certifications under Clean Water Act Section 401, and for National Pollutant Discharge Elimination System (NPDES) permit purposes, the identification and delineation of wetland

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boundaries shall be done following the procedures described in the U.S. Army Corps of Engineers' Wetlands Delineation Manual (USACE 1987).

City and County of Honolulu Policies and Guidelines

The City and County of Honolulu General Plan, Chapter 3, Natural Environment has objectives and policies related to the protection of wetlands.

Objective A: To protect and preserve the natural environment.

Policy 3: Retain the Island’s streams as scenic, aquatic, and recreation resources.

Policy 7: Protect the natural environment from damaging levels of air, water, and noise pollution.

Discussion: The existing 29 residential dwelling units do not encroach into the designated wetland area, thereby protecting and retaining this natural resource. The proposed rezoning does not involve any new construction or redevelopment.

The City and County of Honolulu North Shore Sustainable Communities Plan include policies related to the protection of natural resources.

3.1.1 Policies

Protect and enhance significant natural features and ecologically sensitive lands, including mountain areas, shoreline areas, wetlands, fishponds, natural gulches, streams, and drainageways. Provide protective buffer zones and setbacks around biologically sensitive areas to minimize habitat disturbance.

Discussion: The existing 29 residential dwelling units do not encroach into the wetland area and there are no plans to construct or develop within or in proximity to this wetland. Therefore, no habitat disturbance will occur resulting from the proposed zone change.

3.1.2.3 Wetlands

Guidelines pertaining to wetland areas are as follows:

- *Preserve and maintain all North Shore wetlands and wildlife habitats. When considering future activities/construction in the vicinity of biologically sensitive areas such as wetlands, the preferred sequence will be to:*

- avoid ecologically sensitive areas entirely*

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Discussion: The proposed rezoning and existing 29 residential dwelling units comply with this NS SCP Guideline by avoiding the wetland area to ensure its protection. As illustrated in Exhibit 3: Wetland Designation on Portion of Project Sites and Appendix B: CPR Site Plan there are no dwelling units within the wetland area and there are no plans for new construction or development in this area. The wetland area will be preserved in compliance with this NS SCP policy.

North Shore Watershed Management Plan (2016)

The North Shore Watershed Management Plan (NS WMP) includes a discussion of Paukauila Stream which is adjacent to the Project Sites and connected to the wetland area on the northwest portion of the Project Sites.

2.3.7.1 Streams

The *Hawai‘i Stream Assessment* (HSA, 1990) lists six perennial streams in the North Shore district: Makaleha, Ki‘iki‘i, Paukauila, Anahulu, Loko Ea, and Waimea. The Hawaii Watershed Atlas (2008) also considers Kawaihāpai and Pahole as perennial streams. Three of these perennial streams, Anahulu, Paukauila, and Ki‘iki‘i, are “stream systems,” i.e. streams with two or more major tributaries that extend from different valleys and converge on a coastal plain.

- The Paukauila System consists of ‘Ōpae‘ula, Helemano, and Paukauila Streams draining into Kaiaka Bay.

Discussion: Paukauila Stream is connected to the wetlands located on the northwest corner of the portion of the Project Sites.

Potential Impacts and Mitigation Measures, Wetlands

The discussion points following each regulation or policy statement in the previous subsections related to wetlands state that there will be no disturbance to the wetland area located on the northwest portions of the Project Sites. Therefore, no negative environmental impact will occur in this wetland area and no new construction or development is planned for the Project Sites.

3.3.9 Infrastructure and Utilities

The proposed improvements are presently serviced by existing electrical, cable, and telephone lines. The site is also served by the municipal potable water system. The municipal sewer system does not serve the site or areas makai of Waialua Beach Road in the project vicinity. Homes are served by pre-existing cesspools and septic tanks. No storm drain system serves the site and stormwater is naturally drained by percolation or flows to the project lowlands.

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3.3.9.1 Potable Water

The project will continue to be serviced by the existing water system. As previously stated, the proposed action is for rezoning to allow a change in ownership structure for the existing dwellings. Fire hydrants are located along Waialua Beach Road.

3.3.9.2 Wastewater

The Project Site is presently served by cesspools and septic tanks. No municipal sewer service is available to the Project Site at this time and no known plans to provide this service are been indicated. If individual units are proposed for improvement, septic tanks will likely be required in place of the individual cesspools. However, as previously stated in this EA, the proposed zone change will not consist of new construction of homes or renovation of existing dwellings.

The current cesspools are adequate to serve the Site, however, as stated below, Act 125 requires the replacement of all cesspools by 2050. The Applicant agrees to changing the existing homes to septic at the time of the zone change process and as part of this Project.

Conversion from cesspools to septic tanks

The Project Site consists of 19 single-family dwellings and five (5) duplex dwellings. The duplex dwellings will only require one septic tank, hence, there will be a total of 24 septic tanks installed on-site.

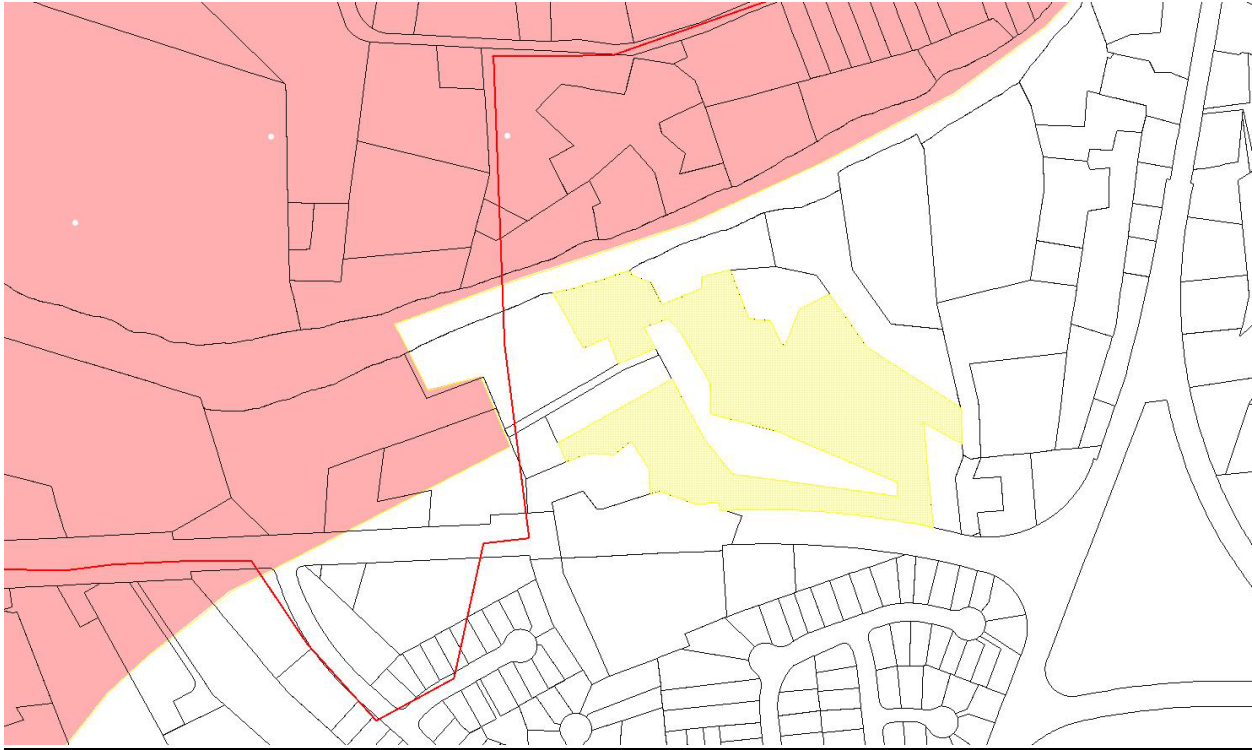
The approximate cost will be from \$15,000.00 to \$25,000.00 per septic tank; for a total cost of approximately \$360,000.00 to \$600,000.00 for all existing dwellings.

State of Hawaii, Department of Health Requirements on Replacement of Cesspools

Act 125 was passed in the 2017 legislative session and require the replacement of all cesspools by 2050. It directs the Hawaii Department of Health (DOH) to evaluate residential cesspools in the state, develop a Report to the Legislature that includes a prioritization method for cesspool upgrades, and work with the Department of Taxation on possible funding options to reduce the financial burden on homeowners.

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Exhibit 4: Wastewater No Pass Zone



Source: DOH, Wastewater Branch

Legend: Pink Pass Zone
 White No Pass Zone
 Yellow Project Site

As Exhibit 4 above illustrates, the Project Site is within the No Pass Zone. BWS defines the No Pass Zone as *“Areas in which the installation of waste disposal facilities, which may contaminate groundwater resources used or expected to be used for domestic water supplies, shall be prohibited.”*

In response to Act 125, the State of Hawai‘i Department of Health (DOH) generated the following report: [Report to the Twenty-Ninth Legislature, State of Hawai‘i 2018 Regular Session Relating to Cesspools and Prioritization for Replacement](#)

The Waialua Area of O‘ahu is classified under Priority 3 which is defined as:

“Priority 3: Potential Impacts on Sensitive Waters. Cesspools in these areas cumulatively represent an impact on an area that includes sensitive State waters or coastal ecosystems (coral reefs, impaired waterways, waters with endangered species, or other vulnerabilities).

o DOH should act before 2020 so homeowners can utilize tax credits in upgrading eligible cesspools (sited within 500’ of waters).

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o Action to address these cesspools should be taken simultaneous to or following actions under Priority 2.

Priority 3: Potential Impacts to Sensitive Waters

- Waialua Area of O'ahu: There are 1,080 cesspools concentrated in the lower watersheds that discharge to Kaiaka and Waialua Bays. This is a popular recreational area, bringing swimmers and surfers into contact with waters influenced by wastewater. The combined nutrient load from agricultural and cesspool runoff has the potential to degrade the reefs in these two bays (Report to the Twenty-Ninth Legislature, State of Hawai'i 2018 Regular Session Relating to Cesspools and Prioritization for Replacement)."

Exhibit 5: Waialua Priority Area

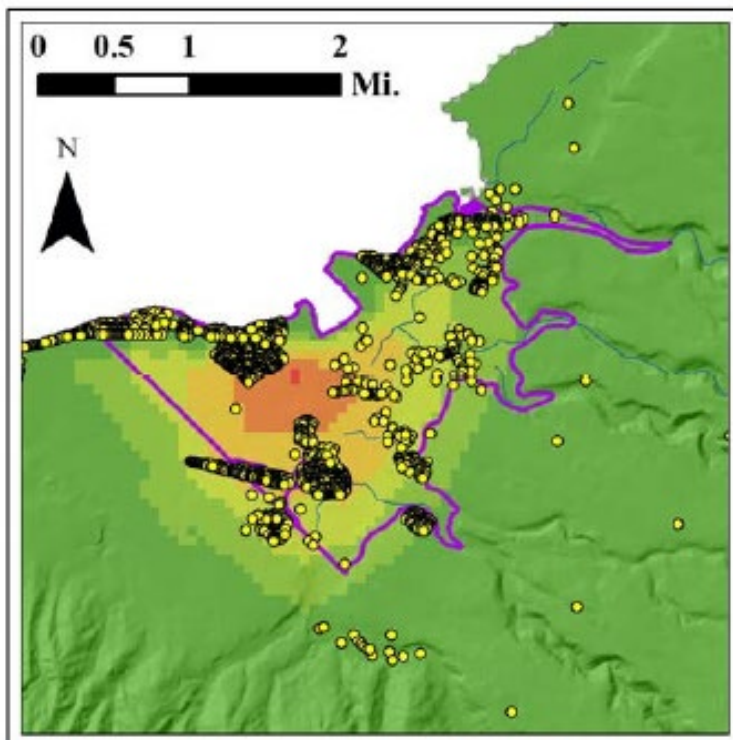


Figure 15 Waialua priority area and cesspool nitrate

Legend For Priority Area Maps

Groundwater Nitrate (mg/L)

0 - 1	• Cesspools
1.1 - 2.5	• Drinking Water Wells
2.6 - 5	• Domestic Wells
5.1 - 7.5	— Perennial Streams
7.6 - 9	— Upgrade Priority Areas
9.1 - 25.1	

Source: Report to the Twenty-Ninth Legislature, State of Hawai'i 2018 Regular Session Relating to Cesspools and Prioritization for Replacement

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Discussion: Based on the information disclosed above, the Project Site will eventually need to upgrade the cesspool systems to septic systems. The applicant will upgrade the cesspool systems to septic systems in compliance with Act 125. It should also be noted that all existing cesspool system locations are 500-feet or more from the designated wetlands on the Project Site.

3.3.9.3 Stormwater

The site is presently naturally drained. Onsite drainage occurs primarily through percolation in the porous Jacus soils. No site drainage will be directed to adjacent properties or existing roadways.

3.3.9.4 Solid Waste

It is expected that a private refuse collection service will be used to service the project location. The applicant may implement recycling programs upon project completion. Honolulu Disposal is the private solid waste collector for the existing 29 homes.

3.3.9.5 Telephone and Electrical Services

Telephone, electrical, and cable services are provided to the site and no expansion of these services is expected for this Project.

3.3.10 Public Facilities

The proposed zone change is not expected to have any significant impact on existing public facilities including schools, parks, police, and fire or emergency medical services.

Fire Protection and First Responder Service

The Waialua Fire Station located at 66-420 Haleiwa Road, provides fire protection service to the project area as well as emergency medical service. The Waialua Fire Station is located approximately one (1) mile from the Project Site. Response time to the site is less than five (5) minutes.

The nearest emergency medical center is the Wahiawa General Hospital. Fire hydrants are located along Waialua Beach Road, but no hydrants are located within the site in the makai direction. Adequate right-of-way exists for fire vehicles to enter and exit the Project Site. There is adequate land space within the Project Site to create a 90-foot turnaround for heavy fire protection vehicles entering the site.

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The Project Sites roadway widths range from 16-feet to 19-feet. As a mitigation measure, the applicant is willing to shift some of the houses increasing the roadway widths to accommodate emergency vehicles for fire protection and first responder events that may occur.

Police Service

Police service is provided by the Honolulu Police Department (HPD) in Wahiawa located at 330 N. Cane Street and is approximately 9.3 miles from the Project Site.

Schools

The Project Site is presently served by Haleiwa Elementary School and Waialua High and Intermediate School. The proposed zoning change will not increase student populations and will not impact the servicing schools as there will be no new dwellings constructed on the Project Site. Haleiwa Elementary School is located approximately 1.2 miles to the northeast of the Project Site. Waialua High and Intermediate Schools are located approximately 2.2 miles from the Project Site.

Parks and Recreation

The Project Site is approximately 1.4 miles from a multitude of beaches and beach parks as it is in proximity to the shoreline and located in Hale‘iwa.

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4.0 RELATIONSHIP TO PLANS, CODES AND ORDINANCES

4.1 Hawaii State Land Use District Boundaries

The State of Hawai'i Land Use Law regulates and classifies the uses of lands in the State to accommodate growth and development, and to retain the natural resources in the area. All State lands are classified by the State Land Use Commission, as Urban, Rural, Agricultural, or Conservation, with consideration given to the General Plan of the County.

Discussion: The location of the proposed action includes lands that are designated Urban District. The Hawai'i State Plan, Chapter 205-2 (b) Hawai'i Revised Statutes, states that:

"Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated."

The Project is consistent with this statute, as the proposed land uses are consistent with the City and County of Honolulu General Plan, and Land Use Ordinance, as discussed in this Section.

4.2 Hawai'i Coastal Zone Management Program

The objectives of the State's Hawai'i Coastal Zone Management (CZM) Program, Section 205A-2, HRS, are to protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic, and cultural values and recreational opportunities. The objectives of the program are also to reduce coastal hazards and to improve the review process for activities proposed within the coastal zone. Each county is responsible for designating a Special Management Area (SMA) that extends inland from the shoreline. Development within this SMA is subject to County approval to ensure the proposal is consistent with the policies and objectives of the Hawai'i CZM Program.

The Site is within the SMA as delineated by the City and County of Honolulu. Described below are the ten objectives of the Hawai'i CZM Program and an assessment of the action's impacts relative to the State's CZM objectives and policies. The specific City and County SMA policies are also discussed in Section 5.5 City and County of Honolulu, Revised Ordinances of Honolulu, Chapter 25, Special Management Area.

Recreational Resources

Objective: Provide Coastal Recreational Opportunities Accessible to the Public

(A) Improve coordination and funding of coastal recreation planning and management.

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(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

- Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
- Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy 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;*
- Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
- Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
- Encouraging expanded public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value;*
- Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;*
- Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, artificial reefs for surfing and fishing; and*
- Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use Commissions, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of section 46-6.*

Discussion: The Project will not impact public access to the nearby beaches and shoreline areas. The proposed action will not have any direct impact on the shoreline area, nor will it affect public access.

Historic Resources

Objective: Protect, Preserve and, Where Desirable, Restore Those Natural and Man-Made Historic and Pre-Historic Resources in the Coastal Zone Management Area that are Significant in Hawaiian and American History and Culture

(A) Identify and analyze significant archaeological resources.

(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and

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(C) Support state goals for protection, restoration, interpretation and display of historic resources.

Discussion: As previously stated in this EA, there will be no new development or renovation of existing homes as part of this project and will, therefore, have no impacts related to historical or archaeological resources.

Scenic and Open Space Resources

Objective: Protect, Preserve and, Where Desirable, Restore or Improve the Quality of Coastal Scenic and Open Space Resources

(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 which are not coastal dependent to locate in inland areas.

Discussion: The Project will not significantly impact scenic and open space resources. There will be no new residential development on the Project Site and will, therefore, have no negative impacts on the scenic and open space resources. The existing 29 dwellings comply with the height requirements outlined in the R-10 Residential zoning district.

Coastal Ecosystems

Objective: Protect Valuable Coastal Ecosystems from Disruption and Minimize Adverse Impacts on all Coastal Ecosystems

(A) Improve the technical basis for natural resource management;

(B) Preserve valuable coastal ecosystems of significant biological or economic importance;

(C) 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

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(D) Promote water quantity and quality planning and management practices which reflect the tolerance of freshwater and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Discussion: In consultation with the USFWS, there are recommended best management practices that can be implemented if necessary. As previously stated in this EA, there will be no new construction as part of the proposed zone change. The purpose of the zone change is to bring the existing condition of the Project Site in compliance with the proposed R-10 Residential zoning district and to CPR the Project.

Economic Uses

Objective: Provide Public or Private Facilities and Improvements Important to the State’s Economy in Suitable Locations

(A) Concentrate in appropriate areas the location of coastal dependent development necessary to the state’s economy;

(B) Ensure that coastal dependent development such as harbors and ports, 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 development 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:

- Utilization of presently designated locations is not feasible;*
- Adverse environmental effects are minimized; and*
- Important to the State’s economy.*

Discussion: The Project Site is within the SMA designation and is not a coastal or shoreline property. As previously stated in this EA, there will be no new construction or development of homes on the Project Site.

Coastal Hazards

Objective: Reduce Hazard to Life and Property from Tsunami, Storm Waves, Stream Flooding, Erosion, and Subsidence.

(A) Develop and communicate adequate information on storm wave, tsunami, flood, erosion, and subsidence hazard;

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(B) Control development in areas subject to storm wave, tsunami, flood, erosion, and subsidence hazard;

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and

(D) Prevent coastal flooding from inland projects.

Discussion: According to the Federal Emergency Management Agency Flood Insurance Rate Map, the Project Site is in Zones AEF, AE and X. Zone AEF consists of areas where the floodway is the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the Base Flood Elevation (BFE). Zone AE consists of areas within the 100-year flood zone where flood elevations have been determined. Zone AEF consists of the floodway areas of Zone AE. These floodplain areas must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the base flood elevation. Zone X consists of areas that lie beyond the 500-year flood zone. As illustrated in Figures 6a and 6b, the Project Site is located in Zones X, AE, and AEF.

The Project Site is within the tsunami evacuation zone and in the event of a tsunami, residents will follow evacuation protocols outlined in the Hawai‘i Emergency Management Agency website, <http://dod.hawaii.gov/hiema/>.

Managing Development

Objective: Improve the Development Review Process, Communication, and Public Participation in the Management of Coastal Resources and Hazards

(A) Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;

(B) Facilitate timely processing of application 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 lifecycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Discussion: The proposed zone change has a two-tiered development review process; 1) Environmental Assessment (Draft and Final EA), 2) Zone Change Application process. Upon acceptance of the Final EA, the applicant will apply for the Zone Change from Country to R-10 Residential to the City and County of Honolulu, DPP. The public will have the opportunity to comment on this project during the Draft EA 30-day public comment period and during the Zone Change Application process.

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Public Participation

Objective: Stimulate Public Awareness, Education, and Participation in Coastal Management

(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: Public participation is part of the HRS Chapter 343 environmental review process. The OEQC publishes notice of the EA availability for public review. The public is allowed 30-days to submit comments on the Draft EA. Consulted parties in the environmental process are encouraged to provide comments regarding the project during the Draft EA public review period. Comments submitted through the public review process, and the responses they generate, are all included within the Final EA that is publicly available through the OEQC. Furthermore, the Project will be presented to the North Shore Neighborhood Board during the 30-day public comment period.

Beach Protection

(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;

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

(D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and

(E) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

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Discussion: The Project Site is not within a coastal and shoreline area and will, therefore, have no impact on beach processes in the area.

Marine Resources

Objective: Promote the Protection, Use, and Development of Marine and Coastal Resources to Assure their Sustainability

(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 State 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

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

Discussion: There will be no construction located in the Conservation District, hence, no impacts to marine resources. Furthermore, the proposed zone change will result in no new development, the Project Sites will be brought into compliance with R-5 Residential zoning district standards.

4.3 Hawai‘i State Plan

The Hawai‘i State Plan was developed to serve as a guide for the future development of the State of Hawai‘i in areas of population growth, economic benefits, enhancement and preservation of the physical environment, facility systems maintenance and development, and socio-cultural advancement. The Plan identifies, in general, the goals, objectives, policies, and priorities for the development and growth of the State.

Twelve Functional Plans were also developed to further define the goals and objectives of the Hawai‘i State Plan. The twelve functional plans include: 1) Agriculture; 2) Conservation Lands; 3) Employment; 4) Energy; 5) Health; 6) Higher Education; 7) Historic Preservation; 8) Housing; 9) Recreation; 10) Tourism; 11) Transportation; and 12) Water Resources Development. Table 9 below lists all the Hawai‘i State Plan goals,

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objectives, policies, and priority guidelines and states if these themes are Applicable or Not Applicable (N/A). If Applicable, there is a discussion of how the proposed residential development complies with the objectives, policies, or priority guidelines.

Table 9: HRS, Chapter 226 – Hawai‘i State Plan, Goals, Objectives, Policies and Priority Guidelines

HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
HRS §226-1: Findings and Purpose			
HRS §226-2: Definitions			
HRS §226-3: Overall Theme			
<p><i>Hawai‘i’s people, as both individuals and groups, generally accept and live by a number of principles or values which are an integral part of society. This concept is the unifying theme of the State Plan. The following principles or values are established as the overall theme of the Hawai‘i State Plan:</i></p> <p><i>(1) Individual and family self-sufficiency refers to the rights of people to maintain as much self-reliance as possible. It is an expression of the value of independence, in other words, being able to freely pursue personal interests and goals. Self-sufficiency means that individuals and families can express and maintain their own self-interest so long as that self-interest does not adversely affect the general welfare. Individual freedom and individual achievement are possible only by reason of other people in society, the institutions, arrangements and customs that they maintain, and the rights and responsibilities that they sanction.</i></p> <p><i>(2) Social and economic mobility refers to the right of individuals to choose and to have the opportunities for choice available to them. It is a corollary to self-sufficiency. Social and economic mobility means that opportunities and incentives are available for people to seek out their own levels of social and economic fulfillment.</i></p> <p><i>(3) Community or social well-being is a value that encompasses many things. In essence, it refers to healthy social, economic, and physical environments that benefit the community as a whole. A sense of social responsibility, of caring for others and for the well-being of our community and of participating in social and political life, are important aspects of this concept. It further implies the aloha spirit--attitudes of tolerance, respect, cooperation and unselfish giving, within which Hawai‘i’s society can progress.</i></p> <p><i>One of the basic functions of our society is to enhance the ability of individuals and groups to pursue their goals freely, to satisfy basic needs and to secure desired socio-economic levels. The elements of choice and mobility within society’s legal framework are fundamental rights. Society’s role is to encourage conditions within which individuals and groups can approach their desired levels of self-reliance and self-determination. This enables people to gain confidence and self-esteem; citizens contribute more when they possess such qualities in a free and open society.</i></p> <p><i>Government promotes citizen freedom, self-reliance, self-determination, social and civic responsibility and goals achievement by keeping order, by increasing cooperation among many diverse individuals and groups, and by fostering social and civic responsibilities that</i></p>			

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HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<i>affect the general welfare. The greater the number and activities of individuals and groups, the more complex government's role becomes. The function of government, however, is to assist citizens in attaining their goals. Government provides for meaningful participation by the people in decision making and for effective access to authority as well as an equitable sharing of benefits. Citizens have a responsibility to work with their government to contribute to society's improvement. They must also conduct their activities within an agreed-upon legal system that protects human rights.</i>			
Discussion: The Proposed Project promotes the social and economic well-being of the community by providing the opportunity for home ownership. The existing residences are offered as rentals. Following the EA, zone change, and CPR processes, the Project residences will be offered as for-sale dwellings.			

HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
HRS §226-4 State Goals.			
<i>In order to guarantee, for present and future generations, those elements of choice and mobility that ensure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:</i>			
<ol style="list-style-type: none"> 1) <i>A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.</i> 2) <i>A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.</i> 3) <i>Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.</i> 			
Discussion: The proposed Project promotes a strong, viable economy by providing the opportunity for residents to purchase their homes rather than remaining in the rental market.			
HRS §226-5 Objectives & Policies for Population.			
a. Objective: <i>It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter.</i>			
b. Policies:			
1. Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county.			X
2. Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.			X

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HAWAII STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
3. <i>Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.</i>	X		
4. <i>Encourage research activities and public awareness programs to foster an understanding of Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii's population.</i>			X
5. <i>Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.</i>			X
6. <i>Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.</i>			X
7. <i>Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.</i>			X
Discussion: The proposed Project promotes a strong, viable economy by providing the opportunity for residents to purchase their homes rather than remaining in the rental market.			
HRS §226-6 Objectives and policies for the economy in general.			
a) Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
1. <i>Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.</i>			X
2. <i>A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.</i>			X
b) Policies:			
1. <i>Promote and encourage entrepreneurship within Hawaii by residents and nonresidents of the State.</i>			X
2. <i>Expand Hawaii's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.</i>			X
3. <i>Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.</i>			X

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HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
4. <i>Transform and maintain Hawaii as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.</i>			X
5. <i>Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaii.</i>			X
6. <i>Seek broader outlets for new or expanded Hawaii business investments.</i>			X
7. <i>Expand existing markets and penetrate new markets for Hawaii's products and services.</i>			X
8. <i>Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.</i>			X
9. <i>Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.</i>			X
10. <i>Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small-scale producers, manufacturers, and distributors.</i>			X
11. <i>Encourage labor-intensive activities that are economically satisfying, and which offer opportunities for upward mobility.</i>			X
12. <i>Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaii.</i>			X
13. <i>Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.</i>			X
14. <i>Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.</i>			X
15. <i>Maintain acceptable working conditions and standards for Hawaii's workers.</i>			X
16. <i>Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.</i>			X
17. <i>Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.</i>			X
18. <i>Encourage businesses that have favorable financial multiplier effects within Hawaii's economy, particularly with respect to emerging industries in science and technology.</i>			X

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HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
19. Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			X
20. Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new or innovative potential growth industries in particular.			X
21. Foster a business climate in Hawaii--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			X
Discussion: The proposed Project is unrelated to the economy in general objectives and policies.			
HRS §226-7 Objectives and policies for the economy – agriculture			
a) Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
1. Viability of Hawaii's sugar and pineapple industries.			X
2. Growth and development of diversified agriculture throughout the State.			X
3. An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.			X
b) Policies			
1. Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.			X
2. Encourage agriculture by making the best use of natural resources.			X
3. Provide the governor and the legislature with information and options needed for prudent decision-making for the development of agriculture.			X
4. Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			X
5. Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.			X
6. Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.			X
7. Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's food producers and consumers in the State, nation, and world.			X
8. Support research and development activities that strengthen economic productivity in agriculture, stimulate			X

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HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<i>greater efficiency, and enhance the development of new products and agricultural by-products.</i>			
9. <i>Enhance agricultural growth by providing public incentives and encouraging private initiatives.</i>			X
10. <i>Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</i>			X
11. <i>Increase the attractiveness and opportunities for an agricultural education and livelihood.</i>			X
12. <i>In addition to the State's priority on food, expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.</i>			X
13. <i>Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency, including the increased purchase and use of Hawaii-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.</i>			X
14. <i>Promote and assist in the establishment of sound financial programs for diversified agriculture.</i>			X
15. <i>Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.</i>			X
16. <i>Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.</i>			X
17. <i>Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i‘a, māla, and irrigated lo‘i, and growth of traditional Hawaiian crops, such as kalo, ‘uala, and ‘ulu.</i>			X
18. <i>Increase and develop small-scale farms.</i>			X
Discussion: These objectives are N/A as the proposed Project is not an agricultural endeavor.			
HRS §226-8 Objective and policies for the economy – Visitor Industry			
a) Objectives: <i>Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy.</i>			
b) Policies:			
1. <i>Support and assist in the promotion of Hawaii's visitor attractions and facilities.</i>			X
2. <i>Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people.</i>			X

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HAWAII STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
3. <i>Improve the quality of existing visitor destination areas by utilizing Hawaii's strengths in science and technology.</i>			X
4. <i>Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.</i>			X
5. <i>Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii's people.</i>			X
6. <i>Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the visitor industry.</i>			X
7. <i>Foster a recognition of the contribution of the visitor industry to Hawaii's economy and the need to perpetuate the aloha spirit.</i>			X
8. <i>Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii's cultures and values.</i>			X
Discussion: These objectives are N/A as the proposed Project is irrelevant to the visitor industry.			
HRS §226-9 Objective and policies for the economy – Federal Expenditures			
a) Objectives: <i>Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.</i>			
b) Policies:			
1. <i>Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment;</i>			X
2. <i>Promote Hawaii's supportive role in national defense, in a manner consistent with Hawaii's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawaii's economy;</i>			X
3. <i>Promote the development of federally supported activities in Hawaii that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaii's environment;</i>			X
4. <i>Increase opportunities for entry and advancement of Hawaii's people into federal government service;</i>			X
5. <i>Promote federal use of local commodities, services, and facilities available in Hawaii;</i>			X

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HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
6. <i>Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii; and</i>			X
7. <i>Pursue the return of federally controlled lands in Hawaii that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.</i>			X
Discussion: The proposed Project has no relation to the State’s goals on federal expenditures.			
HRS §226-10 Objective and policies for the economy – Potential Growth and Innovative Activities			
a) Objectives: <i>Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawaii's economic base.</i>			
b) Policies:			
1. <i>Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawaii's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors.</i>			X
2. <i>Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawaii through the export of services or products or substitution of imported services or products.</i>			X
3. <i>Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements.</i>			X
4. <i>Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity.</i>			X
5. <i>Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus.</i>			X

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6. <i>Expand Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people.</i>			X
7. <i>Enhance and promote Hawaii's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.</i>			X
8. <i>Accelerate research and development of new energy-related industries based on wind, solar, ocean, underground resources, and solid waste.</i>			X
9. <i>Promote Hawaii's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State.</i>			X
10. <i>Provide public incentives and encourage private initiative to attract new or innovative industries that best support Hawaii's social, economic, physical, and environmental objectives.</i>			X
11. <i>Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.</i>			X
12. <i>Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii.</i>			X
13. <i>Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawaii.</i>			X
14. <i>Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii's social, economic, physical, and environmental objectives.</i>			X
15. <i>Increase research and development of businesses and services in the telecommunications and information industries.</i>			X
16. <i>Foster the research and development of non-fossil fuel and energy efficient modes of transportation.</i>			X
17. <i>Recognize and promote health care and health care information technology as growth industries.</i>			X

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HRS §226-10.5 Objectives and policies for the economy – Information Industry			
<p>a. Objective: Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaii as a leader in broadband and wireless communications and applications in the Pacific Region.</p>			
<p>b. To achieve the information industry objective, it shall be the policy of this State to:</p>			
1. Promote efforts to attain the highest speeds of electronic and wireless communication within Hawaii and between Hawaii and the world, and make high speed communication available to all residents and businesses in Hawaii;			X
2. Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth and innovation in Hawaii's economy;			X
3. Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;			X
4. Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawaii, using technology to communicate with their headquarters, offices, or customers located out-of-state;			X
5. Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry;			X
6. Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;			X
7. Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;			X
8. Foster a recognition of the contribution of the information industry to Hawaii's economy; and			X
9. Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific.			X
Discussion: The proposed Project has no direct relation to the State's goals on information and technology.			
§226-11 Objectives and policies for the physical environment – Land-based, Shoreline, and Marine Resources			
<p>a. Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:</p>			

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<i>1. Prudent use of Hawaii's land-based, shoreline, and marine resources.</i>			X
<i>2. Effective protection of Hawaii's unique and fragile environmental resources.</i>	X		
<i>b. To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:</i>			
<i>1. Exercise an overall conservation ethic in the use of Hawaii's natural resources.</i>	X		
<i>2. Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.</i>	X		
<i>3. Take into account the physical attributes of areas when planning and designing activities and facilities.</i>	X		
<i>4. Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.</i>	X		
<i>5. Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.</i>			X
<i>6. Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.</i>	X		
<i>7. Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.</i>			X
<i>8. Pursue compatible relationships among activities, facilities, and natural resources.</i>			X
<i>9. Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.</i>			X
<p>Discussion: The proposed zone change will bring the existing 29 dwellings into compliance with the R-10 Residential zoning district and will not entail new development of residential dwelling units.</p> <p>In consultation with the USFWS, it was determined that the proposed development is not within a federally designated critical habitat. EA section 3.4.8: Biological Characteristics, provides more discussion of the flora and fauna in the project area includes elaboration on the protection of federally endangered or threatened species. As previously stated in this EA, the designated wetlands area will be preserved.</p> <p>In consultation with the USFWS, it was determined that the proposed development is not within a federally designated critical habitat. EA section 3.4.8: Biological Characteristics include more discussion on the protection of federally endangered or threatened species. The northwest corner portions of the Project Sites are within wetlands (Exhibit 3). There will be no new construction or development within the wetlands area, thus preserving this natural resource.</p>			

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<p>The Scenic and Open Space Resources subsection in the CZM discusses this issue. Public views will not be affected as the project area cannot be seen from Waialua Beach Road. The dwellings are consistent with the residential character of North Shore.</p> <p>The proposed residential development will not have a significant impact on the natural resources and environs of the surrounding area. The natural resources in proximity such as Paukaula Stream and the wetlands area will remain undisturbed.</p> <p>Refer to EA Section 3.4.8: Biological Characteristics for flora and fauna discussion on this Hawai‘i State Plan policy. As previously stated in this section, the proposed residences will implement mitigation measures to minimize the impact on fauna and flora species. As previously stated in this EA, there will be no new home construction as part of this Project.</p>			
§226-12 Objective and policies for the physical environment – Scenic, Natural Beauty, and Historic Resources			
<p>a. Objective: <i>Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.</i></p>			
b. Policies:			
1. <i>Promote the preservation and restoration of significant natural and historic resources.</i>	X		
2. <i>Provide incentives to maintain and enhance historic, cultural, and scenic amenities.</i>	X		
3. <i>Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.</i>	X		
4. <i>Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.</i>	X		
5. <i>Encourage the design of developments and activities that complement the natural beauty of the islands.</i>			X
<p>Discussion: The proposed zone change will have no significant impacts on historic and cultural resources. As previously stated in this EA, there will be no new development of homes as part of this zone change.</p> <p>The Scenic and Open Space Resources subsection in the CZM discusses this issue. Public views will not be affected.</p> <p>There will be no negative impacts on Hawai‘i’s ethnic and cultural heritage. Same discussion points as discussed in subsection 1 of this Objective. Furthermore, EA Section 3.4.4: Cultural Assessment has more discussion on the cultural and archaeological inventory previously conducted on the Project Site.</p>			

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§226-13 Objectives and policies for the physical environment – Land, Air, and Water Quality			
a. Objective: <i>Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:</i>			
1. <i>Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.</i>			X
2. <i>Greater public awareness and appreciation of Hawaii's environmental resources.</i>	X		
b. Policies			
1. <i>Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.</i>			X
2. <i>Promote the proper management of Hawaii's land and water resources.</i>	X		
3. <i>Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.</i>			X
4. <i>Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.</i>			X
5. <i>Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.</i>	X		
6. <i>Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.</i>			X
7. <i>Encourage urban developments in close proximity to existing services and facilities.</i>	X		
8. <i>Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.</i>	X		
<p>Discussion: In consultation with the USFWS it was determined that the proposed development is not within a federally designated critical habitat. EA section 3.4.8: Biological Characteristics, provides more discussion of the flora and fauna in the project area includes elaboration on the protection of federally endangered or threatened species.</p> <p>Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent. Long-term traffic, air, and noise impacts are not expected to significantly change after improvements are completed. As previously stated in this EA, there will be no new construction as part of this Project.</p> <p>The Project Site is located within the tsunami evacuation zone (Figure 8). All proper evacuation measures will be taken in the event of a tsunami event. The Project Sites are in flood zones AEF, AE, and X. Approximately half of the Project Site is within the tsunami evacuation zone</p>			

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<p>and in the event of a tsunami, the residents will follow evacuation protocols outlined in Hawai‘i Emergency Management Agency website, http://dod.hawaii.gov/hiema/.</p> <p>The existing 29 residences are considered infill development as there are existing houses adjacent to the Project Site. The proposed residential development is an “Infill” development of remaining vacant lands in areas that are already urbanized.” To reiterate, there will be no new residential development. Historically, these dwelling units were developed to serve the former Waialua Sugar Mill workers.</p> <p>This EA discusses the project’s potential impacts and mitigation measures on land, air and water resources. The existing 29 residences will not significantly impact land, air, and water resources. No new construction will occur on the Project Site.</p>			
HRS §226-14 Objective and policies for facility systems – in general			
<p>a. Objective: <i>Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.</i></p>			
<p>b. Policies:</p>			
1. Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.			X
2. Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			X
3. Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			X
4. Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.			X
Discussion: The proposed Project has no connection or applicability to facility systems.			
HRS §226-15 Objectives and policies for facility systems – Solid and Liquid Wastes.			
<p>a. Objective: <i>Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:</i></p>			
1. Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X		

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<i>2. Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.</i>	X		
<i>b. To achieve solid and liquid waste objectives, it shall be the policy of this State to:</i>			
<i>1. Encourage the adequate development of sewerage facilities that complement planned growth.</i>	X		
<i>2. Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.</i>	X		
<i>3. Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.</i>			X
<p>Discussion: The existing 29 residences will comply with solid and liquid waste disposal requirements.</p> <p>The existing 29 residence development has adequate sewer capacity. The Project will upgrade from cesspools to septic sewer systems for all residential dwellings. A sewer connection application will not be required as there will be no new residential construction/development as part of this Project.</p> <p>Recycling bins will be provided for each of the 29 residences, thus promoting the reduction of solid wastes and employing a conservation ethic.</p>			
HRS §226-16 Objective and policies for facility systems – Water.			
<i>a. Objective: Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.</i>			
b. Policies:			
<i>1. Coordinate development of land use activities with existing and potential water supply.</i>	X		
<i>2. Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.</i>			X
<i>3. Reclaim and encourage the productive use of runoff water and wastewater discharges.</i>			X
<i>4. Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.</i>			X
<i>5. Support water supply services to areas experiencing critical water problems.</i>			X
<i>6. Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.</i>			X

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Discussion: In consultation with BWS it was determined that the existing water system is adequate to provide off-site fire protection and accommodate the proposed Project. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval. No additional water demand will be required for this project as there will be no new construction.			
HRS §226-17 Objectives and policies for facility systems Transportation			
<i>a. Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:</i>			
<i>1. An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.</i>			X
<i>2. A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.</i>			X
<i>b. To achieve the transportation objectives, it shall be the policy of this State to:</i>			
<i>1. Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;</i>			X
<i>2. Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;</i>			X
<i>3. Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;</i>			X
<i>4. Provide for improved accessibility to shipping, docking, and storage facilities;</i>			X
<i>5. Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;</i>			X
<i>6. Encourage transportation systems that serve to accommodate present and future development needs of communities;</i>			X
<i>7. Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;</i>			X
<i>8. Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;</i>			X
<i>9. Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;</i>			X
<i>10. Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii's natural environment;</i>			X

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11. <i>Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;</i>			X
12. <i>Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and</i>			X
13. <i>Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.</i>			X
Discussion: The proposed Project has no relationship to the provision or facilitation of transportation.			
HRS §226-18 Objectives and policies for facility systems – Energy			
a. Objective: <i>Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:</i>			
1. <i>Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;</i>			X
2. <i>Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawaii's dependence on imported fuels for electrical generation and ground transportation;</i>			X
3. <i>Greater diversification of energy generation in the face of threats to Hawaii's energy supplies and systems;</i>			X
4. <i>Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and</i>			X
5. <i>Utility models that make the social and financial interests of Hawaii's utility customers a priority</i>			X
b. To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long-term provision of adequate, reasonably priced, and dependable energy services to accommodate demand.			
c. Other Policies:			
1. <i>Support research and development as well as promote the use of renewable energy sources;</i>			X
2. <i>Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;</i>			X
3. <i>Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;</i>			X

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<i>4. Promote all cost-effective conservation of power and fuel supplies through measures, including:</i>			
<i>A. Development of cost-effective demand-side management programs;</i>			X
<i>B. Education;</i>			X
<i>C. Adoption of energy-efficient practices and technologies; and</i>			X
<i>D. Increasing energy efficiency and decreasing energy use in public infrastructure;</i>			X
<i>5. Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems uses the least-cost energy supply option and maximizes efficient technologies;</i>			X
<i>6. Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;</i>			X
<i>7. Promote alternate fuels and transportation energy efficiency;</i>			X
<i>8. Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;</i>			X
<i>9. Support actions that reduce, avoid, or sequester Hawaii's greenhouse gas emissions through agriculture and forestry initiatives;</i>			X
<i>10. Provide priority handling and processing for all state and county permits required for renewable energy projects;</i>			X
<i>11. Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and</i>			X
<i>12. Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawaii.</i>			X
Discussion: The Project has no relationship to the State's goals for telecommunications.			

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HRS §226-18.5 Objectives and policies for facility systems – Telecommunications			
<i>a. Objective: Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.</i>			
<i>b. To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.</i>			
<i>c. Other Policies:</i>			
<i>1. Facilitate research and development of telecommunications systems and resources;</i>			X
<i>2. Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;</i>			X
<i>3. Promote efficient management and use of existing telecommunications systems and services; and</i>			X
<i>4. Facilitate the development of education and training of telecommunications personnel.</i>			X
Discussion: The Project has no relationship to the State's goals for telecommunications.			
HRS §226-19 Objectives and policies for socio-cultural advancement – Housing			
<i>a. Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:</i>			
<i>1. Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.</i>			X
<i>2. The orderly development of residential areas sensitive to community needs and other land uses.</i>	X		
<i>3. The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.</i>			X
<i>b. To achieve the housing objectives, it shall be the policy of this State to:</i>			
<i>1. Effectively accommodate the housing needs of Hawaii's people.</i>			X
<i>2. Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.</i>			X
<i>3. Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.</i>			X

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<i>4. Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.</i>			X
<i>5. Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.</i>			X
<i>6. Facilitate the use of available vacant, developable, and underutilized urban lands for housing.</i>			X
<i>7. Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.</i>			X
<i>8. Promote research and development of methods to reduce the cost of housing construction in Hawaii.</i>			X
Discussion: The existing residential neighborhood is consistent with the R-10 Residential zoning. The zone change will bring the Project Sites into compliance with the R-10 Residential zoning district and will not involve new development or construction.			
HRS §226-20 Objectives and policies for socio-cultural advancement – Health			
<i>a. Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:</i>			
<i>1. Fulfillment of basic individual health needs of the general public.</i>			X
<i>2. Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.</i>			X
<i>3. Elimination of health disparities by identifying and addressing social determinants of health.</i>			X
<i>b. To achieve the health objectives, it shall be the policy of this State to:</i>			
<i>1. Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.</i>			X
<i>2. Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.</i>			X
<i>3. Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.</i>			X
<i>4. Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.</i>			X
<i>5. Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.</i>			X
<i>6. Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances</i>			X

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<i>through increased coordination, education, monitoring, and enforcement.</i>			
<i>7. Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.</i>			X
Discussion: The Project has no relationship to the State's objectives and policies for health (as described above).			
HRS §226-21 Objective and policies for socio-cultural advancement – Education			
a. Objective: <i>Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.</i>			
b. Policies:			
<i>1. Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.</i>			X
<i>2. Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.</i>			X
<i>3. Provide appropriate educational opportunities for groups with special needs.</i>			X
<i>4. Promote educational programs which enhance understanding of Hawaii's cultural heritage.</i>			X
<i>5. Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.</i>			
<i>6. Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.</i>			X
<i>7. Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.</i>			X
<i>8. Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.</i>			X

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9. <i>Support research programs and activities that enhance the education programs of the State.</i>			X
Discussion: The Project has no relationship to the provision of educational opportunities.			
HRS §226-22 Objective and policies for socio-cultural advancement – Social Services			
a. Objective: <i>Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.</i>			
b. Policies:			
1. <i>Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</i>			X
2. <i>Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</i>			X
3. <i>Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.</i>			X
4. <i>Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</i>			X
5. <i>Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.</i>			X
6. <i>Promote programs which assist people in need of family planning services to enable them to meet their needs.</i>			X
Discussion: The proposed Project has no relation to the provision of social services by the State of Hawai‘i.			
HRS §226-23 Objective and policies for socio-cultural advancement – Leisure			
a. Objective: <i>Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.</i>			
b. Policies:			
1. <i>Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.</i>			X

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<i>2. Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.</i>			X
<i>3. Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.</i>			X
<i>4. Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.</i>			X
<i>5. Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.</i>			X
<i>6. Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.</i>			X
<i>7. Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.</i>			X
<i>8. Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.</i>			X
<i>9. Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.</i>			X
<i>10. Assure adequate access to significant natural and cultural resources in public ownership.</i>			X
Discussion: The proposed Project has no relation to the provision of resources to accommodate cultural, artistic, and recreational needs.			
HRS §226-24 Objective and policies for socio-cultural advancement – Individual Rights and Personal Well-being			
a. Objective: Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.			
b. Policies:			
<i>1. Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.</i>			X
<i>2. Uphold and protect the national and state constitutional rights of every individual.</i>			X
<i>3. Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.</i>			X

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4. <i>Ensure equal opportunities for individual participation in society.</i>			X
Discussion: The proposed Project has no direct relation to the provision of individual rights and personal well-being as described above.			
HRS §226-25 Objective and policies for socio-cultural advancement – Culture			
a. Objective: <i>Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.</i>			
b. Policies:			
1. <i>Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.</i>			X
2. <i>Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.</i>			X
3. <i>Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.</i>			X
4. <i>Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.</i>			X
Discussion: The Project has no direct relation to the State's goals for the advancement of culture as described above.			
HRS §226-26 Objectives and policies for socio-cultural advancement – Public Safety			
a. Objectives: <i>Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:</i>			
1. <i>Assurance of public safety and adequate protection of life and property for all people.</i>			X
2. <i>Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.</i>			X
3. <i>Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.</i>			X
b. Policies related to public safety:			
1. <i>Ensure that public safety programs are effective and responsive to community needs.</i>			X
2. <i>Encourage increased community awareness and participation in public safety programs.</i>			X
c. Policies related to criminal justice:			

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<i>1. Support criminal justice programs aimed at preventing and curtailing criminal activities.</i>			X
<i>2. Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.</i>			X
<i>3. Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.</i>			X
d. Policies related to emergency management:			
<i>1. Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.</i>			X
<i>2. Enhance the coordination between emergency management programs throughout the State.</i>			X
Discussion: The proposed Project has no direct relation to the provision of public safety as described above.			
HRS §226-27 Objectives and policies for socio-cultural advancement – Government			
a. Objective: Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
<i>1. Efficient, effective, and responsive government services at all levels in the State.</i>			X
<i>2. Fiscal integrity, responsibility, and efficiency in the state government and county governments.</i>			X
b. Policies:			
<i>1. Provide for necessary public goods and services not assumed by the private sector.</i>			X
<i>2. Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.</i>			X
<i>3. Minimize the size of government to that necessary to be effective.</i>			X
<i>4. Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.</i>			X
<i>5. Assure that government attitudes, actions, and services are sensitive to community needs and concerns.</i>			X
<i>6. Provide for a balanced fiscal budget.</i>			X
<i>7. Improve the fiscal budgeting and management system of the State.</i>			X
<i>8. Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.</i>			X

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HRS § 226-101: Purpose. <i>The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.</i>			
HRS § 226-102: Overall direction. <i>The State shall strive to improve the quality of life for Hawai‘i’s present and future present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.</i>			
HRS § 226-103: Economic priority guidelines.			
(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai‘i’s people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			X
<i>Encourage investments which:</i>			
(i) Reflect long term commitments to the State;			X
(ii) Rely on economic linkages within the local economy;			X
(iii) Diversify the economy;			X
(iv) Reinvest in the local economy;			X
(v) Are sensitive to community needs and priorities; and			X
(vi) Demonstrate a commitment to provide management opportunities to Hawai‘i residents; and			X
<i>Encourage investments in innovative activities that have a nexus to the State, such as:</i>			
(i) Present or former residents acting as entrepreneurs or principals;			X
(ii) Academic support from an institution of higher education in Hawai‘i;			X
(iii) Investment interest from Hawai‘i residents;			X
(iv) Resources unique to Hawai‘i that are required for innovative activity; and			X
(v) Complementary or supportive industries or government programs or projects.			X
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the processes for building and development permit and review and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety, and welfare would not be adversely affected.			X

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(6) <i>Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai‘i’s small-scale producers, manufacturers, and distributors.</i>			X
(7) <i>Continue to seek legislation to protect Hawai‘i from transportation interruptions between Hawai‘i and the continental United States.</i>			X
<i>Provide public incentives and encourage private initiative to develop and attract industries which promise long- term growth potentials and which have the following characteristics:</i>			
(A) <i>An industry that can take advantage of Hawai‘i’s unique location and available physical and human resources.</i>			X
(B) <i>A clean industry that would have minimal adverse effects on Hawai‘i’s environment.</i>			X
(C) <i>An industry that is willing to hire and train Hawai‘i’s people to meet the industry’s labor needs at all levels of employment.</i>			X
(D) <i>An industry that would provide reasonable income and steady employment.</i>			X
(8) <i>Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai‘i business.</i>			X
<i>Enhance the quality of Hawai‘i’s labor force and develop and maintain career opportunities for Hawai‘i’s people through the following actions:</i>			
(A) <i>Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.</i>			X
(B) <i>Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.</i>			X
(C) <i>Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.</i>			X
(D) <i>Promote career opportunities in all industries for Hawai‘i’s people by encouraging firms doing business in the State to hire residents.</i>			X
(E) <i>Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on-the-job training opportunities.</i>			X
(F) <i>Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.</i>			X
(b) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) <i>Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai‘i’s residents and visitors.</i>			X
(2) <i>Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.</i>			X

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(3) <i>Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.</i>			X
(4) <i>Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai‘i’s significant natural, scenic, historic, and cultural resources.</i>			X
(5) <i>Develop and maintain career opportunities in the visitor industry for Hawai‘i’s people, with emphasis on managerial positions.</i>			X
(6) <i>Support and coordinate tourism promotion abroad to enhance Hawai‘i’s share of existing and potential visitor markets.</i>			X
(7) <i>Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.</i>			X
(8) <i>Support law enforcement activities that provide a safer environment for both visitors and residents alike.</i>			X
(9) <i>Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.</i>			X
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) <i>Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.</i>			X
(2) <i>Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai‘i.</i>			X
(3) <i>Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.</i>			X

(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) <i>Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.</i>			X
(2) <i>Assist in providing adequate, reasonably priced water for agricultural activities.</i>			X
(3) <i>Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.</i>			X
(4) <i>Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.</i>			X
(5) <i>Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai‘i’s agricultural community.</i>			X
(6) <i>Seek favorable freight rates for Hawai‘i’s agricultural products from interisland and overseas transportation operators.</i>			X
(7) <i>Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.</i>			X

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(8) <i>Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.</i>			X
(9) <i>Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.</i>			X
(10) <i>Support the continuation of land currently in use for diversified agriculture.</i>			X
(11) <i>Encourage residents and visitors to support Hawai‘i’s farmers by purchasing locally grown food and food products.</i>			X
(e) Priority guidelines for water use and development:			
(1) <i>Maintain and improve water conservation programs to reduce the overall water consumption rate.</i>			X
(2) <i>Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.</i>			X
(3) <i>Increase the support for research and development of economically feasible alternative water sources.</i>			X
(4) <i>Explore alternative funding sources and approaches to support future water development programs and water system improvements.</i>			X
(f) Priority guidelines for energy use and development:			
(1) <i>Encourage the development, demonstration, and commercialization of renewable energy sources.</i>			X
(2) <i>Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.</i>			X
(3) <i>Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.</i>			X
(4) <i>Encourage the development and use of energy conserving and cost-efficient transportation systems.</i>			X
(g) Priority guidelines to promote the development of the information industry:			
(1) <i>Establish an information network, with an emphasis on broadband and wireless infrastructure and capability, that will serve as the foundation of and catalyst for overall economic growth and diversification in Hawai‘i.</i>			X
(2) <i>Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.</i>			X
(3) <i>Encourage the development of small businesses in the information field such as software development, the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.</i>			X
(4) <i>Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.</i>			X
(5) <i>Encourage research activities, including legal research in the information and telecommunications fields.</i>			X

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(6) <i>Support promotional activities to market Hawai‘i’s information industry services.</i>			X
(7) <i>Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.</i>			X
Discussion: The Proposed Project has no direct relation to the economic priority guidelines as described above.			
HRS § 226-104: Population growth and land resources priority guidelines.			
(a) Priority guidelines to effect desired statewide growth and distribution:			
(1) <i>Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai‘i’s people.</i>			X
(2) <i>Manage a growth rate for Hawai‘i’s economy that will parallel future employment needs for Hawai‘i’s people.</i>			X
(3) <i>Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.</i>			X
(4) <i>Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.</i>			X
(5) <i>Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.</i>			X
(6) <i>Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.</i>			X
(7) <i>Support the development of high technology parks on the neighbor islands.</i>			X
(b) Priority guidelines for regional growth distribution and land resource utilization:			
(1) <i>Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.</i>			X
(2) <i>Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.</i>			X
(3) <i>Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.</i>			X
(4) <i>Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.</i>			X
(5) <i>In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.</i>			X

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(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			X
(7) Pursue rehabilitation of appropriate urban areas.			X
(8) Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.			X
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.			X
(10) Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			X
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.	X		
(12) Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.			X
(13) Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.			X
Discussion: The existing neighborhood is consistent with the rural character and lifestyle in the Haleiwa community.			
HRS § 226-105: Crime and criminal justice.			
Priority guidelines in the area of crime and criminal justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			X
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
Discussion: The Proposed Project has no direct relationship to criminal justice.			

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HRS § 226-106: Affordable housing.			
Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low- and moderate-income households, gap-group households, and residents with special needs.	X		
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.	X		
Discussion: The Project increases the opportunity for home ownership. Following the CPR of the Project Sites, the houses will be converted from rentals to for-sale. The for-sale option gives the opportunity for residents to buy houses in the North Shore community.			
HRS § 226-107: Quality education.			
Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;			X
Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			
(A) The electronic exchange of information;			X
(B) Statewide electronic mail; and			X
(C) Access to the Internet.			X
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			X
(5) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;			X
(6) Develop resources and programs for early childhood education;			X

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(7) <i>Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and</i>			X
(8) <i>Strengthen and expand educational programs and services for students with special needs.</i>			X
Discussion: The Proposed Project has no relationship to priority guidelines for quality education as described above.			
HRS § 226-108: Sustainability.			
<i>Priority guidelines and principles to promote sustainability shall include:</i>			
(1) <i>Encouraging balanced economic, social, community, and environmental priorities;</i>			X
(2) <i>Encouraging planning that respects and promotes living within the natural resources and limits of the State;</i>			X
(3) <i>Promoting a diversified and dynamic economy;</i>			X
(4) <i>Encouraging respect for the host culture;</i>			X
(5) <i>Promoting decisions based on meeting the needs of the present without compromising the needs of future generations</i>			X
(6) <i>Considering the principles of the ahupua‘a system; and</i>			X
(7) <i>Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai‘i.</i>			X
Discussion: The proposed Project has no relationship to priority guidelines related to sustainability as described above.			

HRS § 226-109: Climate change adaptation priority guidelines.			
<i>Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:</i>			
(1) <i>Ensure that Hawai‘i’s people are educated, informed, and aware of the impacts climate change may have on their communities;</i>			X
(2) <i>Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;</i>			X
(3) <i>Invest in continued monitoring and research of Hawai‘i’s climate and the impacts of climate change on the State;</i>			X
(4) <i>Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;</i>			X
(5) <i>Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;</i>			X

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HAWAII STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;			X
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;			X
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;			X
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and			X
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.			X
Discussion: Although the Project Sites are not shoreline and coastal properties, it is within the SMA district. Section 3.3.2: Water Resources, Sea Level Change subsection, the USACE issued an Engineering Regulation in 2013 (ER 1100-2-8162) on Sea Level Change. An Online Sea-Level Calculator provides a low, intermediate, and high scenarios of potential relative sea-level rise.			

4.4 Revised Ordinances of Honolulu, Chapter 21, Land Use Ordinance

The purpose of the Revised Ordinances (ROH), Chapter 21, Land Use Ordinance (LUO), is to regulate land use in a manner that will encourage orderly development per the adopted land-use policies, including the County General Plan and development plans. The LUO is also intended to provide reasonable development and design standards. (Revised Ordinance for the City and County of Honolulu, Chapter 21).

Discussion: The current zoning is designed as Country (Figure 3) and State Land Use designation is Urban (Figure 4). As previously stated in this EA, the proposed zone change from Country to R-10 Residential will bring the Project Site in compliance with R-10 Residential zoning. The 29 dwelling units are located on 8.334 acres. The proposed zone change will not entail new construction. The LUO Table 21-3.2 Residential Districts Development Standards lists the R-5 Residential zoning district development standards.

Following the zone change application process, the Project will apply for an Existing Use Permit.

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Revised Ordinances of Honolulu, Chapter 21, LUO Section 21-3.60, Country District

Sec. 21-3.60 Country district--Purpose and intent.

(a) The purpose of the country district is to recognize and provide for areas with limited potential for agricultural activities but for which the open space or rural quality of agricultural lands is desired. The district is intended to provide for some agricultural uses, low density residential development and some supporting services and uses.

(b) It is the intent that basic public services and facilities be available to support the district but that the full range of urban services at urban standards need not be provided. Typically, the country district would be applied to areas outside the primary and secondary urban centers, which are identified by city-adopted land-use policies.

Permitted uses under the current Country zoning district are as follows:

Agriculture

- ❖ Aquaculture (P)
- ❖ Crop Production (P)
- ❖ Roadside stands, accessory (Ac)

Animals

- ❖ Kennels, commercial (Pc)
- ❖ Livestock, grazing (P)
- ❖ Livestock, production, minor (P)
- ❖ Livestock, veterinary services (P)

Commerce and Business

- ❖ Home Occupations (Ac)
- ❖ Neighborhood grocery stores (Cm)
- ❖ Trade or convention center (PRU)

Dwellings and Lodgings

- ❖ Accessory dwelling units (Ac)
- ❖ Duplex units (P)
- ❖ Dwellings, detached, one-family (P)
- ❖ Dwellings, detached, two-family (P)
- ❖ Group Living Facilities (C)
- ❖ Roomers/rooming (Ac)

Outdoor Recreation

- ❖ Recreation facilities, outdoor (Cm)

Social and Civic Service

- ❖ Day-care facilities (Cm)

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- ❖ Hospitals (PRU)
- ❖ Meeting facilities (Cm)
- ❖ Prisons (PRU)
- ❖ Public uses and structures (P)

Key:	Ac	=	Special accessory use subject to standards in Article 5
	Cm	=	Conditional Use Permit-minor subject to standards in Article 5; no public hearing
	C	=	Conditional Use Permit-Major subject to standards in Article 5; Public hearing required
	P	=	Permitted Use
	P/c	=	Permitted use subject to standards in Article 5
	PRU	=	Planned Review Use

Source: ROH, Chapter 21 LUO, Table 21-3 Master Use Table

The proposed rezoning from Country district to R-10 Residential district will comply with LUO, Section 21-3.70 R-10 Residential District development standards. Table 10: R-10 Residential District, Development Standards illustrate how the proposed zone change complies with the LUO, Section 21-3.70 Residential districts – Purpose and intent.

“Sec. 21-3.70 Residential districts – Purpose and intent.

(b) The intent of the R-20 and R-10 districts is to provide areas for large lot developments. These areas would be located typically at the outskirts of urban development and may be applied as a transitional district between preservation, agricultural or country districts and urban districts. They would also be applied to lands where residential use is desirable but some development constraints are present (LUO, Section 21-3.70).”

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Table 10: R-10 Residential District, Development Standards

Development Standard		LUO Requirement	Existing Dwelling Units
Minimum Lot Area (square feet)	One-family dwelling, detached, and other uses	10,000 SF	24 Dwelling Units
	Two-family dwelling, detached	15,000 SF	
	Duplex	7,500 SF	5 Duplex Units
Minimum Lot Width and Depth (feet)		65 for dwellings, 100 for other uses	Most CPR lots do not comply with lot width requirements. Most CPR lots comply with the lot depth requirements.
Yards	Front	10-feet	Most Units comply
	Side & Rear	5-feet (see note 1)	Most Units comply
Maximum Building Area		50% of the zoning lot	Complies
Maximum Height (feet)		25 to 30-feet (see note 2)	All 29 dwelling units are single-story and are within the maximum height limit.
Height Setbacks		per Sec. 21-3.70-1(c)	N/A

Sources: LUO Table 21-3.2, Residential Districts and Appendix B: CPR Site Plan

- Notes:**
1. For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.
 2. Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.

Discussion: The existing 29 residential dwelling units are low-density and suitable for R-10 Residential zoning. There are 24 existing single-family dwelling units and five (5) existing duplex units. As previously stated in this EA, there will be no new construction of dwelling units on the Project Site.

The existing 29 dwelling units are placed on the Project Site with a density more consistent with the R-10 Residential zoning district. As previously stated in this EA, the adjacent properties are within the Country and R-5 Residential zoning districts.

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Furthermore, Appendix C: Recognition of Dwelling Units Memo from DPP (2009) verifies that there are 29 recognized dwelling units on the Project Sites. As stated in the September 7, 2007, DPP Zoning Confirmation Request memo, “The LUO defines nonconforming dwelling units as legally established dwellings that exceed the permitted maximum number currently allowed on a single zoning lot. The LUO also states that when detached dwellings constructed on a zoning lot before January 1, 1950, exceed the maximum number of dwelling units currently permitted, they shall be deemed nonconforming dwelling units (provided the units were legally established as dwelling use).”

The September 7, 2007 memo recognized three (3) dwelling units as legally nonconforming units on TMK: 6-6-018: 030. The January 15, 2009 Request for Additional Dwelling Units memo recognized 26 dwelling units, TMK: 6-6-018: 006. *Therefore, we conclude that 26 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot.*

Per Land Use Ordinance Section 21-8.20A, a maximum of eight (8) dwelling units may be allowed on a single lot. Therefore, other land use permits required for this project are an Existing Use Permit (EUP) or Cluster Housing Permit (CHP) to allow more than eight dwellings per lot and approval of the EUP or CHP will be required before the establishment of the CPR. As previously stated in this EA, an EUP will be submitted following the zone change process.

Revised Ordinances of Honolulu, Chapter 21A, Land Use Ordinance, Flood Hazard Areas

Sec. 21A-1.5 Special flood hazard areas.

(a) Applicability. This chapter shall apply to all lands within the special flood hazard areas as determined by the director or as delineated on the flood insurance rate maps (FIRM) prepared by the FEMA, or both. The following special flood hazard areas are established:

- (1) Floodway area (Floodway in zone AE).*
- (2) Flood fringe area (zones AE, AO, AH).*

Sec. 21A-1.6 General development standards. Structures within the special flood hazard areas shall conform to the following:

- (a) Be designed and adequately anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including effects from buoyancy caused by the base flood.*
- (b) Constructed of flood-resistant materials.*
- (c) Constructed by methods and practices that minimize flood damage.*

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Discussion: As previously stated in this EA, there has been no major flood damage on the Project Sites from the periods since at least 2004 to the present. However, should DPP require mitigative measures for the houses within Flood Zones AEF and AE, the applicant will comply accordingly. As previously stated in this EA, the wetlands area located on the northwest corner portion of the Project Sites (Exhibit 3) serves as natural flood protection. Wetlands act as a natural sponge that traps and slowly releases surface water and rain.

4.5 Revised Ordinances of Honolulu, Chapter 22, Subdivision of Land

As defined in ROH, Chapter 22, Section 22-7.2, Definitions, the Project Sites are classified as a "Multiple-family development," which is defined at *a building or group of buildings, other than a hotel, placed on a zoning lot and containing or divided into three or more dwelling or lodging units, including planned development and cluster projects under the land use ordinance containing or divided into three more dwelling or lodging units*. Although there is no proposed redevelopment at this time, work or renovation by future residential unit owners may be subject to park dedication requirements.

4.6 Revised Ordinances of Honolulu, Chapter 25, Special Management Area

Most of the Site area is located within the Special Management Area (SMA) (Figure 5), which was established to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawai‘i. The proposed rezoning and subsequent permits do not entail the construction of new homes. Therefore, an SMA Use Permit Major is not required for this Project.

Figure 5: SMA Map, illustrates the SMA boundaries on the Project Site. Appendix F: Special Management Area Overlay Map illustrates the SMA boundary overlaid on the CPR Site Plan. The following units are not within the SMA boundary: units 9, 17, 18, 19, 20, 21, 22, and a portion of unit 10. All remaining units are within the SMA.

4.7 City and County of Honolulu, North Shore Sustainable Communities Plan

The North Shore’s Vision Statement focuses on retaining the unique qualities that have defined the region’s attractiveness to residents and visitors alike; scenic open spaces, coastal resources, and the community’s cultural and plantation heritage. A stable and diverse agriculture industry, which includes crop production, agricultural processing, and other support facilities, will play a key role in the region’s economy and in protecting the region’s agricultural lands and open space setting. Hale‘iwa and Waialua remain the North Shore’s principal commercial and civic centers while retaining their historic and “country town” character. The region will remain “country,” with wide open space, vistas, and rural communities. Growth will be limited to Hale‘iwa and Waialua.

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The following NS SCP policies are relevant to the Project:

The General Plan directs growth to the Primary Urban Center, Central O'ahu and 'Ewa regions of O'ahu and limits growth in the urban fringe and rural areas. It designates the North Shore as a rural area where physical growth and development will be managed so that "an undesirable spreading of development is prevented," and "population densities are consistent with the character of development and environmental qualities desired for the area" (General Plan of the City and County of Honolulu, page 15).

In this context, the role of the North Shore Sustainable Communities Plan is to maintain the rural character, agricultural lands, open space, natural environment, recreational resources and scenic beauty of O'ahu's northern coast, in contrast to more urbanized areas of O'ahu such as the Primary Urban Center, East Honolulu, Central O'ahu, and 'Ewa. In line with the General Plan's policies to preserve the open space and country atmosphere of the rural areas, the North Shore Sustainable Communities Plan limits growth to "infill" areas within or adjacent to built-up areas to accommodate existing and future housing and employment needs, and strives to maintain the region's population at 1.7 percent of the island-wide population for the year 2025.

Discussion: As previously stated in this EA, the proposed zone change will not add residential density or consist of new development. As illustrated in the site photographs (Appendix A), the existing 29 dwellings are consistent with the residential development in Haleiwa and the rural residential design standards.

According to the NS SCP Land Use Map, the Project Sites are within the Rural land use designation.

The Rural designation allows agricultural activities and can also serve as a land use transition from the more densely developed rural residential neighborhoods to agricultural uses. Rural areas on the North Shore are within the Community Growth Boundary and consist of existing lands in the Country zoning district and a few infill parcels in Sunset Hills, Pūpūkea, and parts of Hale'iwa. Single-family homes surrounded by open landscapes such as fields or tree cover, and largely unobstructed views and rural roadways are the principal visual qualities of these communities. Agricultural subdivision standards currently apply to country-zoned lands. As there is sufficient capacity on existing Country-zoned lands within the North Shore Sustainable Communities Plan area, no new Country lots should be allowed for the North Shore.

Discussion: According to the NS SCP Land Use Map (Figure 7), the Project Sites within the Rural land use designation. The NS SCP states, "This category consists of single-family homes on relatively large lots (e.g., lots of one acre or more). Development is low density and generally consists of single-family homes, ancillary structures if necessary, low site coverage, and a large predominance of landscaped open space (NS SCP, p.3-44)." The existing 29 residential dwelling units are non-conforming dwellings in the Country zoning district and will be non-conforming to the Rural land use designation upon

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the zone change to R-10 Residential. The proposed zone change intends to remove the nonconformities under the Country zoning district; there will be no redevelopment of the Project Site. Furthermore, the intent is to recognize the existing 29 dwelling units as part of a long-established residential area created by the former Waialua Sugar Mill.

The proposed R-10 Residential zoning does not comply with the Rural land use designation of the NS SCP. However, the 29-dwelling unit neighborhood was built conforming with rural neighborhoods in the Haleiwa and Waialua communities. Rural neighborhoods are commonly characterized as having narrow streets, open spaces throughout the neighborhood with landscaping. Refer to Appendix A: Site Photographs and Photograph Key.

The existing 29 residential dwellings are rental properties. The applicant plans to CPR the Project Sites and sell the individual homes. This will promote more home ownership in the North Shore community thereby benefiting new homeowners and encouraging long-term residents in the area. In general, homeowners tend to be more active in their communities than renters, and increasing homeownership benefits the community in the long-term.

The following NS SCP policies relate to rural design standards.

"This plan reaffirms the North Shore's role as a rural area by establishing the following policies for future land use in the North Shore Sustainable Communities Plan area:

- Maintain the region's rural character by promoting diversified agriculture, preserving scenic open space, and retaining the small-town, country atmosphere of the region's typically low-rise, low-density communities (NS SCP, p. 1-2).
- Provide sufficient lands adjacent to built areas of Hale'iwa and Waialua for housing that is compatible with the region's rural character and affordable to area residents, without exceeding the General Plan's population guidelines for the region and remaining in line with General Plan policies to maintain the North Shore as a rural area (NS SCP, p. 1-3)."

Discussion: The Project Site is within the designated Community Growth Boundary (CGB). Refer to Figure 7: North Shore Sustainable Communities Plan. As the NS SCP states, "The Community Growth Boundary defines, protects, and contains communities in areas which the General Plan designates "rural" and which exhibit the physical characteristics of rural lifestyles (NS SCP, p. 2-3)." The CGB protects the North Shore's open space, agricultural, and rural areas of the community with more urbanized development and uses within the CGB. As previously stated in this EA, there will be no new residential development as part of the proposed zone change. The existing residences and density are consistent with the R-10 Residential zoning district.

"Rural communities defined by this boundary consist of residential communities and towns that are smaller, more dispersed, and less intensively developed than those in

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O‘ahu’s urban or urban fringe areas. Development character is generally low density, low rise, small scale, and reflective of a “country” setting (NS SCP, p. 2-3).”

Discussion: The existing 29-dwelling neighborhood is low-density, low-rise, and small-scale, reflecting the country setting in the Hale‘iwa and Waialua communities. Refer to Appendix A: Site Photographs and Photograph Key illustrating the existing condition of the Project Site.

2.2.6 Direct New Housing to Areas Contiguous to Hale‘iwa and Waialua Towns and Use Rural Design Guidelines for Rural Residential Development

“Rural design guidelines and development standards have been adopted to ensure compatibility with the region’s rural character and surrounding open space. Rural models such as the plantation community at Poamoho Camp, which is characterized by clusters of single-story dwellings with landscaping, narrow streets, and common parks and open spaces within the neighborhood, were used as examples to follow.

Rural streetscape design that minimizes pavement surfaces and allows for grassed swales in place of sidewalks with curbs and gutters, as opposed to more urban and suburban models, is considered appropriate. Where feasible and appropriate, existing plantation homes were rehabilitated in a manner which allows them to be affordable to existing residents (NS SCP, p. 2-9).”

Discussion: The Project Site was not a planned residential neighborhood and is characterized as a cluster of single-family and duplex residences. The narrow access roads, open spaces within the neighborhood, grassed areas in place of sidewalks with curbs and gutters are consistent with rural development standards. To reiterate, there will be no new construction as part of this project. The twenty-nine (29) dwelling units will be CPR’d following the EA and zone change application processes.

“Adequate, environmentally sensitive wastewater treatment systems that minimally impact groundwater and ocean resources and are consistent with the North Shore’s rural character have replaced outdated and ineffective wastewater systems (NS SCP, p. 2-10).”

Discussion: The proposed zone change includes wastewater system upgrades which are consistent with this NS SCP policy. As stated in Section 2.7: Funding and Schedule of this EA, the cost of conversion from cesspools to septic tanks are stated below.

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Conversion from cesspools to septic tanks

The Project Site consists of 19 single-family dwellings and five (5) duplex dwellings. The duplex dwellings will only require one septic tank, hence, there will be a total of 24 septic tanks installed on-site.

The approximate cost will be from \$15,000.00 to \$25,000.00 per septic tank; for a total cost of approximately \$360,000.00 to \$600,000.00 for all existing dwellings.

4.8 City and County of Honolulu, General Plan

The Project complies with the following policies and guidelines of the City and County of Honolulu’s 1992 General Plan Objectives and Policies. The General Plan is a statement of the long-rang social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. The Plan is also a statement of broad policies that facilitate the attainment of the Plan objectives. The General Plan addresses eleven subject areas, which include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety; health and education; culture and recreation; and government operations and fiscal management. The following subsections relate to the proposed zone change and include discussion on how the Project complies with the relevant General Plan Objectives and Policies.

I. Population

Objective C: To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.

Policy 4 (Amended, Resolution 02-205, CD1)

Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows:

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Distribution of Residential Population

LOCATION POPULATION	% SHARE OF 2025 ISLANDWIDE
------------------------	----------------------------

Primary Urban Center	46.0%
‘Ewa	13.0%
Central Oahu	17.0%
East Honolulu	5.3%
Ko‘olaupoko	11.6%
Ko‘olaupoko	1.4%
North Shore	1.7%
Wai‘anae	4.0%

100.0%

Discussion: The proposed zone change does not increase the density of the neighborhood as the homes already reside in the area. The proposed zone change brings the neighborhood in conformance with the existing residential neighborhood as the existing density complies with the R-10 Residential zoning district. Therefore, the proposed zone change does not alter the distribution of residential population percentages listed above for the North Shore region.

IV. Housing

Objective A

To provide decent housing for all the people of Oahu at prices they can afford.

Policy 9

Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.

Discussion: The proposed zone change preserves the existing housing in this neighborhood and will be priced in the affordability range for residents. The proposed selling price points are consistent with the City’s effort to provide more affordable for-sale homes in the City and County of Honolulu.

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Table 11: City and County of Honolulu General Plan

CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
I. POPULATION				
Objective A: To control the growth of Oahu’s resident and visitor populations in order to avoid social, economic, and environmental disruptions.				
Policy 1:	Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.			X
Policy 2:	Seek a balance between the rate of in-migration and the rate of out- migration by reducing in-migration.			X
Policy 3:	Support Federal policies providing for a more even distribution of immigrants throughout the country.			X
Policy 4:	Seek to maintain a desirable pace of physical development through City and County regulations.			X
Policy 5:	Encourage family planning.			X
Policy 6:	Publicize the desire of the City and County to limit population growth.			X
Objective B: To plan for future population growth.				
Policy 1:	Allocate efficiently the money and re- sources of the City and County in order to meet the needs of Oahu’s anticipated future population.			X
Policy 2:	Provide adequate support facilities to accommodate future growth in the number of visitors to Oahu.			X
Objective C: To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.				
Policy 1:	Facilitate the full development of the primary urban center.			X
Policy 2:	Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban- fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.			X
Policy 3:	Manage physical growth and development in the urban-fringe and rural areas so that: (a) An undesirable spreading of development is prevented; and (b) Their population densities are consistent with the character of development and environmental qualities desired for such areas.			X

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CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
Policy 4:	(Amended, Resolution 02-205, CD1): Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu’s residential population as follows: <i>[Primary Urban Center: 46.0% share of 2025 islandwide population]</i>			X
Discussion: The proposed zone change does not increase the density of the neighborhood as the homes already reside in the area. The proposed zone change brings the neighborhood in conformance with the existing residential neighborhood as the existing density complies with the R-10 Residential zoning district. Therefore, the proposed zone change does not alter the distribution of residential population percentages listed above for the North Shore region.				
II. ECONOMIC ACTIVITY				
Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.				
Policy 1:	Encourage the growth and diversification of Oahu’s economic base.			X
Policy 2:	Encourage the development of small businesses and larger industries, which will contribute to the economic and social well-being of Oahu residents.			X
Policy 3:	Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.			X
Policy 4:	Encourage the development of local, national, and world markets for the products of Oahu-based industries.			X
Policy 5:	Encourage the wider distribution of available employment opportunities through such methods as shortening the work-week and reducing the use of overtime.			X
Policy 6:	Encourage the continuation of a significant level of Federal employment on Oahu.			X
Objective B: To maintain the viability of Oahu’s visitor industry.				
Policy 1:	Provide for the long-term viability of Waikiki as Oahu’s primary resort area by giving the area priority in visitor industry related public expenditures.			X
Policy 2:	Provide for a high quality and safe environment for visitors and residents in Waikiki.			X
Policy 3:	Encourage private participation in improvements to facilities in Waikiki.			X
Policy 4:	Prohibit major increases in permitted development densities in Waikiki.			X
Policy 5:	Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki.			X
Policy 6:	Permit the development of secondary resort areas in West Beach, Kahuku, Makaha, and Laie.			X

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CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
Policy 7:	Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.			X
Policy 8:	Preserve the well-known and widely publicized beauty of Oahu for visitors as well as residents.			X
Policy 9:	Encourage the visitor industry to provide a high level of service to visitors.			X

Objective C: To maintain the viability of agriculture on Oahu.				
Policy 1:	Assist the agricultural industry to ensure the continuation of agriculture as an important source of income and employment.			X
Policy 2:	Support agricultural diversification in all agricultural areas on Oahu.			X
Policy 3:	Support the development of markets for local products, particularly those with the potential for economic growth.			X
Policy 4:	Provide sufficient agricultural land in Ewa, Central Oahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.			X
Policy 5:	Maintain agricultural land along the Windward, North Shore, and Waianae coasts for truck fanning, flower growing, aquaculture, livestock production, and other types of diversified agriculture.			X
Policy 6:	Encourage the more intensive use of productive agricultural land.			X
Policy 7:	Encourage the use of more efficient production practices by agriculture, including the efficient use of water.			X
Policy 8:	Encourage the more efficient use of non- potable water for agricultural use.			X
Objective D: To make full use of the economic resources of the sea.				
Policy 1:	Assist the fishing industry to maintain its viability.			X
Policy 2:	Encourage the development of aquaculture, ocean research, and other ocean- related industries.			X
Policy 3:	Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those, which are compatible with preserving the area’s unique environmental, marine, and wildlife assets.			X
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.			X
Policy 2:	Make full use of State and Federal employment and training programs.			X
Policy 3:	Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.			X
Objective F: To increase the amount of Federal spending on Oahu.				

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CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
Policy 1:	Take full advantage of Federal programs and grants which will contribute to the economic and social well-being of Oahu’s residents.			X
Policy 2:	Encourage the Federal government to pay for the cost of public services used by Federal agencies.			X
Policy 3:	Encourage the Federal government to lease new facilities rather than construct them on tax exempt public land.			X
Policy 4:	Encourage the military to purchase locally all needed services and supplies which are available on Oahu.			X
Objective G: To bring about orderly economic growth on Oahu.				
Policy 1:	Direct major economic activity and government services to the primary urban center and the secondary urban center at Kapolei.			X
Policy 2:	Permit the moderate growth of business centers in the urban-fringe areas.			X
Policy 3:	Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu.			X
Policy 4:	Encourage the continuation of a high level of military-related employment in the Hickam-Pearl Harbor, Wahiawa, Kailua-Kaneohe, and Ewa areas.			X
Discussion: The proposed zone change has no relationship to the economic and social well-being of O’ahu businesses.				
III. NATURAL ENVIRONMENT				
Objective A: To protect and preserve the natural environment.				
Policy 1:	Protect Oahu’s natural environment, especially the shoreline, valleys, and ridges, from incompatible development.			X
Policy 2:	Seek the restoration of environmentally damaged areas and natural resources.			X
Policy 3:	Retain the Island’s streams as scenic, aquatic, and recreation resources.			X
Policy 4:	Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water- recharge areas, distinctive land forms, and existing vegetation.			X
Policy 5:	Require sufficient setbacks of improvements in unstable shoreline areas to avoid the future need for protective structures.			X
Policy 6:	Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.			X
Policy 7:	Protect the natural environment from damaging levels of air, water, and noise pollution.			X
Policy 8:	Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.			X
Policy 9:	Protect mature trees on public and private lands and encourage their integration into new developments.			X

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CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
Policy 10: Increase public awareness and appreciation of Oahu's land, air, and water resources.				X
Policy 11: Encourage the State and Federal governments to protect the unique environmental, marine, and wildlife assets of the Northwestern Hawaiian Islands.				X
Objective B: To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.				
Policy 1:	Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.	X		
Policy 2:	Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.			X
Policy 3:	Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important views of the mountains and the sea.			X
Policy 4:	Provide opportunities for recreational and educational use and physical contact with Oahu's natural environmental.			X
Discussion: The proposed zone change and the existing residential neighborhood is not sited within the designated wetlands that are located on a portion of the Project Site. The wetland area will be preserved in perpetuity.				

IV. HOUSING				
Objective A: To provide decent housing for all the people of Oahu at prices they can afford.				
Policy 1:	Develop programs and controls, which will provide decent homes at the least possible cost.			X
Policy 2:	Streamline approval and permit procedures for housing and other development projects.			X
Policy 3:	Encourage innovative residential development, which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities.			X
Policy 4:	Establish public, and encourage private, programs to maintain and improve the condition of existing housing.			X
Policy 5:	Make full use of State and Federal programs that provide financial assistance for low- and moderate-income homebuyers.			X
Policy 6:	Expand local funding mechanisms available to pay for government housing programs.			X
Policy 7:	Provide financial and other incentives to encourage the private sector to build homes for low and moderate- income residents.			X

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Policy 8:	Encourage and participate in joint public- private development of low- and moderate- income housing.	X		
Policy 9:	Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.	X		
Policy 10:	Promote the construction of affordable dwellings, which take advantage of Oahu's year-round moderate climate.			X
Policy 11:	Encourage the construction of affordable homes within established low-density communities by such means as “ohana” units, duplex dwellings, and cluster development.			X
Policy 12:	Encourage the production and maintenance of affordable rental housing.			X
Policy 13:	Encourage the provision of affordable housing designed for the elderly and the handicapped.			X
Policy 14:	Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.			X
Objective B: To reduce speculation in land and housing.				
Policy 1:	Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.			X
Policy 2:	Discourage private developers from acquiring and assembling land outside of areas planned for urban use.			X
Policy 3:	Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.			X
Policy 4:	Require government-subsidized housing to be delivered to appropriate purchasers and renters.			X
Policy 5:	Prohibit the selling or renting of government-subsidized housing for large profits.			X
Objective C: To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.				
Policy 1:	Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.			X
Policy 2:	Encourage the fair distribution of low- and moderate-income housing throughout the Island.			X
Policy 3:	Encourage residential development near employment centers.			X
Policy 4:	Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.			X

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Policy 5:	Discourage residential development where roads, utilities, and community facilities cannot be provided at a reasonable cost.			X
Policy 6:	Preserve older communities through self-help, housing-rehabilitation, improvement districts, and other governmental programs.			X
Discussion: The proposed zone change and subsequent CPR will allow the applicant to provide for-sale residences as moderate-income housing. The Project will promote homeownership in the North Shore community.				
V. TRANSPORTATION AND UTILITIES				
Objective A: To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost, serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.				
Policy 1:	Develop and maintain an integrated ground-transportation system consisting of the following elements and their primary purposes:			X
	a) Public transportation-for travel to and from work, and travel within Central Honolulu;			X
	b) Roads and highways-for commercial traffic and travel in non-urban areas;			X
	c) Bikeways-for recreational activities and trips to work, schools, shopping centers, and community facilities; and			X
	d) Pedestrian walkways-for getting around Downtown and Waikiki, and for trips to schools, parks, and shopping centers.			X
Policy 2:	Provide transportation services to people living within the Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system with limited improvements as may be appropriate.			X
Policy 3:	Provide transportation services outside the Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.			X
Policy 4:	Improve transportation facilities and services in the Ewa corridor and in the trans-Ko'olau corridors to meet the needs of Ewa and Windward communities.			X
Policy 5:	Improve roads in existing communities to reduce congestion and eliminate unsafe conditions.			X
Policy 6:	Consider both environmental impact as well as construction and operating costs as important factors in planning alternative modes of transportation.			X
Policy 7:	Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development.			X

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Policy 8:	Make available transportation services to people with limited mobility: the young, the elderly, the handicapped, and the poor.			X
Policy 9:	Promote programs to reduce dependence on the use of automobiles.			X
Policy 10:	Discourage the inefficient use of the private automobile, especially in congested corridors and during peak- hours.			X
Policy 11:	Make public, and encourage private, improvements to major walkway systems.			X
Policy 12:	Encourage the provision of separate aviation facilities for small civilian aircraft.			X
Policy 13:	Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.			X
Objective B: To meet the needs of the people of Oahu for an adequate supply of water and for environmentally sound systems of waste disposal.				
Policy 1:	Develop and maintain an adequate supply of water for both residents and visitors.			X
Policy 2:	Develop and maintain an adequate supply of water for agricultural and industrial needs.			X
Policy 3:	Encourage the development of new technology, which will reduce the cost of providing water and the cost of waste disposal.			X
Policy 4:	Encourage a lowering of the per-capita consumption of water and the per-capita production of waste.			X
Policy 5:	Provide safe, efficient, and environmentally sensitive waste-collection and waste- disposal services.			X
Policy 6:	Support programs to recover resources from solid-waste and recycle wastewater.			X
Policy 7:	Require the safe disposal of hazardous waste.			X
Objective C: To maintain a high level of service for all utilities.				
Policy 1:	Maintain existing utility systems in order to avoid major breakdowns.			X
Policy 2:	Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.			X
Policy 3:	Plan for the timely and orderly expansion of utility systems.			X
Policy 4:	Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.			X
Objective D: To maintain transportation and utility systems which will help Oahu continue to be a desirable place to live and visit.				
Policy 1:	Give primary emphasis in the capital- improvement program to the maintenance and improvement of existing roads and utilities.			X
Policy 2:	Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oahu.			X
Policy 3:	Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.			X
Policy 4:	Evaluate the social, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.			X
Policy 5:	Require the installation of underground utility lines wherever feasible.			X

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Policy 6:	Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.			X
Discussion: The proposed zone change has no relationship to transportation and utilities objectives and policies stated in the General Plan.				
VI. ENERGY				
Objective A: To maintain an adequate, dependable, and economical supply of energy for Oahu residents.				
Policy 1:	Develop and maintain a comprehensive plan to guide and coordinate energy conservation and alternative energy development and utilization programs on Oahu.			X
Policy 2:	Establish economic incentives and regulatory measures which will reduce Oahu’s dependence on petroleum as its primary source of energy.			X
Policy 3:	Support programs and projects which contribute to the attainment of energy self- sufficiency on Oahu.			X
Policy 4:	Promote and assist efforts to establish adequate petroleum reserves within Hawaii’s boundaries.			X
Policy 5:	Give adequate consideration to environmental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources.			X
Policy 6:	Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs.			X
Objective B: To conserve energy through the more efficient management of its use.				
Policy 1:	Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.			X
Policy 2:	Provide incentives and, where appropriate, mandatory controls to achieve energy- efficient siting and design of new developments.			X
Policy 3:	Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.			X
Policy 4:	Promote the development of an energy- efficient transportation system.			X
Objective C: To fully utilize proven alternative sources of energy.				
Policy 1:	Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.			X
Policy 2:	Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems.			X
Objective D: To develop and apply new, locally available energy resources.				

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Policy 1:	Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:			X
	a) solar insulation;			X
	b) biomass energy conversion;			X
	c) wind energy conversion;			X
	d) geothermal energy; and			X
	e) ocean thermal energy conversion.			X
Policy 2:	Secure State and Federal support of City and County efforts to develop new sources of energy.			X
Objective E: To establish a continuing energy information program.				
Policy 1:	Supply citizens with the information they need to fully understand the potential supply, cost, and other problems associated with Oahu's dependence on imported petroleum.			X
Policy 2:	Foster the development of an energy conservation ethic among Oahu residents.			X
Policy 3:	Keep consumers informed about available alternative energy sources and their costs and benefits.			X
Policy 4:	Provide information concerning the impact of public and private decisions on future energy use.			X
Discussion: The proposed zone change has no relationship to the energy objectives and policies stated in the General Plan.				
VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN				
Objective A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well- designed, and appropriate for the areas in which they will be located.				
Policy 1:	Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban- fringe and rural areas.			X
Policy 2:	Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.			X
Policy 3:	Phase the construction of new developments so that they do not require more regional supporting services than are available.			X
Policy 4:	Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.			X

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Policy 5:	Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.			X
Policy 6:	Encourage the clustering of developments to reduce the cost of providing utilities and other public services.			X
Policy 7:	Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.			X
Policy 8:	Locate community facilities on sites that will be convenient to the people they are intended to serve.			X
Policy 9:	Exclude from residential areas, uses which are major sources of noise and air pollution.			X
Policy 10:	Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic-radiation sources, and storage places for fuel and explosives.			X
Policy 11:	Prohibit new airfields, electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.			X
Objective B: To develop Honolulu (Waialae-Kahala to Halawa), Aiea, and Pearl City as the Island's primary urban center.				
Policy 1:	Stimulate development in the primary urban center by means of the City and County's capital improvement program and State and Federal grant and loan programs.			X
Policy 2:	Provide for the expanded development of low-rise multi-unit housing.			X
Policy 3:	Encourage the establishment of mixed-use districts with appropriate design and development controls to insure an attractive living environment and compatibility with surrounding land uses.			X
Policy 4:	Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.			X
Policy 5:	Encourage the development of attractive residential communities in downtown and other business centers.			X
Policy 6:	Maintain and improve downtown as the financial and office center of the Island, and as a major retail center.			X
Policy 7:	Provide for the continued viability of the Hawaii Capital District as a center of government activities and as an attractive park-like setting in the heart of the City.			X
Policy 8:	Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people- oriented mixed-use area, and as a major recreation area.			X
Policy 9:	Facilitate the redevelopment of Kakaako as a major residential, as well as commercial and light industrial area.			X
Objective C: To develop a secondary urban center in Ewa with its nucleus in the Kapolei area.				
Policy 1:	Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.			X

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Policy 2:	Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.			X
Policy 3:	Encourage the continuing development of Barbers Point as a major industrial center.			X
Policy 4:	Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments and with the sugar industry.			X
Policy 5:	Cooperate with the State and Federal governments in the development of a deep water harbor at Barbers Point.			X
Policy 6:	Encourage the development of the Ewa Marina Community as a major residential and recreation area emphasizing recreational boating activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.			X
Objective D: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.				
Policy 1:	Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.			X
Policy 2:	Coordinate plans for developments within the Ewa and Central Oahu urban-fringe areas with the State and Federal governments and with the sugar, pineapple, and other emerging agricultural industries.			X
Policy 3:	Establish a green belt in the Ewa and Central Oahu areas of Oahu in the Development Plans.			X
Policy 4:	Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.			X
Objective E: To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.				
Policy 1:	Prepare and maintain a comprehensive urban-design plan for the Island of Oahu.			X
Policy 2:	Integrate the City and County's urban-design plan into all levels of physical planning and developmental controls.			X
Policy 3:	Encourage distinctive community identities for both new and existing districts and neighborhoods.			X
Policy 4:	Require the consideration of urban-design principles in all development projects.			X

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Policy 5:	Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.			X
Policy 6:	Provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.			X
Policy 7:	Promote public and private programs to beautify the urban and rural environments.			X
Policy 8:	Preserve and maintain beneficial open space in urbanized areas.			X
Policy 9:	Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.			X
Policy 10:	Establish a review process to evaluate the design of major development projects.			X
Objective F: To promote and enhance the social and physical character of Oahu’s older towns and neighborhoods.				
Policy 1:	Encourage new construction to complement the ethnic qualities of the older communities of Oahu.			X
Policy 2:	Encourage, wherever desirable, the rehabilitation of existing substandard structures.			X
Policy 3:	Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.			X
Policy 4:	Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.			X

Discussion: The proposed zone change has no relationship to the objectives and policies on physical development and urban design in the General Plan.

VIII. PUBLIC SAFETY

Objective A: To prevent and control crime and maintain public order.

Policy 1:	Provide a safe environment for residents and visitors on Oahu.			X
Policy 2:	Provide adequate criminal justice facilities and staffing for City and County law- enforcement agencies.			X
Policy 3:	Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.			X
Policy 4:	Keep the public informed of the nature and extent of criminal activity on Oahu.			X
Policy 5:	Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.			X
Policy 6:	Seek the help of State and Federal law- enforcement agencies to curtail the activities of organized crime syndicates on Oahu.			X
Policy 7:	Conduct periodic reviews of criminal laws to ensure their relevance to the community’s needs and values.			X
Policy 8:	Cooperate with other law-enforcement agencies to develop new methods of fighting crime.			X

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Policy 9:	Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.			X
Objective B: To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.				
Policy 1:	Keep up-to-date and enforce all City and County safety regulations.			X
Policy 2:	Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.			X
Policy 3:	Participate with State and Federal agencies in the funding and construction of flood- control projects.			X
Policy 4:	Cooperate with State and Federal agencies to provide tsunami warning and protection for Oahu.			X
Policy 5:	Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.			X
Policy 6:	Reduce hazardous traffic conditions.			X
Policy 7:	Provide adequate fire protection and effective fire prevention programs.			X
Policy 8:	Provide adequate search and rescue and disaster response services.			X
Policy 9:	Design safe and secure public buildings.			X
Policy 10:	Provide adequate staff to supervise activities at public facilities.			X
Policy 11:	Develop civil defense plans and programs to protect and promote public health, safety and welfare of the people.			X
Policy 12:	Provide educational materials on civil defense preparedness, fire protection, traffic hazards and other unsafe conditions.			X

Discussion: The proposed zone change is not directly related to the objectives and policies on public safety in the General Plan.

IX. HEALTH AND EDUCATION

Objective A: To protect the health of the people of Oahu.

Policy 1:	Encourage the provision of health-care facilities that are accessible to both employment and residential centers.			X
Policy 2:	Encourage prompt and adequate ambulance and first-aid services in all areas of Oahu.			X
Policy 3:	Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.			X

Objective B: To provide a wide range of educational opportunities for the people of Oahu.

Policy 1:	Support education programs that encourage the development of employable skills.			X
Policy 2:	Encourage the provision of informal educational programs for people of all age groups.			X

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Policy 3:	Encourage the after-hours use of school buildings, grounds, and facilities.			X
Policy 4:	Encourage the construction of school facilities that are designed for flexibility and high levels of use.			X
Policy 5:	Facilitate the appropriate location of learning institutions from the preschool through the university levels.			X
Objective C: To make Honolulu the center of higher education in the Pacific.				
Policy 1:	Encourage continuing improvement in the quality of higher education in Hawaii.			X
Policy 2:	Encourage the development of diverse opportunities in higher education.			X
Policy 3:	Encourage research institutions to establish branches on Oahu.			X
Discussion: The proposed zone change is not directly related to the above objectives and policies related to health and education.				
X. CULTURE AND RECREATION				
Objective A: To foster the multiethnic culture of Hawaii.				
Policy 1:	Encourage the preservation and enhancement of Hawaii's diverse cultures.			X
Policy 2:	Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawaii made by the City's various ethnic groups.			X
Policy 3:	Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.			X
Policy 4:	Encourage the protection of the ethnic identities of the older communities of Oahu.			X
Objective B: To protect Oahu's cultural, historic, architectural, and archaeological resources.				
Policy 1:	Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.			X
Policy 2:	Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.			X
Policy 3:	Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.			X
Policy 4:	Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.			X

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Policy 5:	Seek public and private funds, and public participation and support, to protect social, cultural, historic, architectural, and archaeological resources.			X
Policy 6:	Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.			X
Objective C: To foster the visual and performing arts.				
Policy 1:	Encourage and support programs and activities for the visual and performing arts.			X
Policy 2:	Encourage creative expression and access to the arts by all segments of the population.			X
Policy 3:	Provide permanent art in appropriate City public buildings and places.			X
Objective D: To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.				
Policy 1:	Develop and maintain community-based parks to meet the needs of the different communities on Oahu.			X
Policy 2:	Develop and maintain a system of regional parks and specialized recreation facilities.			X
Policy 3:	Develop and maintain urban parks, squares, and beautification areas in high-density urban places.			X
Policy 4:	Encourage public and private botanic and zoological parks on Oahu to foster an awareness and appreciation of the natural environment.			X
Policy 5:	Encourage the State to develop and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.			X
Policy 6:	Provide convenient access to all beaches and inland recreation areas.			X
Policy 7:	Provide for recreation programs which serve a broad spectrum of the population.			X
Policy 8:	Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.			X
Policy 9:	Require all new developments to provide their residents with adequate recreation space.			X
Policy 10:	Encourage the private provision of recreation and leisure-time facilities and services.			X
Policy 11:	Encourage the after-hours, weekend, and summertime use of public schools facilities for recreation.			X
Policy 12:	Provide for safe and secure use of public parks, beaches, and recreation facilities.			X
Policy 13:	Encourage the safe use of Oahu’s ocean environments.			X
Policy 14:	Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.			X

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Discussion: The proposed zone change is not directly related to the above objectives and policies on culture and recreation.				
XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT				
Objective A: To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.				
Policy 1:	Maintain City and County government services at the level necessary to be effective.			X
Policy 2:	Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.			X
Policy 3:	Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
Policy 4:	Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.			X
Objective B: To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.				
Policy 1:	Provide for a balanced budget.			X
Policy 2:	Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.			X
Discussion: The proposed zone change is not related to the above objectives and policies on government operations and fiscal management.				

4.9 Probable Impact on the Environment

The proposed zone change will not result in any physical impact on the environment. The project may improve the environment by allowing individual owners to create long-lasting investments and improvements into the property that would otherwise not be possible for the current owner. The proposed zone change intends to bring the existing 29 residential dwelling units into compliance with R-10 Residential zoning and there will be no redevelopment or new construction on the Project Sites.

4.10 Adverse Impacts Which Cannot Be Avoided

The proposed scope of the zone change action will not result in any adverse impacts which cannot be avoided. The proposed zone change will not consist of redevelopment.

Hale‘iwa Zone Change Draft Environmental Assessment

5.0 ALTERNATIVES TO THE PROPOSED ACTION

Three alternatives to the proposed action were considered.

5.1 No Action Alternative

No action is an alternative that would retain the present current Country zoning. Presently all dwellings are owned by the applicant and are rented on a monthly to long-term basis. While this provides housing, it does not offer the opportunity for homeownership. The opportunity for ownership is highly desirable as there are relatively few opportunities for moderately priced homes in the North Shore. Single ownership may also result in an additional burden on the current owner as all maintenance and improvement costs would need to be borne by the owner but would not be fully recoverable due to the rental status of the property.

5.2 Subdivision of the Project Sites

The second alternative would be a subdivision of the property. This alternative was considered and rejected as this option would require that the site complies with the City and County’s Subdivision Regulations. This requirement would require that individual lots be created in conformance with Land Use Ordinance regulations. The current configuration of plantation-era homes is not well configured to create standardized lots making subdivision unfeasible. Subdivision standards would also require significant infrastructure improvement which would not be in keeping with the rural character promoted by the North Shore Sustainable Communities Plan. While the project presently has higher densities than allowed by the current Country zoning, it is also understood that the character of the community should be retained without the loss of affordable housing.

5.3 Condominium Property Regime the Project Site (Preferred Alternative)

These issues related to the subdivision of the Project Sites resulted in the decision to CPR the Sites to allow the dwellings to remain in their rural environment while allowing them to be sold at a lower cost than a standardized subdivision. This alternative retains the rural residential character design and offers the current tenants to purchase the house, thereby promoting homeownership.

The existing 29 residential dwelling units are low-density and suitable for R-10 Residential zoning. There are 24 existing single-family dwelling units and five (5) existing duplex units. As previously stated in this EA, there will be no new construction of dwelling units on the Project Site.

The existing 29 dwelling units are placed on the Project Site with a density more consistent with the R-10 Residential zoning district. As previously stated in this EA, the

Hale‘iwa Zone Change Draft Environmental Assessment

adjacent properties are within the Country and R-5 Residential zoning districts. The CPR Site Plan is consistent with the R-10 Residential zoning district density and hence the Project is applying for a zone change from Country to R-10. The Site is located off Weed Circle and located immediately west of an R-5 Residential zoning district neighborhood, which is not distinguishable from the subject project area which features similar density and appearance. The Project Site's proposed zone change to R-10 Residential is lower in density than the adjacent properties to the south and across the street on Waialua Beach Road, which are zoned R-5 Residential.

Furthermore, Appendix C: Recognition of Dwelling Units Memo from DPP (2009) verifies that there are 29 recognized dwelling units on the Project Sites. As stated in the September 7, 2007, DPP Zoning Confirmation Request memo, "The LUO defines nonconforming dwelling units as legally established dwellings that exceed the permitted maximum number currently allowed on a single zoning lot. The LUO also states that when detached dwellings constructed on a zoning lot before January 1, 1950, exceed the maximum number of dwelling units currently permitted, they shall be deemed nonconforming dwelling units (provided the units were legally established as dwelling use)."

The September 7, 2007 memo recognized three (3) dwelling units as legally nonconforming units on TMK: 6-6-018: 030. The January 15, 2009 Request for Additional Dwelling Units memo recognized 26 dwelling units, TMK: 6-6-018: 006. *Therefore, we conclude that 26 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot.*

Hale‘iwa Zone Change Draft Environmental Assessment

6.0 List of Permits and Approvals

6.1 Required Permits

- ❖ Environmental Assessment (Draft and Final), City and County of Honolulu, DPP
- ❖ Zone Change Application, City and County of Honolulu, DPP
- ❖ Lot Consolidation, City and County of Honolulu, DPP
- ❖ Existing Use Permit (EU), City and County of Honolulu, DPP
- ❖ Condominium Property Regime (CPR), State of Hawaii Department of
Department of Commerce and Consumer Affairs (DCCA), Real Estate Branch

Hale'iwa Zone Change Draft Environmental Assessment

7.0 Findings and Reasons Supporting Determination

7.1 Anticipated Determination

After reviewing the significance criteria outlined in Chapter 343, Hawai'i Revised Statutes (HRS), and Section 11-200-12, State Administrative Rules, Contents of Environmental Assessment, the proposed action has been determined to not result in significant adverse effects on the natural or human environment. An Anticipated Finding of No Significant Impact (AFONSI) is projected.

7.2 Reasons for Supporting the Anticipated Determination

As stated in Section 11-200-12, EIS Rules, Significance Criteria: in determining whether an action may have a significant effect on the environment, every phase of the proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative, as well as the short-term and long-term effects, must be assessed in determining if an action shall have a significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or conflict (if extant).

The potential impacts of the Project have been fully examined and discussed in this Draft Environmental Assessment. As stated earlier, there are no significant environmental impacts expected to result from the proposed action. This determination is based on the assessments as presented below for criterion (1) to (13).

(1) Irrevocable commitment to loss or destruction of any natural or cultural resource.

Discussion: The proposed zone change will not involve the loss or destruction of any natural or cultural resource. The Project Sites will essentially remain the same and no additional development is requested as part of the change of zoning request. The designated wetlands area located at the northwest corner portion of the Project Sites and Paukaula Stream will remain undisturbed and preserved as a natural resource.

(2) Curtails the range of beneficial uses of the environment.

Discussion: The proposed zone change will not curtail any beneficial uses of the environment. The Project Sites are in private single-family dwelling use and are not generally used by the public nor is it used as a recreational or cultural resource. Public access to the site is, in fact, restricted residents and their guests.

Hale'iwa Zone Change Draft Environmental Assessment

(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;

Discussion: The proposed action is consistent with the goals and guidelines expressed in Chapter 344, Hawaii Revised Statutes. The proposed action is triggered by the change of zoning request and its location in the Special Management Area (SMA). Figure 5: SMA Map, illustrates the SMA boundaries on the Project Site. Appendix F: Special Management Area Overlay Map illustrates the SMA boundary overlaid on the CPR Site Plan. The following units are not within the SMA boundary: units 9, 17, 18, 19, 20, 21, 22, and a portion of unit 10. All remaining units are within the SMA.

(4) Substantially affects the economic welfare, social welfare and cultural practices of the community or state;

Discussion: The proposed action will make a positive contribution to the welfare of the County and State by creating homeownership opportunities for the general population and will also benefit the State through increased tax revenue. The proposed action will not have any impact on any native cultural practices.

(5) Substantially affect public health;

Discussion: The proposed zone change will not have an impact on public health. The project may promote health indirectly by providing a safe and secure residential environment for working-class families.

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

Discussion: The proposed action will not increase the population within the community and will increase the demand for public facilities. The proposed zone change will not produce substantial secondary impacts resulting in population changes or significantly increase the use of public facilities. The homes located on the Project Site have been in existence since Waialua was a sugar mill focused plantation town. The proposed action will continue the use that has existed for decades but will have the positive benefit of allowing residents the opportunity for homeownership.

Hale‘iwa Zone Change Draft Environmental Assessment

(7) Involves a substantial degradation of environmental quality;

Discussion: The proposed action will not degrade environmental quality. The proposed improvements will not involve the degradation of environmental quality. There will be no redevelopment resulting from the proposed zone change.

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

Discussion: The proposed action is not the first phase of any larger action nor will it have a considerable effect on the environment. The Project is expected to remain for the long-term and is not designed for larger expansion or other related development.

The Site is appropriately zoned for the proposed development and does not serve as a component of a larger development. The intent of the zone change and CPR is to bring the Project Sites in compliance with R-10 Residential zoning and for the opportunity of the current tenants to own the existing homes.

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

Discussion: The proposed action will not affect any rare, threatened, or endangered species of flora or fauna, nor is it known to be near or adjacent to any known wildlife sanctuaries. The species and mitigation measures are discussed in Section 3.4.8: Biological Resources, Flora, and Fauna subsection of this EA. As previously stated in this EA and consultation with the USFWS, the Project is not located in a federally designated critical habitat. No area along the stream is proposed by the subject zoning change. The designated wetlands area located at the northwest corner portion of the Project Sites and Paukaula Stream will remain undisturbed and preserved as a natural resource.

(10) Detrimentially affect air or water quality or ambient noise levels;

Discussion: The proposed action will not impact air or water quality. The proposed zone change will not consist of the redevelopment of homes, thereby resulting in no impacts to air, water quality, or ambient noise levels. There will be no long-term noise levels resulting from the proposed zone change.

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

Hale‘iwa Zone Change Draft Environmental Assessment

Discussion: The Project will not have any impact on an environmentally sensitive area. The Project Sites are within flood zones AEF, AE, and X, and the existing homes are elevated in the plantation home style design as illustrated in the site photographs (Figure 6). However, approximately half of the Project Site is in a tsunami zone as illustrated in Figure 8: Tsunami Evacuation Zone. The Project Sites are not shoreline and coastal properties and will, therefore, have no impacts on beaches or erosion-prone areas. The Project Sites are also flat, thereby having no impacts on topographical issues. As previously stated in this EA, the wetlands area located on the northwest corner portion of the Project Sites (Exhibit 3) serves as natural flood protection. Wetlands act as a natural sponge that traps and slowly releases surface water and rain. Appendix B: CPR Site Plan delineates the flood zones on the Project Sites.

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

Discussion: The proposed action will not affect any scenic vistas or view planes. The proposed zone change will not affect any scenic vistas or view planes identified by the County or State. Most of the Project Sites are not visible from Waialua Beach Road.

(13) Require substantial energy consumption.

Discussion: It is probable that if the homes are offered for sale under the zone change, many homeowners are likely to incorporate energy generating and saving measures such as photovoltaic and solar panels thereby reducing the net energy consumption of the site.

7.3 Summary

Based on the above findings, the proposed zone change does not have significant socio-economic or environmental impacts. The Environmental Assessment recommends mitigation measures to alleviate impacts when such impacts are identified. The action is consistent with the Hawai‘i State Land Use District Boundaries; the Hawai‘i Coastal Zone Management Plan, the City’s General Plan, the City’s Land Use Ordinance, and Special Management Area regulations.

Hale‘iwa Zone Change Draft Environmental Assessment

8.0 List of Parties Consulted During the Environmental Assessment Review Process

8.1 Parties Consulted

Agencies with ministerial or specific interests regarding the proposed project were contacted for their comments regarding the proposed project. Parties contacted are listed and the date of their comments are listed below.

Those agencies and citizens in **bold** replied to the Draft EA pre-consultation letter. The Agencies' comments and new information have been incorporated into this EA, as relevant. Draft EA comments and responses are provided in Appendix G.

Federal Agencies

US Fish & Wildlife Service

State Agencies

Department of Health – Environmental Planning Office

Department of Land and Natural Resources, Land Division

DLNR, Office of Conservation and Coastal Lands

Department of Land and Natural Resources, State Historic Preservation Division

Office of Environmental Quality Control

Office of Planning

City and County of Honolulu Agencies

Board of Water Supply

Department of Planning and Permitting

Fire Department

Police Department

Other Entities

Councilmember Ernie Martin

North Shore Neighborhood Board No. 27

8.2 North Shore Neighborhood Board

A Draft EA Pre-Consultation letter was mailed to the North Shore Neighborhood Board Chair. The North Shore Neighborhood Board did not comment during the DEA Pre-Consultation phase of this project. The applicant will present the project to the Neighborhood Board during the 30-day public comment period for the Draft EA.

Hale‘iwa Zone Change Draft Environmental Assessment

The property will be under a condominium designation, condominium property regime (CPR), which will allow each homeowner to retain part ownership of the shared driveway on the property.

Hale'iwa Zone Change Draft Environmental Assessment

9.0 References

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(http://www.hawaiiwatershedatlas.com/oa_waialua.html)

City and County of Honolulu Climate Change Commission, 2018. Sea Level Rise Guidance and Climate Change Brief (www.resilientoahu.org).

City and County of Honolulu, Planning Department, 1992. General Plan for City and County of Honolulu.

City and County of Honolulu, Department of Planning and Permitting, May 2011. North Shore Sustainable Communities Plan.

City and County of Honolulu, Department of Planning and Permitting, Online version. Revised Ordinances of Honolulu, Chapter 21, Land Use Ordinance.

City and County of Honolulu, Revised Ordinances of Honolulu, Chapter 21A, Flood Hazard Areas.

City and County of Honolulu, Department of Planning and Permitting, Online version. Revised Ordinances of Honolulu, Chapter 25, Special Management Area.

Google Maps website, <https://www.google.com/maps>

Group 70 International. North Shore Watershed Management Plan, December 2016.

Hawai'i Coastal Zone Management (CZM) Program, Section 205A-2, HRS. Website: http://www.capitol.hawaii.gov/hrscurrent/Vol04_Ch0201-0257/HRS0205A/HRS_0205A-0002.htm

Hawai'i Emergency Management Agency. Website, <http://dod.hawaii.gov/hiema/>.

Hawai'i State Planning Act, Chapter 226, HRS website: http://www.capitol.hawaii.gov/hrscurrent/Vol04_Ch0201-0257/HRS0226/HRS_0226-.htm

Intergovernmental Panel on Climate Change. Website: https://www.ipcc.ch/publications_and_data/ar4/wg3/en/ch3s3-5.html

Land Use Commission, Chapter 205-2 (b), HRS. Website: http://www.capitol.hawaii.gov/hrscurrent/Vol04_Ch0201-0257/HRS0205/HRS_0205-0002.htm

Hale‘iwa Zone Change Draft Environmental Assessment

PBR Hawaii. February 2019. Sand Island Business Association New Office Building and Parking. Final Environmental Assessment, FONSI.

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U. S. Fish and Wildlife Service (USFWS), Pacific Islands Fish and Wildlife Office. Plant Avoidance and Minimization Measures. 2020
<https://www.fws.gov/pacificislands/articles.cfm?id=149489721>

USFWS. Hawaiian hoary bat.
<https://ecos.fws.gov/ecp0/profile/speciesProfile.action?scode=A03W>

USFWS. Hawaiian duck.
<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=B005>

USFWS. Hawaiian coot. <https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=B04G>

USFWS. Hawaiian gallinule.
<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=B00H>

USFWS. Hawaiian stilt.
<https://ecos.fws.gov/ecp0/profile/speciesProfile.action?scode=B04C>

Flora references below:

USFWS. Avoidance, Minimization, and Conservation Measures for Threatened and Endangered Plant Species in Hawaii.
<https://www.fws.gov/pacificislands/articles.cfm?id=149489721>

USFWS. 2012. Endangered and Threatened Wildlife and Plants; Endangered Status for 23 Species on Oahu and Designation of Critical Habitat for 124 Species; Final Rule. Federal Register 77: 57648-57862

USFWS. 2016. Endangered and Threatened Wildlife and Plants; Determination of Endangered Status for 49 Species from the Hawaiian Islands. Federal Register 81: 67786-67860.

Wagner, W.L., Sohmer, S., and D.R. Herbst. 1999. Manual of the Flowering Plants of Hawaii, revised edition. Honolulu, Hawaii. University of Hawaii and Bishop Museum Press.

Appendix A: Site Photographs and Photo Key

TMK: (1) 6-6-018: 006
AREA: 7 ACRES

TMK: (1) 6-6-018: 030
AREA: 1 ACRES

NOTE: LOCATION OF HOUSES &
CESSPOOLS ARE APPROXIMATE

NORTH
SCALE: 1"=60'

GRAPHIC SCALE

60 0 60 120

1" = 60'

← TO HALEIWA ROAD

WAIALUA BEACH ROAD

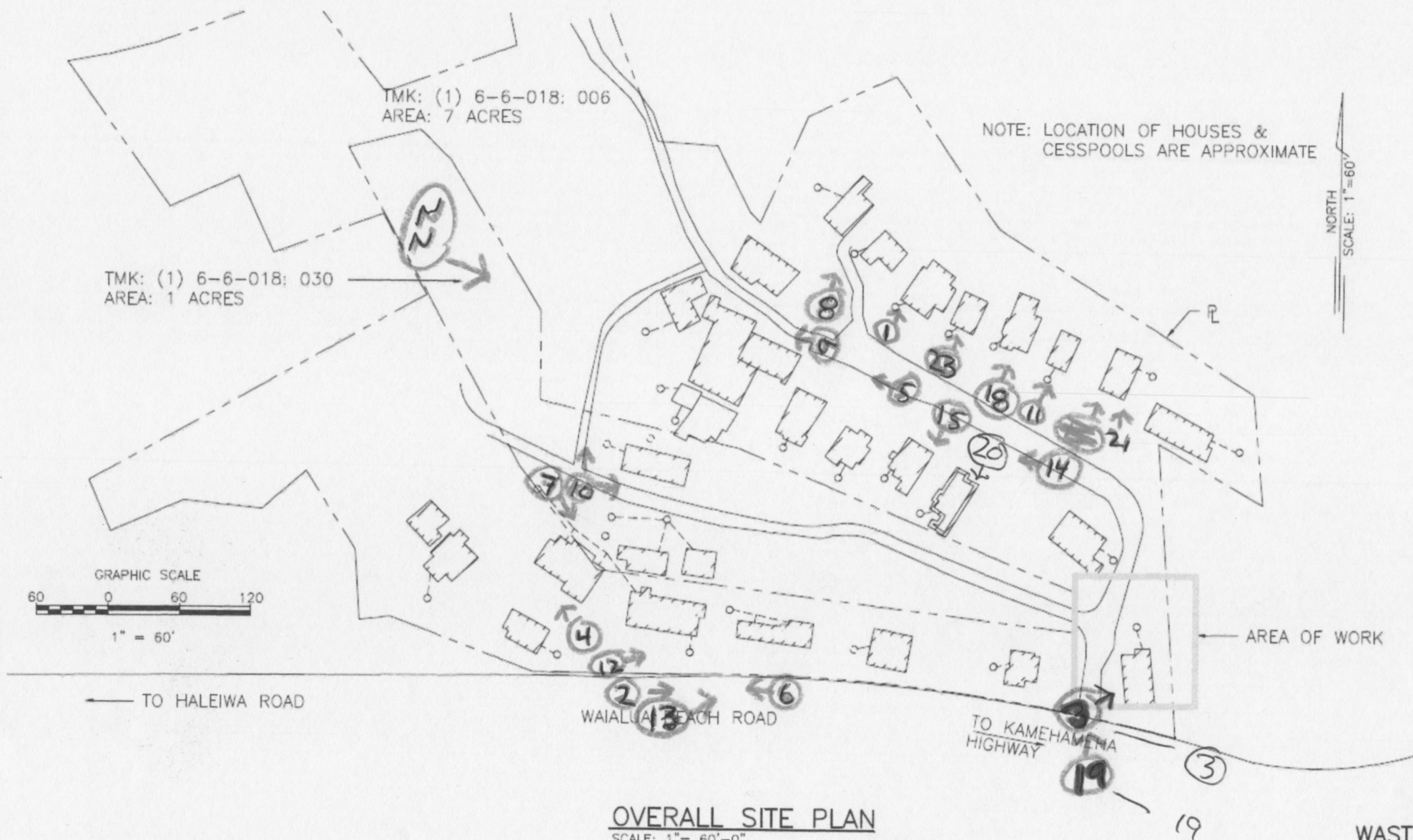
TO KAMEHAMEHA
HIGHWAY

AREA OF WORK

OVERALL SITE PLAN

SCALE: 1" = 60'-0"

WASTEWAT

























19



20





Appendix B: Condominium Property Regime (CPR) Site Plan

18181c01.dwg/1633.64/595/20191219

NOTES:

1. DASHED LINES REPRESENT DIVISION OF LIMITED COMMON ELEMENT AREAS APPURTENANT TO THE UNITS AND DO NOT REPRESENT SUBDIVIDED LOTS.
2. ELEVATIONS AND CONTOURS PROVIDED BY CLIENT AND PREPARED BY CONTROL POINT SURVEYING. WALTER P. THOMPSON, INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ELEVATIONS SHOWN HEREON.



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION
John R. K. Akina
Exp. 04/30/20

MAP SHOWING
PROPOSED CONDOMINIUM PROJECT
AND ACCESS EASEMENT 2
AFFECTING VARIOUS LANDS
ALONG WAIALUA BEACH ROAD
AT PAALA-KAI, WAIALUA, OAHU, HAWAII

SCALE: 1 IN. = 40 FT.
MARCH 21, 2019
REVISED APRIL 15, 2019
REVISED JULY 23, 2019
WALTER P. THOMPSON, INC.



**Appendix C: Recognition of Dwelling Units
Memoranda from DPP (2007 & 2009)**

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.gov/dept

MUFU HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANQUE
DEPUTY DIRECTOR

2007/ELOG-1300(sn)

September 7, 2007

Mr. Tom Coulson
President, Hawaii on the Beach Inc.
Manager of Paradise on the Beach, LLC
P. O. Box 5319
Kaneohe, Hawaii 96744

Dear Mr. Coulson:

Subject: Zoning Confirmation Request
66-029G, 66-029H, 66-029F Waialua Beach Road - Waialua
Tax Map Key 6-6-18: 30

This is in response to your request, received on April 16, 2007, to confirm that the three (3) dwellings on the above property were legally constructed.

The property is zoned Country District and within the State Land Use Urban District. A portion of the property is within Flood Zone AE, both Flood Fringe and Floodway, and subject to the flood hazard district provisions of the Land Use Ordinance (LUO). The property is also within the Special Management Area, as established under Chapter 25 of the Revised Ordinances of Honolulu.

The country zoning district standards of the LUO permit one (1) single-family dwelling per one (1) acre of zoning lot area. Any zoning lot that has at least twice the required minimum lot area may have a maximum of two (2), single-family dwellings. You indicate that the property is 1.48 acres and developed with three (3) dwellings, which exceeds the number permitted under the current zoning code.

The LUO defines nonconforming dwelling units as legally established dwellings that exceed the permitted maximum number currently allowed on a single zoning lot. The LUO also states that when detached dwellings constructed on a zoning lot prior to January 1, 1950, exceed the maximum number of dwelling units currently permitted, they shall be deemed nonconforming dwelling units (provided the units were legally established as dwelling use).

Based on the available information, it appears that the three (3) dwellings can be considered nonconforming dwellings. Nonconforming dwelling units are regulated under LUO Section 21-4.110(d). A nonconforming dwelling unit destroyed by any means to an extent of more than 50 percent (50%) of its replacement cost at the time of destruction cannot be reconstructed. If all three (3) dwellings are destroyed, only one (1) dwelling may be rebuilt, provided all other zoning

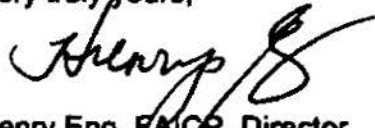
from Coulson
September 7, 2007
Page 2

requirements are met. All other code requirements, such as building code, flood hazard regulations and SMA requirements, must also be met.

Please note we did not check the actual site, site plans or the entire permit history for the site, which may reveal unique circumstances and conditions associated with the property. This letter is not a disclosure statement nor is it intended to substitute for mandatory disclosures in real estate transactions regarding the subject parcel. The City is under no obligation to investigate, research, or participate in the preparation of disclosure statements, other than to provide available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a disclosure statement. The seller, buyer, or their agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

Your receipt for the \$50 zoning confirmation fee is enclosed. Should you have any questions, please contact Sharon Nishiura of our staff at 768-8031.

Very truly yours,



Henry Eng, RAICP, Director
Department of Planning and Permitting

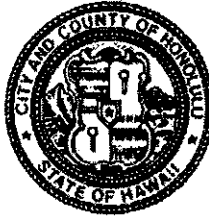
HE:pl
Encl.: Receipt No. 67602

Doc. 550842

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-8041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

MUFU HANNEMANN
MAYOR



DAVID K. TANOUÉ
ACTING DIRECTOR

2008/ELOG-2722(js)

January 15, 2009

Ms. Laurie Clegg
Analytical Planning Consultants, Inc.
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Dear Ms. Clegg:

Subject: Request for Recognition of Additional Dwelling Units
Paradise on the Beach, LLC
66-009-G Waialua Beach Road - Waialua
Tax Map Key 6-6-18: 6

This is in response to your request (DPP date-stamped November 6, 2008) to recognize five (5) additional dwelling units in four (4) structures [a two-family dwelling and three (3) single-family dwellings] on the above zoning lot as nonconforming structures and/or dwelling units.

We must reiterate that a two-family dwelling is not a permitted use within the Country District. These dwellings cannot be considered nonconforming dwelling units. They are nonconforming uses.

The submitted aerial photographs, dated 1949, 1962, 1970 and 2004, do not substantiate the entire request. Section 4.110(d) of the Land Use Ordinance (LUO) states that when detached dwellings constructed prior to January 1, 1950, exceed the maximum number of dwelling units permitted on a zoning lot, they shall be deemed nonconforming dwelling units. Therefore, we only considered the 1949 photograph.

Although the 1949 photo is of a small scale, judging by the shape, size and the shadow the buildings, there appears to be four (4) dwelling structures in the vicinity of Dwellings Nos. 21 through 25. Based on the photograph documentation, we recognize Dwellings Nos. 21, 22, 24 and 25 as nonconforming dwelling units (see attached enlargement). Dwelling No. 23 is not shown in the photograph.

A site visit by DPP staff on January 5, 2009 confirmed that there are five (5) dwellings in four (4) structures in that vicinity. Dwellings Nos. 21 and 22 are nonconforming dwelling units. However, and Dwellings Nos. 24 and 25 are in a two-family detached dwelling, which is a nonconforming use.

Dwelling No. 5 is also recognized as a lawful single-family dwelling (Building Permit No. 128351).

Therefore, we conclude that 26 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot. Please refer to the attached Revised Table B. Please note that Dwelling No. 1 was inadvertently not included in Table B of our letter of May 22, 2008.

In accordance with our letter of May 22, 2008, please be reminded that:

- Dwellings No. 4 and 17 were approved as single-family dwellings and must be converted from two-family detached dwellings to single-family dwellings.
- In accordance with Section 4.110(c) of the LUO, work may be done on any structure devoted in whole or in part to any two-family detached dwelling (nonconforming use), provided that work is limited to ordinary repairs. Ordinary repairs shall only be construed to include the repair or replacement of existing walls, roofs, fixtures, wiring or plumbing. Further, ordinary repairs shall not exceed 10 percent (10%) of the current replacement cost of the two-family detached structure within a 12-month period, and the floor area of the structure, as it existed on October 22, 1986, or on the date of any subsequent amendment to this chapter pursuant to which a lawful use became nonconforming, shall not be increased.

Prior to the issuance of any building permits, a dated certified survey shall be submitted to the Department of Planning and Permitting showing all existing structures and dwellings on the site, including their addresses. A maximum of 26 dwellings, contained in 21 structures lawfully exist on the zoning lot. Dwelling No. 1, noted as demolished in Table B, shall be removed.

We did not check the entire site, or site plans, which may reveal unique circumstances and conditions associated with this property. Thus, we are unable to determine if there are any other nonconforming situations, such as yard encroachments, density or parking/loading, as a result of the adoption or amendment of any ordinance or code. You will need to review the records yourself to determine if nonconforming situations exist.

This letter is not a disclosure statement nor is it intended to substitute for mandatory seller disclosures in real estate transactions regarding the subject parcel. The City is under no obligation to investigate, research or participate in the preparation of disclosure statements, other than providing available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a disclosure statement. The seller or the seller's agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

If you have any questions regarding this letter, please contact Joyce Shoji of our staff at 768-8032.

Very truly yours,


For David K. Tanoue, Acting Director
Department of Planning and Permitting

TABLE B - Summary of Applicant's Development and Building Permit Information

Dwg. No.	Building Permit No.	Approved Use	Address	Comment	No. of Units
1	102864	New SFD	66-029		1
1	011	Demolish SFD	66-029		-1
2	11184	Relocate 2FD	66-075 66-073		2
3	14323	Relocate 2FD	66-061 66-063		2
4	104613	Relocate SFD	66-029A 66-029B	Approved as a SFD. The 2FD must be converted to a SFD.	1
5	128351	New SFD	66-047		1
6	R-414	Relocate 2FD	66-019A 66-019B		2
7	R-413	Relocate 2FD	66-027A 66-027B		2
8	R-412	Relocate SFD	66-059		1
9	Unknown	No Evidence of Approval	66-085B		1
9	2007/NOV-06-101	Demolish SFD	66-085B		-1
10	R-1434	Relocate SFD	66-053		1
11	R-1436	Relocate SFD	66-051		1
12	R-1433	Relocate SFD	66-037		1
13	R-1435	Relocate SFD	66-043		1
14	R-1432	Relocate SFD	66-033		1
15	R-1466	Relocate SFD	66-031		1
16	R-1465	Relocate SFD	66-035		1
17	R-1464	Relocate SFD	66-039 66-039A	Approved as a SFD. The 2FD must be converted to a SFD.	1
18	R-1468	Relocate SFD	66-045		1
19	R-1467	Relocate SFD	66-049		1
20	R-1610	Relocate SFD	66-041		1
21	49566	New SFD	66-089		1
22	49565	New SFD	66-089A		1
24/25	Prior to 1950	Existing 2FD	66-085 66-085A		2
TOTAL		5 2FD and 16 SFD			26 Dwg Units

PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 9, 2009

Mr. David K. Tanoue, Director
City & County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

ATTN: **Joyce Shoji**

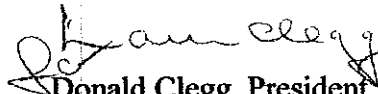
Subject: **Revised Survey
Paradise on the Beach, LLC
66-009-G Waialua Beach Road - Waialua
TMK: 6-6-018:006**

Dear Mr. Tanoue:

As requested, in your letter dated January 15, 2009 (2008/ELOG-2722js), please find enclosed the revised survey/site plan showing existing structures and dwellings on the site including their addresses. The site plan shows a maximum of 26 dwelling units contained in 21 structures. The dwelling located at 66-029 Waialua Beach Road is to be demolished pending acceptance of the site plan and issuance of a demolition permit. One full size copy and one 11" X 17" is enclosed for your review and records.

If you have any questions or require additional information, please contact myself or Lauri Clegg at 536-5695.

Sincerely,


Donald Clegg, President
Agent for the Applicant

Appendix D: Real Property Tax Office Building Permit History

TAX MAPS BRANCH HISTORY SHEET				DIV.			
DATE: 1/4/65		LOCATION: Wai'alua		Z	B	PLAT	PAR
TITLE:				6	6	18	6
NO.	page 2	GRANTOR, ETC.	AREA OF PARCEL	GRANTEE, ETC.			
5.	As shown on tax map		4.220 Ac.	Castle & Cooke, Inc. (Francis H & Gerbacio Caraco-J/T) le over 0.845 Ac.			
6.	TMB 15340'64 (6601-5etc)HN/pl 1/4/65						
	D: From 6618-10(2) 1.247 Ac.		8.285 Ac.	Pastor A Pablo &wf			
	From 6618-12(4) 1.15 Ac.			Rufina A. - T/E			
	From 6618-24(7) 1.403 Ac.						
	Castle & Cooke, Inc. Bk 4913 p 442						
	Doc 349498 C-101066, 101067 RS\$317.35						
	12/21/64 12/21/64 Lease to						
	Francis H & Gerbacio Caraco-J/T expired.						
7	TMB 5924'65(6618-24)JT/sy 6/9/65						
	To: 6618-24(Pickup) 1.431 Ac		6.863 Ac	do			
	F/D: 6618-6; Bdry, Area revised						
8.	TMB 5925'65 JT/sy 6/9/65						
	A/S: Bk 5043 p 229 Amt-\$94,000 6%		6.863 Ac	do			
	\$22,000 dn. \$500 mo bg 5/1965 to 9/1965, etc			With: (Benefico F Paraso &wf			
	4/2/65 5/18/65 DES Tog/E			Socorro L- T/E- 2/5			
				Isaac V Cerezo &wf			
				Celeste P- T/E- 2/5			
9	TMB 4803'69 JT/jo 4/9/69			Jose V Dizon(s)- 1/5)A/S			
	A/A/S: Benefico F Paraso &wf Bk 6434		6.854 Ac	Pastor A Pablo &wf Rufina A -T/E			
	p 189 SCT:\$00 3/5/69 3/7/69 DES			Benefico F Paraso &wf			
	Tog/E etc			Socorro L -T/E -2/5			
	F/D: 6618-6; tenency of purchaser, area			Issac V Cerezo &wf			
	revised, bdry-OK			Celeste P -T/E -2/5			
	NOTE: INFORMATION ON THIS SHEET IS SUBJECT TO CHANGE			Jose V Dizon -1/5)A/S			

CONTINUE

STATE OF HAWAII DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
FORM PAS HISTORY SHEET



SOURCE:		LOC. & TITLE		DIV.	
BY: CCW DATE 1/21/53		DeED. ETC:		1952	
BY: DATE		TMB NO.		5 5 18 6	
NO.	GRANTOR, ETC.	AREA OF PARCEL	GRANTEE, ETC.		
1		4.63 ac	Helemano Co Ltd		
2	TMB 8998 '52, CCW 1/21/53 L: Bk 2649 p 252 Term: 10 yrs Rent \$210/ann 12/17/52 12/22/52	4.63 ac	do (Francis H Caracol & Gerbacio Caracol J/T) 1e over 0.845 ac		
3	TMB 3028'53, 6701-26 etc, ryt, 8/13/53 L/P L#22903, 1st Jud Cir, L/P over areas shown on right, being Rd PARCELS 42, 45 & 45-A of LCAW 8422:2 & 3; Cert 42469, 42472 Inst 152677, Doc 814, 5/25/53, 5/25/53, F/D:6618-6, L/P over pars, por LCAW 8824:2 & 3, (Rd Proj No S 223(2)) et al	4.63 Ac	do Territory of Hawaii, L/P L#22903 over (0.015 ac), (0.394 ac) & (0.001 ac)		
4	TMB 6820'53, 6618-Haleiwa Rd Cutoff, ryt F/O/C:0.409 ac drpd into rd(T.H.) & 0.001 ac to new par 36(T.H.) L#22903, 1st Jud Cir, Bk 2748 p 1, 9/22/53, 10/9/53, Doc 153286 Cert 56198, F/D:6618-6, area & bdy, por LCAW 8824:3 etc, 1/18/54	4.220 Ac	Helemano Co, Ltd (Francis H & Gerbacio Caracol, J/T) 1a over 0.845 Ac		
5	TMB 6343'58 PDK/yo 9/8/58 Cert/Merger: Ref 6101-1 et al	4.220 Ac	Castle & Cooke, Inc. (Francis H & Gerbacio Caraco J/T) 1e over 0.845 Ac		
NOTE: LAST AREA & GRANTEE FINAL DATA AS SHOWN ON TAX MAPS.					

TERRITORY OF HAWAII
TAL COMMISSIONER
TERRITORY MAPS BUREAU



SOURCE: Record		LOC. & TITLE: Waialua		TMB NO. 6820		DIV. 1953		Haleiwa Rd Cut-off																			
BY: eto	DATE: 10/12/53	DEED ETC.: JGMT, F/O/D		NEW PR		TRACING		SKETCH																			
Jdmt, F/O/D: Helemano Company, Limited		To: Territory of Hawaii		TAX OFF.		NEW PR		6 6 18 6por																			
Inst 161848-49 Bk 2748 p 1 Law No 22903		1st Jud Cir 9/22/53 10/9/53		Doc 153286 Cert 56198																							
<p>For public use and purpose, for or in connection with the Haleiwa Rd Cut-Off, FAP No S 223 (2)</p> <p>Parcel 1 Lot 9-B Map 17 App 1089 AREA 0.039 ac 6701-4775</p> <p>Parcel 2 Lot 10-C Map 17 App 1089 AREA 0.959 ac</p> <p>Parcels 7-17 incl</p> <table border="0"> <tr> <td>Lot 12-A-2</td> <td>AREA</td> <td>0.412 ac</td> </tr> <tr> <td>Lot 12-L-2</td> <td></td> <td>5105 s</td> </tr> <tr> <td>Lot 12-K-2</td> <td></td> <td>4376 s</td> </tr> <tr> <td>Lot 12-J-2</td> <td></td> <td>3706 s</td> </tr> <tr> <td>Lot 12-H-2</td> <td></td> <td>3675 s</td> </tr> <tr> <td>Lot 12-G-2</td> <td></td> <td>3675 s (OVER)</td> </tr> </table>										Lot 12-A-2	AREA	0.412 ac	Lot 12-L-2		5105 s	Lot 12-K-2		4376 s	Lot 12-J-2		3706 s	Lot 12-H-2		3675 s	Lot 12-G-2		3675 s (OVER)
Lot 12-A-2	AREA	0.412 ac																									
Lot 12-L-2		5105 s																									
Lot 12-K-2		4376 s																									
Lot 12-J-2		3706 s																									
Lot 12-H-2		3675 s																									
Lot 12-G-2		3675 s (OVER)																									
FIELD BK.	LEDGER	RETURN	PLATE	FINAL DATA AS SHOWN ON TAX MAPS AS OF 1/18/54																							
TAX KEY	CHANGE & DESCRIPTION			AREA OF PARCEL		OWNER																					
8207-30(0.544 ac to 8401-7(new))																											
8401-6por(4.723 ac) to -do																											
-7	new & owner. for LGAW 7713:34			5.267 ac		Territory of Hawaii																					
-6	area & bdy. do			854.277 ac		Helemano Co; Ltd																					
8207-30	dropped																										
continued on extension Sheet																											



Lot 12-F-2 AREA 3675 ϕ
 Lot 12-E-2 3675 ϕ
 Lot 12-D-2 3675 ϕ
 Lot 12-C-2 3675 ϕ
 Lot 12-B-2 4615 ϕ Map 7 Ld Ct App 1164

6622-1 pte Parcel 19 Lot 11-B Map 6 Ld Ct App 1164

6619-3 pte Parcel 33' Por Gr 236 Ap 2
 Des AREA 22,550 ϕ or 0.518 ac

Parcel 42' Por RP 1482 LCA 8824 Ap 3
 Des AREA 645 ϕ or 0.015 ac

6618-6 pte Parcel 45' Por RP 1482 LCA 8824 Ap 3 Por RP 2886 LCA 8422 Ap 2
 Des AREA 17,172 ϕ or 0.394 ac

Parcel 45-A Por RP 2886 LCA 8422 Ap 2
 Des AREA 58 ϕ or 0.001 ac

Parcel 49 Por RP 4475 LCA 7713 Ap 34
 Des AREA 229,431 ϕ or 6.267 ac

6-4-01-7 pte

6-2-07-31



TERRITORY OF HAWAII
TAX COMMISSIONER
TAXATION MAPS BUREAU

DISC

SOURCE: Record		LOC. & TITLE: Paalaa Kai, Waialua		6-6-18-6		DIV	
BY: et	DATE: 12/30/52	DEED ETC: L E A S E	TMB. NO. 8998	6		18 6	
L: Helemano Co, Ltd Inst 144076 * 2649 p 252 Term: See note Rent: See note 12/17/52 12/22/52				To: Francis H Caracool & Gerbacio Caracool J/T Waialua			

TAX MAP	<input checked="" type="checkbox"/>
NEW PR.	<input type="checkbox"/>
TRACING	<input checked="" type="checkbox"/>
SKETCH	<input type="checkbox"/>
LEASE	<input type="checkbox"/>
TAX OFF	<input checked="" type="checkbox"/>
NEW PR. C	<input type="checkbox"/>
FIELD BK	<input type="checkbox"/>
LEDGER	<input type="checkbox"/>
RETURN	<input type="checkbox"/>
PLATE	<input type="checkbox"/>

For LCA 8824 Ap 3 AREA 0.845 ac

Tog with all improvements thereon and further a R/W for access purposes only over that certain existing dirt rdway

Excepting and reserving therefrom all R/W for rds, pipe lines, etc

Map attached 6-6-18-6

NOTE: For the term of 10 yrs, b/ 1/1/53
 Rental of \$210.00, ann, payable in equal semi-ann installments of \$105.00 each (O V E R)

FINAL DATA AS SHOWN ON TAX MAPS AS OF 1/21/53		
TAX KEY	CHANGE & DESCRIPTION	AREA OF PARCEL
6618-6	Lease	4.63 ac
		Helemano Co Ltd
		(Francis H Caracool &
		Gerbacio Caracool J/T) 1e
		over 0.845 ac

TERRITORY OF HAWAII
 TAX COMMISSIONER
 ACTION MAPS BUREAU

6
6
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6

Lessees to pay taxes

5566

TMB- P DK t/o 4.8... L.C. No. 8826,1
TR: 40 CHECKED: 4
BY: 10/28/54 ROUTE SLIP

1954 6 6 18 30

1 D: ref-L-1514, P-80, rec. 2/21/36

1.51 as

Lawrence W. Aucholani
Matilda H. Aucholani- J/T

2 TMB- 8325 '54 (6618-30) PDK

R/S: Lawrence M. Aucholani died on May 12,
1954. (See 6618-9 TMB- #5768 '54)

1.51 as

to: Matilda H. Aucholani

F/D: 6618-30, ownership

10/28/54

SOURCE		LOCATION		1st Division				
BY	Receiv TBR	DATE	8/14/48	W. J. L. L.	ZONE	SEC.	PLAT	PARCEL
					6	6	18	30

Ref sheet

TAX MAPS	FOR FILING
✓	6 6 18 9
✓	TMB 37.46
✓	DATE 1/2/48 1/8/48
✓	ROUTE SLIP 1930 140
✓	SKETCH
✓	ADJOINING PARCELS
✓	
✓	F.B. LEDGER
✓	RETURN PLATE

FORMER KEY				CHANGE	FINAL DATA AS SHOWN ON TAX MAPS AS OF 8/15/48				OWNER	INT.
ZONE	SEC.	PLAT	PARCEL		ZONE	SEC.	PLAT	PARCEL	AREA	
				Ownership	6	6	18	30	1.31 ac.	Lawrence M. Auchetani & wf Matilda E. J. J.



0663

SOURCE:		LOC. & TITLE: Kawailoa, Wai'alua		DIV.	
TMB- PDK T/O		L.C. No. 8826.1		1954	
CHKD: 10/28/54		DEED. ETC:		6 6 18 30	
DATE: 10/28/54		ROUTE SLIP		TMB NO.	
NO.	GRANTOR, ETC.	AREA OF PARCEL	GRANTEE, ETC.		
1	Di ref-L-1314, P-80, rec. 2/21/36	1.31 ac.	Lawrence W. Auoholani		
2	TMB-8325 '54 (6618-30) PDK		Matilda H. Auoholani- J/T		
	R/S: Lawrence H. Auoholani died on May 12, 1954. (See 6616-9 TMB-5768 '54)	1.31 ac.	to: Matilda H. Auoholani		
	F/D: 6618-30, ownership 10/28/54				
3	TMB 4777 '67 (6616-9 etc) JT/sy 6/2/67				
	F/O: Matilda H Auoholani Est, Prob 26848,	1.31 Ac	Helen Kidder 1/4		
	1st Cir To: Helen Kidder etal Bk 5654		Nani Saffery 1/4		
	p 394 3/2/67 5/10/67		Annie Kahana 1/4		
	Note: Matilda H Auoholani died 12/8/64		Herbert Naone 1/4		
	F/D: 6618-30; Owners & Int				
	(Tax Keys: 6616-9, 19, 8, 11; 6618-30)				
4	Q/D: Bk 20760 p619 SCT\$35 6/1/87 6/9/87	do	To: Isaac V. Cerezo &wf		
			Celeste P T/E - 1/2		
			Pete D. Lacuesta &wf		
			Jaine B. T/E - 1/2 T/C		
NOTE: LAST AREA & GRANTEE FINAL DATA AS SHOWN ON TAX MAPS.					



UN 20

TERRITORY OF HAWAII
FIELD BOOK LAND SHEET

LINE	DESCRIPTION		1st DIVISION			
	OWNER	TITLE HISTORY	ZONE	SEC.	PLAT.	PARCEL
1	LCAw 8826:1 Kalia Waialua		6	6	18	30
2	Mr. W. Auchohoni					
3	American Mutual Bldg. & Loan Co., Ltd.	Fore/D: 6/21/34 fr Auchohoni 1.31Ac \$4250. (incl 6-6-16-09&19) 6/21/34				1.31Ac
4	A/S Lawrence M. & Matilda H. Auchohoni	Bk 1243/267				
5	American Savings & Loan Assn.	A: 6/29/34 1.31Ac \$4790. 2/21/36 Bk 1314/80				1.31Ac
6	A/S L. M. Auchohoni & Wf. Matilda	D: 10/31/40 R: 11/1/40 Bk 1607/57				
7	Lawrence M. Auchohoni & Wf. Matilda H.	(J/T)D: 1/2/46 fr A.S.&L. 1.31Ac R.S. \$5.50 (incl 6-6-16-09&19)				1.31Ac
8	Matilda H Auchohoni	1/8/46 Bk 1930/140				
9	Matilda H Auchohoni Est	TMB 10/28/54 Lawrence M Auchohoni died on May 12, 1954.				1.31Ac
10	Heleah Kidder	Prob 26848 Matilda H Auchohoni died 12/8/64 TMB 4777/67				1.31Ac
11	Nani Saffery					
12	Annie Kahana					
13	Harbert Naone					
14		W/O: 5/10/67 Bk 5654/394 (w6616-9 etal)				1.31Ac
15						
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41						

YEAR	1938	1939	1940	1941	1942	1943	1944	1945	1946	YEAR
AREA	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	AREA
LAND	196	196	196		236	196	196	196	236	LAND
IMP.										
TOT.	196	196	196		236	196	196			
EX.										
NET	196	196	196							
TAX	5.73	6.05								

DIVISION

ZONE SEC. PLAT. PARCEL

6

6

18

30

AB

NO.	SYMBOL	FRONT	RATIO	DEPTH	LOT	AREA	U.F.V. 1949	VAL	U.F.V. 1951	VAL	U.F.V. 1952	VAL	U.F.V. 1953	VAL	U.F.V. 1954
1	Ac			House lot		1.00 Ac	540	540	600	600	700	700	1400	1400	
2	Ac			Agrie. land		0.31 Ac	210	65	300	93	470	130	730	217	
3						1.31 Ac		605		693		830		1617	
4								1963		1965		1964		1971	
5						1.00 AC	2800	2800	3500	3500	6250	5350	10500	10500	
6						.31 AC	240	260	1200	372	320	1085	380	1194	
7						1.31 AC		3060		3872		6335		11694	
8								1974 - 1975		1976 - 1977		1979 - 80		1982	
9						5000 ft	105	5250				13050		61404	
10						5000 ft	79	3950				6525			
11						25000 ft	59	20650				22750			
12						17064 ft	395	4765				5499			
13				(1.31 AC.)		57064 ft		34615		33230		45824			
14								1983		1984 - 85		1987 - 88			
15								112574		120580		145,645			
16															
17															
18															

YEAR	1947	YR.	1948	YR.	1949	YR.	1950	YR.	1951	YR.	1952	YR.	1953	YR.	1954
AREA	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC
LAND VALUE	236	L	236	L	685	L	605	L	605	L	693	L	693	L	693
IMPROVEMENT		I	2000	I	1326	I	1273	I	1273	I	2390	I	3090	I	2963
TOTAL	236	T	2236	T	1931	T	1878	T	1878	T	3083	T	3783	T	3656
LESS EX.		EX.		EX.		EX.		EX.		EX.		EX.		EX.	
NET TAX VALUE	236	N.T.	2236	N.T.	1931	N.T.	1878	N.T.	1878	N.T.	3083	N.T.	3783	N.T.	3656
TAXES	7.67		74.19		69.05		62.09		57.19		53.37		62.15		57.41
YEAR	1955	YR.	1956	YR.	1957	YR.	1958	YR.	1959	YR.	1960	YR.	1961	YR.	1962
AREA	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC	AR.	1.31 AC
LAND VALUE	693	L	830	L	830	L	830	L	830	L	1617	L	1617	L	1617
IMPROVEMENT	2918	I	5525	I	5967	I	5863	I	5758	I	7639	I	7386	I	7143
TOTAL	3611	T	6355	T	6797	T	6693	T	6588	T	9256	T	9003	T	8760
EX.		EX.		EX.		EX.		EX.		EX.		EX.		EX.	
NET TAX VALUE	3611	N.T.	6355	N.T.	6797	N.T.	6693	N.T.	6588	N.T.	9256	N.T.	9003	N.T.	8760
	3611		6355		6797		6693		6588		9256		9003		8760
							10,140				10,140		125.05		121.68

--100--

FIELD BOOK BUILDING SHEET

TERRITORY OF HAWAII

OWNER (PENCIL ONLY)				OCCUPANT OR LESSEE (PENCIL ONLY)				BUILDING SHEET				DIVISION									
				RECAP SHEET				PRC				6 6 18 30									
BUILDING COMPUTATIONS				YEAR 1977				YEAR 1978				YEAR 1979				YEAR 1980					
BLD.	FOR	DATE	AREA OR CUBE	FACTOR	REPLACEMENT	AGE	COND	30	VALUE	AGE	COND	30	VALUE	AGE	COND	30	VALUE	AGE	COND	30	VALUE
FR.				1					1777				1777				1777				1777
				2	FR.	6-6-18-27			612				581				581				581
				3					1773				1773				1773				1773
									1955				1955				1955				1955
				1					1778				1778				1778				1778
				2					451				451				451				451
				3					689				689				689				689
									2918				2918				2918				2918
									59				59				59				59
				1					3583				3583				3583				3583
				2					1024				1024				1024				1024
				3					1151				1151				1151				1151
									5759				5759				5759				5759
									1967				1967				1967				1967
									4893				4893				4893				4893
									5788				5788				5788				5788
									10081				10081				10081				10081
									1968				1968				1968				1968
									5040				5040				5040				5040
									5244				5244				5244				5244
									10284				10284				10284				10284
									1963				1963				1963				1963
									4274				4274				4274				4274
									1259				1259				1259				1259
									6408				6408				6408				6408
									1962				1962				1962				1962
									4978				4978				4978				4978
									1587				1587				1587				1587
									1309				1309				1309				1309
									7894				7894				7894				7894
									1971				1971				1971				1971
									5457				5457				5457				5457
									1745				1745				1745				1745
									1437				1437				1437				1437
									8666				8666				8666				8666
									1975 - 1976				1975 - 1976				1975 - 1976				1975 - 1976
									1756				1756				1756				1756
									2129				2129				2129				2129
									3885				3885				3885				3885
									1978				1978				1978				1978
									1743				1743				1743				1743
									2114				2114				2114				2114
									3857				3857				3857				3857
									1736				1736				1736				1736
									4750				4750				4750				4750
									5209				5209				5209				5209
									9759				9759				9759				9759
									1979				1979				1979				1979
									1769				1769				1769				1769
									2146				2146				2146				2146
									3915				3915				3915				3915
									1725				1725				1725				1725
									4524				4524				4524				4524
									5130				5130				5130				5130
									9654				9654				9654				9654
									1980				1980				1980				1980
									1769				1769				1769				1769
									2146				2146				2146				2146
									3915				3915				3915				3915
									1725				1725				1725				1725
									4524				4524				4524				4524
									5130				5130				5130				5130
									9654				9654				9654				9654
									1981				1981				1981				1981
									1882				1882				1882				1882
									2283				2283				2283				2283
									4165				4165				4165				4165
									1984				1984				1984				1984
									2988				2988				2988				2988
									4673				4673				4673				4673
									8667				8667				8667				8667
									1982				1982				1982				1982
									2083				2083				2083				2083
									2158				2158				2158				2158
									2632				2632				2632				2632
									3745				3745				3745				3745
									4603				4603				4603				4603
									9371				9371				9371				9371

CUO --

PERMIT NO.	DATE	AMOUNT	CONTRACTOR	SURVEY BY	DATE	REMARKS
96806	17-17-51	1500	CHNEE	G.R.	7-27-51	NEW DWG (P. ENHANCING)
126076	5-7-56	300	"	NICKER	7-27-56	ADD. " (" ")

112

BLD. NO.	PER.	SEC.	STORY	CLASH	FLOOR	CONSTRUCTION	FOUNDATION	ROOFING	WATER	NO. OF	FLOORING	BATH	KITCHEN	BEDROOM	TUB	TOILET	BED	TRAY	GLASS	ELEC. FIX.
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

11 x 17 = 187

12 x 15 = 180

187 + 180 = 367

367 x 1.27 = 466.09

466.09 / 1.27 = 367

11 x 17 = 187

12 x 15 = 180

187 + 180 = 367

367 x 1.27 = 466.09

466.09 / 1.27 = 367

Rube National

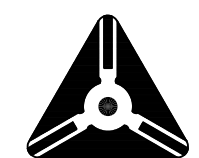
[illegible]

Appendix E: Topographic Survey Map



TOPOGRAPHIC SURVEY MAP
WAI'ALUA BEACH PROPERTY
PAALAA KAI, WAI'ALUA, OAHU, HAWAII

TAX MAP KEY: 6-6-10: 6
15 FEBRUARY 1995
JOB NO. 94271

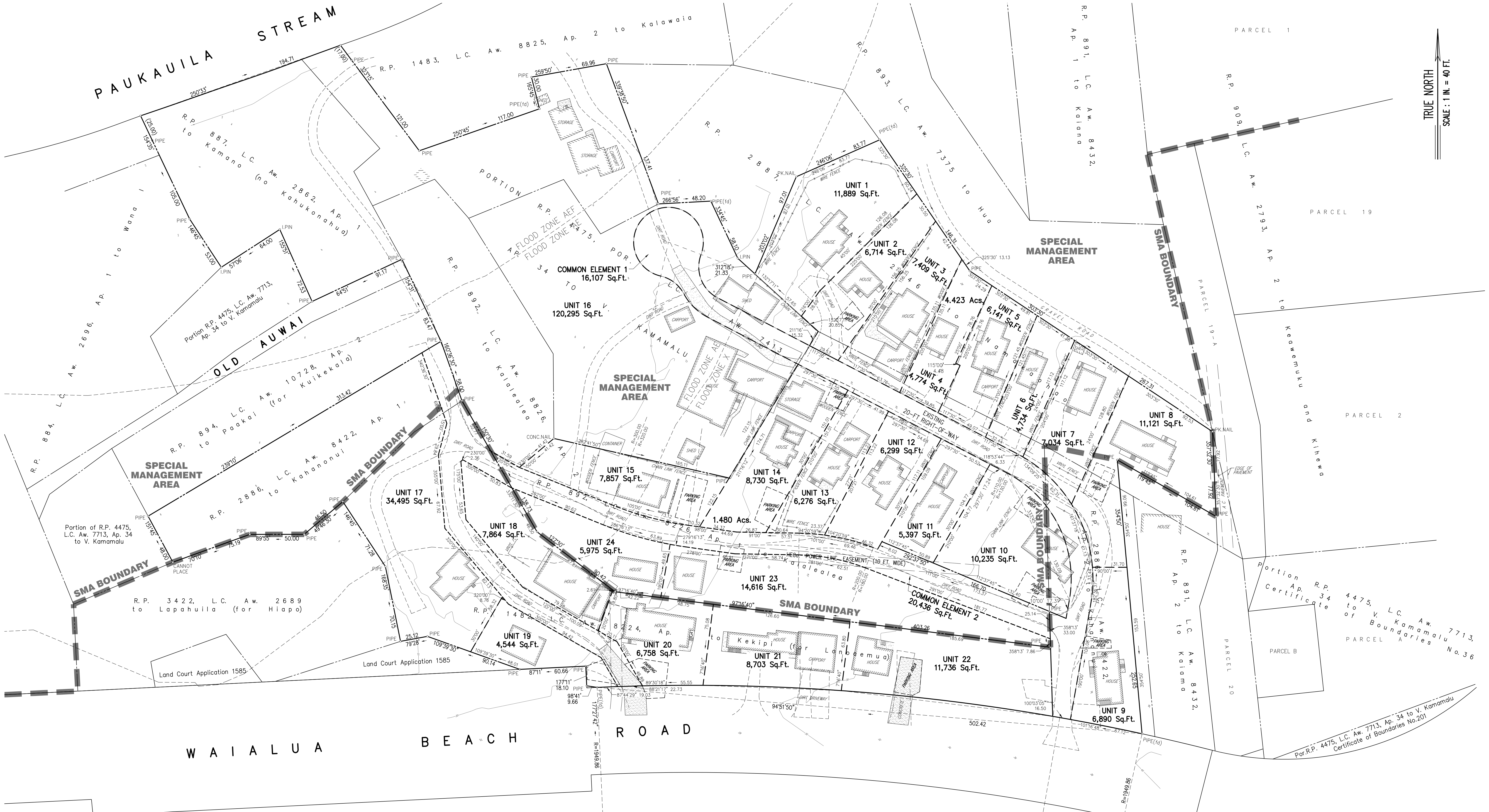


CONTROL POINT
Surveying and Engineering, Inc.
1043 Wong He Lane
Honolulu, Hawaii 96814

BENCH MARK
NEAREST CASS TRIANGULATION STATION DISK
ELEV=48.55

UNDERGROUND PUBLIC UTILITIES SHOWN HEREON ARE FOR
INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE
BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED
WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE
ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

Appendix F: Special Management Area Overlay Map



NOTES:

1. DASHED LINES REPRESENT DIVISION OF LIMITED COMMON ELEMENT AREAS APPURTENANT TO THE UNITS AND DO NOT REPRESENT SUBDIVIDED LOTS.
2. ELEVATIONS AND CONTOURS PROVIDED BY CLIENT AND PREPARED BY CONTROL POINT SURVEYING. WALTER P. THOMPSON, INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ELEVATIONS SHOWN HEREON.



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION
John R. K. Akina
Exp. 04/30/20

MAP SHOWING
PROPOSED CONDOMINIUM PROJECT
AND ACCESS EASEMENT 2
AFFECTING VARIOUS LANDS
ALONG WAIALUA BEACH ROAD
AT PAALA-KAI, WAIALUA, OAHU, HAWAII
SCALE: 1 IN. = 40 FT.
MARCH 21, 2019
REVISED APRIL 15, 2019
REVISED JULY 23, 2019
WALTER P. THOMPSON, INC.

Appendix G: Draft EA Preconsultation Letters and Responses

DAVID Y. IGE
GOVERNOR OF HAWAII



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

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

ROBERT K. MASUDA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR - WATER

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

Ref: OCCL:LY

CORR: OA 18-209

Mr. Dennis Silva, Jr., Principal
Hawaii Planning LLC
1031 Nu'uuanu Avenue, #2306
Honolulu, HI 96817

MAY - 1 2018

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Hale'iwa EA and Zone Change, Hale'iwa, O'ahu, Hawai'i
Tax Map Key: (1) 6-6018:006 and 030

Dear Mr. Silva:

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your request for comments regarding the subject Pre-Assessment Consultation. Based on the information provided, the OCCL notes that the project area appears to lie outside of the Conservation District and is, therefore, not in our jurisdiction.

Should you have any questions regarding this correspondence, please contact Lauren Yasaka of our Office at (808) 587-0386.

Sincerely,

A handwritten signature in dark ink, appearing to read "Samuel J. Lemmo", is written over a faint, larger signature.

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

c: ODLO
C&C DPP

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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



KIRK CALDWELL
MAYOR

SUSAN BALLARD
CHIEF

JOHN D. McCARTHY
JONATHAN GREMS
DEPUTY CHIEFS

OUR REFERENCE MT-AL

May 9, 2018

Mr. Dennis Silva Jr., Principal
Hawaii Planning LLC
1031 Nuuanu Avenue, No. 2306
Honolulu, Hawaii 96817

Dear Mr. Silva:

This is in response to your letter dated April 26, 2018, requesting comments on a Pre-Assessment Consultation for a Draft Environmental Assessment proposed zone change to the Condominium Property Regime project in Haleiwa.

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 Gregory Osbun Jr. of District 2 (Wahiawa) at 723-8703.

Thank you for the opportunity to review this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Tsuyemura", is written over a horizontal line.

MARK TSUYEMURA
Management Analyst VI
Office of the Chief



July 31, 2018

Mr. Aaron Nadig, Island Team Manager
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawaii 96850

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Nadig,

Thank you for your letter dated May 14, 2018 regarding the above-referenced project. The Draft EA Section 3.4.8 will include discussion of compliance with the Endangered Species Act. The Draft EA will utilize data from the website <https://ecos.fws.gov/ipac/> you provided.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

May 15, 2018

Mr. Dennis Silva, Jr., Principal
Hawaii Planning LLC
1031 Nuuanu Avenue, #2306
Honolulu, Hawaii 96817

Dear Mr. Silva:

Subject: Preassessment Consultation for Draft Environmental Assessment (EA)
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Hawaii

Dear Mr. Silva:

In response to your letter dated April 26, 2018, regarding the abovementioned subject, the Honolulu Fire Department has no objections at this time.

Please submit civil drawings to our Fire Plans Review section, should any construction be planned in the future.

Should you have questions, please contact Battalion Chief Wayne Masuda of our Fire Prevention Bureau at 723-7151 or wmasuda@honolulu.gov.

Sincerely,

A handwritten signature in blue ink that reads "Socrates D. Bratakos".

SOCRATES D. BRATAKOS
Assistant Chief

SDB/JL:bh

DAVID Y. IGE
GOVERNOR OF HAWAII



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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 15, 2018

Mr. Dennis Silva, Jr., Principal
Hawaii Planning LLC
1031 Nuuanu Avenue, #2306
Honolulu, Hawaii 96817

Dear Mr. Silva:

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for
Haleiwa EA and Zone Change

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) Commission of Water Resource Management, (b) Land Division – Oahu District and (c) Division of Aquatic Resources on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION



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

MAY 11 AM 11:23

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 30, 2018

MEMORANDUM

TO:

DLNR Agencies:

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

FR:

to:

FROM:

SUBJECT:

LOCATION:

APPLICANT:

Russell Y. Tsuji, Land Administrator

Pre-Assessment Consultation for Draft Environmental Assessment for
Haleiwa EA and Zone Change

Paalaa-Kai, Waialua, Island of Oahu; TMK: (1) 6-6-018: 006 and 030

Paradise on the Beach, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments by **May 15, 2018**.

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.

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

Signed: /s/ Jeffrey T. Pearson, P.E.

Print Name: Deputy Director

Date: May 7, 2018

Attachments

cc: Central Files

2018 MAY - 1 PM 12:13
COMMISSION ON WATER
RESOURCE MANAGEMENT

FILE ID:	RFD-48453
DOC ID:	200651

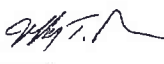


STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

May 7, 2018

REF: RFD.4845.3

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: Jeffrey T. Pearson, P.E., Deputy Director 
Commission on Water Resource Management

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Haleiwa EA and Zone Change

FILE NO.: RFD.4845.3
TMK NO.: (1) 6-6-018:006 and 030

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrn>.

Our comments related to water resources are checked off below.

- ☐ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- ☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- ☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- ☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense>.
- ☐ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>.
- ☐ 6. We recommend the use of alternative water sources, wherever practicable.
- ☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
- ☐ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

- ☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- ☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
- ☐ 11. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.
- ☐ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- ☐ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- ☐ 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- ☒ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- ☒ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- ☐ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- ☐ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☐ OTHER:

If you have any questions, please contact Dean Uyeno of the Commission staff at 587-0234.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 30, 2018

MEMORANDUM

TO:

DLNR Agencies:

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

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Pre-Assessment Consultation for Draft Environmental Assessment for
Haleiwa EA and Zone Change

LOCATION:

Paalaa-Kai, Waialua, Island of Oahu; TMK: (1) 6-6-018: 006 and 030

APPLICANT:

Paradise on the Beach, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments by **May 15, 2018**.

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.

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

Signed:

Darlene Bryant-Takamatsu

Print Name:

Darlene Bryant-Takamatsu

Date:

5/2/18

Attachments

cc: Central Files

RECEIVED
LAND DIVISION
2018 MAY -3 AM 9:22
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR OF
HAWAII



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

Date: 5/14/18

DAR # 5726

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

ROBERT K. MASUDA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RECREATION
ENTERTAINMENT
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAIKOLA WATERSHED RESERVE COMMISSION
LAND
STATE PARKS

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

2018 MAY 15 AM 10:43

RECEIVED
LAND DIVISION

MEMORANDUM

TO: Bruce S. Anderson, PhD
DAR Administrator

FROM: Ryan Okano, PhD ^{PO}, Aquatic Biologist

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Haleiwa
EA and Zone Change

Request Submitted by: Russell Tsuji, Land Administrator, Land Division

Location of Project: Paalaa- Kai, Waialua, Oahu

Brief Description of Project:

Hawaii Planning LLC, on behalf of Paradise on the Beach, LLC, is in the process of preparing a Chapter 343, Hawaii Revised Statutes (HRS), Draft Environmental Assessment (DEA) for the proposed zone change on the subject parcels, TMKs: 6-6-018: 006 and 030. The applicant proposes the establishment of a Condominium Property Regime (CPR) for the project site which will allow the existing dwelling units to be put up for sale on an individual basis. Presently, the project site is in County zoning which only allows one unit per acre (zoning lot).

(continued on next page)

Comments:

☐ No Comments ☒ Comments Attached

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

Comments Approved: Bruce S. Anderson Date: 5/14/18
Bruce S. Anderson, PhD
DAR Administrator

DAR# 5726

Brief Description of Project

Because the dwelling units were constructed prior to the Comprehensive Zoning Code and the Land Use Ordinance, the dwelling units were considered an existing non-conforming use. Under the current County zoning only eight units would be allowed although 27 units presently occupy the site. The proposed action would be changed the current Country zoning to R-5 Residential zoning which would allow the dwelling units to be part of a condominium lot where individual units could be offered for sale.

DAR# 5726

Comments

The Division of Aquatic Resources would greatly appreciate the inclusion of the listed subject matter below in your Draft Environmental Assessment.

1) Aquatic resources found within the property and adjacent to the property, in particular resources found down-land of the property in question.

2) Current land use and proposed land use change.

3) Any proposed action that will mitigate environmental concerns.

Thank you for giving the Division of Aquatic Resources an opportunity to comment on your proposed action at this time, we look forward to commenting on you Draft Environmental Assessment.

DAVID Y. IGE
GOVERNOR OF HAWAII



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

RECEIVED

MAY 01 2018

Division of Aquatic Resources
DAR 5726

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 30, 2018

MEMORANDUM

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

FROM: *Russell Y. Tsuji*, Land Administrator

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for
Haleiwa EA and Zone Change

LOCATION: Paalaa-Kai, Waialua, Island of Oahu; TMK: (1) 6-6-018: 006 and 030

APPLICANT: Paradise on the Beach, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments by **May 15, 2018**.

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.

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

Signed:

Bruce S. Anderson

Print Name: Bruce S. Anderson, PhD, DAR Administrator

Date:

5/14/18

Attachments

cc: Central Files



July 31, 2018

Mr. Russell Tsuji, Land Administrator
State of Hawaii
Department of Land and Natural Resources, Land Division
P.O. Box 621
Honolulu, HI 96809

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Tsuji,

Thank you for your letter dated April 30, 2018 regarding the above-referenced project. Draft EA Chapter 3.0 Description of Environment, Anticipated Impacts, and Mitigation includes discussion addressing your comments.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal

BOARD OF WATER SUPPLY

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



May 15, 2018

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
DAVID C. HULIHEE
KAY C. MATSUI
RAY C. SOON

ROSS S. SASAMURA, Ex-Officio
JADE T. BUTAY, Ex-Officio

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

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

Mr. Dennis Silva, Jr.
Hawaii Planning LLC
1031 Nuuanu Avenue, #2306
Honolulu, Hawaii 96817

Dear Mr. Silva:

Subject: Your Letter Dated April 26, 2018 Requesting Comments on the Pre-Assessment Consultation for Draft Environmental Assessment, on Behalf of Paradise on the Beach LLC, Regarding Zone Change for Their Haleiwa Parcels Along Waialua Beach Road – Tax Map Key: 6-6-018: 006 and 030

Thank you for the opportunity to comment on the proposed zone change from Country to R-5 Residential.

The existing water system is adequate to accommodate the proposed single-lot developments on the lots proposed for R-5 Residential zoning. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

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

The proposed project site is partially within the No Pass Zone. The developer shall verify with the State Department of Health in regards to wastewater disposal systems that are allowable within the No Pass Zone.

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,


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



July 31, 2018

Mr. Ernest W. Lau, P.E.
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, HI 96843

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Lau,

Thank you for your letter dated May 15, 2018 regarding the above-referenced project. As stated in the project description, there will be no new housing development on the Project Site. Therefore, there will be no additional water supply demand for this project. Should there be a required Water System Facilities Charges, the applicant will pay the fees.

On-site fire protection requirements will be coordinated with the Fire Protection Bureau of the Honolulu Fire Department.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal



OFFICE OF PLANNING STATE OF HAWAII

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

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

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

DTS201805231413RI

May 23, 2018

Mr. Dennis Silva
Principal
Hawaii Planning, LLC
1031 Nuuanu Avenue, Suite 2306
Honolulu, Hawaii 96817

Dear Mr. Silva:

Subject: Pre-Assessment Consultation for Proposed Draft Environmental Assessment for Haleiwa EA and Zone Change, Haleiwa, Oahu, Hawaii;
TMK: (1) 6-6-018: 006 and 030

Thank you for the opportunity to provide comments on the pre-consultation request for the preparation of a Draft Environmental Assessment (Draft EA) for the Haleiwa Environmental Assessment and Zone Change project being submitted on behalf of Paradise on the Beach, LLC. The consultation review material was transmitted to our office via letter dated April 26, 2018.

The review material acknowledges that the subject parcels are within the special management area (SMA) delineated by the City and County of Honolulu (CCH). Pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH), an Environmental Assessment (EA) is required to meet the environmental disclosure requirements for the SMA use permit application.

It is our understanding the applicant proposes the establishment of a condominium property regime which will allow the existing dwelling units to be put up for sale on an individual basis. The proposed action also seeks to change the current CCH Country District zoning to a Residential (R-5) zoning. This would allow the dwelling units to be part of a condominium lot where individual units could be offered for sale. There will be no new dwellings added to the project site. The zone change will bring these non-conforming use properties into compliance with CCH zoning standards.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Country District Regulations

Pursuant to Article 3, Establishing of Zoning Districts and Zoning District Regulations, Chapter 21, ROH the Country district is applied to areas outside the primary and secondary urban centers. In contrast, the intent of the R-5 district is to provide areas for urban residential development. The Draft EA should discuss justification and development standards for the proposed zone change, assess potential environmental impacts, and include alternative options to zoning changes.

2. The Hawaii State Planning Act

Mr. Dennis Silva
Principal
Hawaii Planning, LLC
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Pursuant to Hawaii Administrative Rules (HAR) § 11-200-10(4) – general description of the action’s technical, economic, social, and environmental characteristics; this project must demonstrate that it is consistent with State environmental, social, economic goals, and policies. Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Planning Act, provides goals, objectives, policies, planning coordination and implementation, and priority guidelines for growth, development, and the allocation of resources throughout the State.

The Draft EA should include a discussion on the project’s ability to meet all parts of HRS Chapter 226. The analysis should examine consistency with these statutes, clarify where it is in conflict with them, and what steps will be taken for it be in compliance with HRS Chapter 226. If any of these statutes are not applicable to the project, the analysis should affirmatively state such determination, followed by discussion paragraphs.

3. The Hawaii Coastal Zone Management Program

The Draft EA should include an assessment as to how the proposed action conforms to each of the goals and objectives as listed in HRS § 205A-2. Compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343.

4. Special Management Area Permitting

Given that the EA will be a supporting document for the SMA Permit application, the Draft EA should specifically discuss compliance with SMA use requirements for this project by consulting with the CCH, Department of Planning and Permitting (DPP).


5. Sea Level Rise

Sea level rise (SLR) may pose a potential threat to the project site due to its proximity to the coastline. The project site may be at risk to flood inundation and coastal erosion during the life of the existing dwelling units. OP recommends that the Draft EA consider the following SLR resources: the "Hawaii Sea Level Rise Vulnerability and Adaptation Report 2017," and the Hawaii Sea Level Rise Viewer.

These resources can be accessed via the Hawaii Climate Change Adaptation Portal at <https://climateadaptation.hawaii.gov>.

If you have any questions regarding this comment letter, please contact Joshua Hekeia of our office at (808) 587-2845.

Sincerely,



Leo R. Asuncion
Director



July 31, 2018

Mr. Leo Asuncion, Director
Office of Planning
State of Hawaii
235 S. Beretania Street, 6th Floor
Honolulu, HI 96813

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Asuncion,

Thank you for your letter dated May 23, 2018 regarding the above-referenced project. The following are responses to your comments:

1. Country District Regulations: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances includes discussion of the proposed zone change from Country to R-5 Residential.
2. Hawaii State Planning Act: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances, Table 2: Chapter 226 – Hawaii State Plan, Goals, Objectives, Policies and Priority Guidelines includes a matrix of the objectives and policies and the proposed zone change project's compliance and/or applicability with these objectives and policies.
3. Hawaii Coastal Zone Management Program: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances includes discussion of the proposed zone change compliance with the CZM policies.
4. Special Management Area Permitting: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances includes discussion of the Project's SMA compliance.
5. Sea Level Rise: Draft EA Section 3.3.2 Water Resources includes discussion of Sea Level Change.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal