January 25, 2021

Mr. Keith Kawaoka, Acting 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 25, Revised Ordinances of Honolulu
Draft Environmental Assessment (DEA)
Project: Moore Residence
Applicant: Dale and Patricia Moore
Agent: envision.design.build, LLC (Gazelle Garner)
Location: 66-084 and 66-084-A Haleiwa Road - Haleiwa
Tax Map Key: 6-6-001: 029

With this letter, the Department of Planning and Permitting hereby transmits the DEA and anticipated finding of no significant impact for the Moore Residence Project at 66-084 and 66-084-A Haleiwa Road in Haleiwa (Tax Map Key 6-6-001: 029), on the island of Oahu, for publication in the next edition of “The Environmental Notice” on February 8, 2021.

Enclosed, please find a completed publication form and a digital copy of the DEA.

Should you have any questions, please contact Janet Meinke-Lau, of our staff, at (808) 768-8033 or j.meinkelau@honolulu.gov.

Very truly yours,

Dean Uchida
Director Designate

Enclosures
Project Name: Moore Residence - Proposed New Detached Two Family Dwelling and Existing Detached Two Family Dwelling

Applicable Law: Chapter 25 Special Management Area

Type of Document: Draft Environmental Assessment – Anticipated Findings of No Significant Impact

Island: Oahu

District: Haleiwa

TMK: (1) 6-6-001-029

Permits Required:
State: Erosion Sediment Control Plan, Department of Health;
City and County of Honolulu: SMA Permit, Park Dedication, Haleiwa Special District, Building Permit, Honolulu Fire Department Plan Review

Applicant or Proposing Agency:
Dale and Patricia Moore
59-589 Ke Iki Road F
Haleiwa HI 96712
E-mail: mooreohana@gmail.com
Phone: 808-927-0404

Approving Agency or Accepting Authority:
City and County of Honolulu, Department of Planning and Permitting
Janet Meinke-Lau, E-mail: j.meinkelau@honolulu.gov
Phone: (808) 768-8033
650 South King Street, 7th Floor
Honolulu, HI 96813

Consultant:
Envision. Design. Build, LLC
Gazelle Garner, E-mail: gazelle@edbhawaii.com
Phone: 808-445-4625
P.O. Box 1105
Haleiwa, HI 96712

Status: Draft EA/AFNSI

Project Summary:
The Applicant proposes to build a new detached two-family dwelling on their 15,984 square foot (sf) lot. The plan for the detached two-family dwelling consists of a two-story, 2,958 sf structure with three bedrooms; four baths; two half baths, an open plan kitchen, dining and
living area; a lanai and stairs; a den and an entertainment room; and two parking garages. The proposed detached two-family dwelling will be built identical to an existing detached two-family dwelling, which was recently constructed on the same property. For utilities, an individual wastewater system is designed and approved, meeting all regulatory requirements.
MOORE RESIDENCE

Proposed New Detached Two Family Dwelling
and Existing Detached Two Family Dwelling
66-084 & 66-084 A Haleiwa Road
Haleiwa, HI 96712
TMK: 1 6-6-001-029

APPLICANT and LANDOWNER:
   Dale and Patricia Moore
   59-589 Ke Iki Road F
   Haleiwa  HI 96712

DETERMINING AGENCY:
   Department of Planning and Permitting
   City and County of Honolulu
   650 South King Street
   Honolulu  HI 96813

PREPARED BY:
   envision.design.build, LLC - Agent
   P.O. Box 1105
   Haleiwa  HI 96712
   808 724-4020

LAND PARCEL LOCATION
Island: Oahu
County: Honolulu
CLASS OF ACTION:
New construction of detached two family dwelling
Cumulative Construction Cost for Proposed and Existing Dwelling over $500,000 within the Special Management Area
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MOORE RESIDENCE

Proposed New Detached Two Family Dwelling
and Existing Detached Two Family Dwelling
66-084 & 66-084 A Haleiwa Road
Haleiwa, HI 96712
TMK: 1 6-6-001-029

APPLICANT and LANDOWNER:
Dale and Patricia Moore
59-589 Ke Iki Road F
Haleiwa HI 96712

DETERMINING AGENCY:
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu HI 96813

PREPARED BY:
envision.design.build, LLC – Agent
P.O. Box 1105
Haleiwa HI 96712
808 724-4020

CLASS OF ACTION:
New construction of detached two family dwelling
Cumulative Construction Cost for Proposed and Existing Dwelling over $500,000 within the Special Management Area

This document is prepared pursuant to:
The Hawai‘i Environmental Protection Act,
Chapter 343, Hawai‘i Revised Statutes (HRS),
and Title 11, Chapter 200, Hawai‘i Department of Health Administrative Rules (HAR)
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## Summary of Proposed Action

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<td>15,984 Sq. Ft.</td>
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1.0 INTRODUCTION

1.1. Project Overview

Dale and Patricia Moore (the applicants) seek to build a detached two family dwelling on their 15,984 square foot lot. The property is located on Haleiwa Road, across the street from the Hale‘iwa Small Boat Harbor parking lot (Figure 1 and Figure 2).

The plan for the detached two family dwelling consists of a two-story, 2,958 square foot (sf) structure with three bedrooms; four baths; two half baths, an open plan kitchen, dining and living area; a lanai and stairs; a den and an entertainment room; and two parking garages. For utilities, an individual wastewater system is designed and approved, meeting all regulatory requirements.

Landscape features include Norfolk Pines and Palm Trees along the Haleiwa Road side of the property, as approved per Special District Permit # 2017/SSD-72 on 1/29/2018. In addition to the approved trees, the property has a new redwood fence with two rock columns flanking the rolling driveway gate, and a concrete driveway. Open land areas on the property are planted with groundcover. The location of all improvements has been planned to maintain a wide setback for future road widening. In the area to be disturbed, no native vegetation remains. The house site itself is near an area where a former landowner had a detached two family dwelling and a single family dwelling which were removed by the current owners. Land clearing would be minimal in depth, only as required for foundation work, and would extend over about 2,500 sf which consists of the footprint of the proposed dwelling.

1.2. Purpose of the Environmental Assessment Process

This Environmental Assessment (EA) process is being conducted in accordance with Chapter 343 of the Hawai‘i Revised Statutes (HRS). This law, along with its implementing regulations, Title 11, Chapter 200, of the Hawai‘i Administrative Rules (HAR), is the basis for the environmental impact assessment process in the State of Hawai‘i. According to Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria. If, after considering comments to the Draft EA, the approving agency concludes that no significant impacts would be expected to occur, then the agency will issue a Finding of No Significant Impact (FONSI), and the action will be permitted to proceed to other necessary permits. If the agency concludes that significant impacts are expected to occur as a result of the proposed action, then an Environmental Impact Statement (EIS) will be prepared.
Figure 1 - Location and Vicinity Map
Moore Residence
Haleiwa, Oahu
Figure 2 – TMK and Surrounding Properties

Subject Property

Not to scale

Figure 2 - TMK (1)6-6-001-029 and Surrounding Properties
Moore Residence
Haleiwa, Oahu
1.3. Previous Land Use Approvals

Two Building permits have previously been issued to the landowners/applicants: BP#823948 (Appendix 1) for the first detached two family dwelling constructed on the property in 2019 and BP#838386 for an interior alteration to the dwelling (Appendix 12). A Special District Permit # 2017/SSD-72 was issued in 2018 (Appendix 9).

1.4. Purpose and Need

The purpose of this project is to construct a second new detached two family dwelling on a residential parcel with an existing newly constructed detached two family dwelling, which was granted a building permit October 23, 2018 (Appendix 1). The new construction would consist of a detached two family dwelling (Appendix 2). Each proposed detached dwelling unit would be 2 story, 2 bedroom, 2.5 bathrooms with an enclosed 2-car garage. An extension to the existing concrete driveway will be added for access to the new garages and new landscaping will be planted. This project along with the existing dwelling, are to be used as much needed affordable long term residential rentals, built solely to provide long term housing for the Haleiwa/North Shore community.

This proposed detached two family dwelling is to be built identical to the existing newly constructed detached two family dwelling currently on the property. The proposed project shall be built with identical construction material, windows, doors, identical flooring material, similar lighting fixtures, plumbing fixtures, appliances, and similar interior and exterior painting products. Fixtures and interior finish colors may vary slightly. The cost of construction of this project has been determined to be $388,424.51 based on the actual cost of the above mentioned materials. Construction and completion of the existing dwelling took approximately nine months. Based on that construction timeline, time allotted for compliance with necessary easement requirements from Hawaiian Electric Company (Appendix 3) it is anticipated that this new project will take approximately 7-9 months to complete upon issuance of all necessary agency and permit approvals.

1.5. Permits and Approvals Required

An application for this project will be submitted for issuance of a Special Management Area Use Permit, Major, per State and City requirements for larger residential developments that are located within the Special Management Area (SMA) with a cumulative cost of construction totaling $776,849.02 for both two family dwellings, exceeding the $500,000 threshold. The City and County of Honolulu SMA permit application requires that an Environmental Assessment (EA) be prepared. Anticipated findings of no significant impact is expected.

Additional County and State Permits needed to implement the proposed action:
- Department of Planning and Permitting Building Permit (Building, Electrical, Plumbing, Fire, and Erosion Sediment Control Plan)
- Department of Health – new septic system has been approved and installed
- Haleiwa Special Design District
- Park Dedication

1.6. Public Involvement and Agency Coordination

The following agencies and organizations have been consulted during the pre-consultation Draft Environmental Assessment Process:

- Board of Water Supply
- Clean Air Branch
- City & County of Honolulu Department of Planning and Permitting
- Department of Health
- Department of Land and Natural Resources
- Department of Parks and Recreation
- Department of Transportation Services, City & County and State of Hawaii
- Environmental Health Dept
- Hawaiian Telcom
- HECO
- Honolulu Fire Department
- Indoor and Radiological Health Branch, Noise Section
- Office of Planning City and County of Honolulu & State of Hawaii
- Office of Planning Hawaii Coastal Zone Management Program
- Police Department
- Public Works Division, Construction Management Branch
- Public Works Division, Planning Branch
- Spectrum
- State of Hawaii Office of Environmental Quality Control
- U.S. Fish and Wildlife Services

In addition, all neighbors within 300 feet of the project site at 66-084 and 66-084 Unit A Haleiwa Road, Haleiwa were sent, via USPS, a notification request for their input and comments. Along with a site plan of the proposed project. As of August 3, 2020 none have been received. (See Appendix 14 – outreach map, letter and address/TMK list, NS Neighborhood Meeting Agenda and Approval).
All those households within 300 feet were also notified at the same time of the public community meeting to be held on July 28, 2020, where the project was presented to the community board, the representatives, and open to any comments or input from the public.

An email was also sent to the Community board members inviting any of those members to visit the project site in person.

One phone call from member Michael Lyons was received to confirm the square footage of the parcel. Member Raquel Hill-Achiu was able to physically visit the project site, commenting on her approval of the site and the proposed detached two-family dwelling, the professional job being done and the aesthetically pleasing look of the project.

The proposed project was presented to the North Shore Community Board at a public meeting on July 28, 2020. The proposed project was unanimously approved with no objection. (See Appendix 14).
2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1. Location and Property Description

The project property is located in Haleiwa, North Shore, Waialua, island of O’ahu, Tax Map Key (TMK) (1) 6-1-001-029 (Figure 2).

This property is located on Haleiwa Road, 105.88 feet wide fronting Haleiwa Road. The property is zoned residential R-5, state land use Urban. As the location is considered at an entry point into Haleiwa town, the property is part of the Haleiwa Special District.

2.2. Surrounding Land Uses

There is a residential property on the left side of the project site which has an older home, currently occupied. The property on the right side of the project site is also residential with an older home which is also occupied, and an agricultural parcel accessed by a flag road is located behind the property. There is no known residential dwelling on this parcel, only some outbuildings/workshops. On the opposite side of Haleiwa Road, across from the property is the Hale'iwa Small Boat Harbor parking lot and boat harbor, which is zoned commercial (Figure 3).

2.3. Regional Land Use History

Early North Shore O'ahu was settled by native Hawaiians who grew taro sweet potatoes and established communities. Missionaries arrived and build a mission and church, which is known as Queen Lili’uokalani Protestant Church.

Established in the late 1800’s, Haleiwa town retains a commercial setting typical of a rural plantation town and is therefore an integral and important part of Hawaii’s history. It is the largest commercial center on the North Shore of the island. A hotel was built in 1898 along with a railway line from Honolulu to Waialua along the coast around Kaena Point, and ended in front of the hotel, which is now the current site of Haleiwa Joe’s Restaurant. This restaurant is located at the corner of Haleiwa Road and Kamehameha Highway. The project property is located approximately 600 feet north of that location. North of the Hale’iwa Small Boat Harbor is Hale’iwa Beach Park, Haleiwa Elementary School, Haleiwa Baptist and numerous residential homes and agricultural lands. As commercial farming is no longer a profitable North Shore industry, many of these agricultural lands are being sold to private entities for development (Janis L. Magin, “Dole Food sell former Hawaii pineapple land to Utah entity for $15M” Pacific Business News, Jan 23, 2019)
2.4. Existing Uses and Structures

City and County of Honolulu Real Property Assessment Division (RPAD) field books show the project (located at 66-084 Haleiwa Road in Haleiwa) site’s first transfer of title from Waialua Agricultural Company to a private owner via an agreement of sale in 1939.

City and County of Honolulu Department of Planning and Permitting records show residential improvement information which indicate a residential dwelling of approximately 948 square feet, 3 bedrooms and 1 bathroom was constructed in 1945 on the property. Records show that in 1958 a two-story detached two family dwelling was relocated from Vineyard Street, in Honolulu, to the project site in Haleiwa. This two-story detached two family dwelling had a total of 4 bedrooms and 2 full bathrooms and 1 half bathroom (Figure 4).

A total of three residential dwellings have existed on the project site since this time. All dwellings have a history of being occupied continuously until the current owners gave 120 day notice to the occupants that demolition permits had been issued and all the existing old structures, which were in poor/tear down condition, were to be demolished (Figure 4). This demolition work was approved in March 2018 and completed in June of 2018.
In October 2018 building permit #823948 was issued to the current owner for construction of a detached two family dwelling consisting of 4 bedrooms and 4 full bathrooms, 2 half bathrooms, with two 2-car enclosed garages, along with a storage garage and a new wood fence with a rolling gate. The existing detached two family dwelling is completed (Figure 5). The storage is completed (Figure 6), and the wood fence and rolling gate are now also complete (Figure 7). In August 2019 an application for an interior alteration permit was submitted and issued BP # 838386. This alternation work, for removal of a non-load bearing interior wall, is complete.

In August 2019 it was determined that the two detached two family dwellings would be defined as a “development” under HRS Section 205A-22. Additional reviews and requirements were determined to be necessary and have been addressed as requested by City and County of Honolulu and State of Hawaii agencies. Further information on the additional requirements are discussed under Potential Impact section.

2.5. Design Features of the Proposed Detached Two Family Dwelling

The proposed new two family detached dwelling shall be 2,960 square feet of floor area (1,308 square feet first floor, 1,652 square feet second floor), 4 bedrooms, 4 full bathrooms and 2 half bathrooms (Appendix 2) with a concrete driveway and a small yard. Plans do not call for any extensive change to the landscaping or topography of the land. The entire project site is flat with little or no landscaping and primarily vacant of any trees or grasses (Figure 8).

A building permit application #A2018-11-1168 and required e-plans were submitted in November 2018 for the construction of a second two-story detached two family dwelling with two enclosed 2-car garages, identical in size, construction and materials as the dwelling built under PB #823948.

2.6. Utilities and Infrastructure

A utility easement has been granted to Hawaiian Electric Company for overhead utility improvement access across the property (Appendix 3).

The community of Haleiwa and areas considered rural communities or small urban areas utilize on-site disposal of wastewater. The project site currently has two approved newly installed individual wastewater systems (Appendix 4). The existing detached two family dwelling will be serviced by one individual wastewater system, and the new proposed detached two family dwelling will be serviced by the second individual wastewater system. Each system is comprised of a 1,500 gallon capacity tank designed to service five bedrooms. The leach field for each wastewater system is 12 x 25 feet with infiltrators (Figure 9, 10, 11).
Figure 4 – Previous and New Dwellings Located on Property
Figure 5 – Completed Existing Dwelling
Figure 6 – Completed Existing Storage
Figure 7 – New Fence and Gate
The individual wastewater system design plans were submitted by a licensed engineer to the Hawaii State Department of Health, Wastewater Branch, and approved as conforming to applicable provisions of Chapter 11-62 HAR (Appendix 4).

The systems were installed by a licensed contractor (Figures 9, 10, and 11). These new systems replace three cesspools that were servicing or had been servicing the three original dwellings that had been located on the property since the early 1950’s. A fourth abandoned cesspool was found during the installation of the individual wastewater systems, however there was no found documentation pertaining to it. It is unknown if all three cesspools were functioning at the time the current owners purchased the property, however there were tenants living in two of the original residential buildings and they had wastewater services during their tenancy. All original cesspools on the project site were buried during the installation process of the two new individual wastewater systems.

Figure 9 – Septic Tank 1
Figure 10 – Septic Tank 2
Figure 11 – Both Septic Tanks
2.7. Project Cost and Schedule

Construction of the proposed project would commence upon issuance of the building permit under application #A2018-11-1168. The construction project schedule allowing for adjustments and accommodating unexpected events, such as delivery delays, weather, etc., the project time frame is anticipated as follows:

- Upon issuance of building permit – commence work
- 20-40 days commence and complete foundation
- 40-100 days commence and complete framing
- 100-180 days commence and complete roofing, rough plumbing, rough electrical, and drywall
- 180-270 days commence and complete finish carpentry, finish plumbing, finish electrical

Completion of the project should be completed in 7-9 months from commencement. The estimated cost of construction of the new detached two family dwelling and all finishes is $391,000.00. This is based on the construction costs of the identical newly constructed dwelling which is completed. The funding of this project will be done with the owner’s personal funds.
3.0 THE ENVIRONMENTAL SETTING – POTENTIAL IMPACTS AND MITIGATION MEASURES

This section describes existing conditions of the physical or natural environment, potential impacts related to the creation of the residences on the environment and mitigation measures to minimize impact.

3.1. Climate

The climate of O‘ahu has low annual variability with temperatures changes of only about 9 degrees at sea level. The Hawaiian Islands experience two seasons; summer and winter, with the summer months of May-September characterized by temperatures averaging 80 – 90 degrees and winter temperatures dropping to the mid 60’s with an increase in precipitation. Coastal regions of O‘ahu average 20-30 inches of rainfall annually; however, rainfall can reach up to 280 inches annually in the higher elevations of the Kahana area on the windward side. 66-084 Haleiwa Road is located in a coastal area and experiences rainfall and temperatures similar to other low lying locations (Figure 12 and 13).

*Figure 12 – Mean Annual Rainfall Island of O‘ahu*
3.1.1. Potential Impacts and Mitigation Measures:

The proposed detached two family dwelling is not expected to have an impact on the region's climate; therefore no mitigation measures are warranted.

The project location on Haleiwa Road is across from Hale'iwa Small Boat Harbor. This boat harbor has an entrance channel of 740 feet long and approximately 120 feet wide. There is a stub breakwater approximately 80 feet long and a wave absorber approximately 140 feet long. The boat harbor is considered an exposure area which may see a 1.1 meter of sea level rise by the year 2100 based on the methodology of the sea level rise modeling used in the Hawai'i Sea Level Rise Vulnerability and Adoption Report December 2017.

In 2014 the Hawai'i State legislature passed the Hawai'i Climate Adaption Initiative Act (Act 83, Session of Laws of Hawai'i) declaring that climate change poses both an urgent and longer threat to the state’s economy, sustainability, security and way of life. A statewide Sea Level Rise Vulnerability and Adoption Report was developed to help Hawai'i prepare for the impact of sea level rise and also it intended to serve as a model for future efforts to address other climate related threats and climate change adaption priorities, ultimately leading to a Climate Adaption Plan for the State of Hawai'i. In 2017
the State legislature passed Act 32 further solidifying Hawai‘i’s commitment to climate change mitigation and adaption and created a Hawaii Climate Change and Mitigation and Adaptation Commission to further the work of the committee. Hawai‘i Boat Harbors would be a focus of these committees in determining mitigation as well as properties along low lying coastal areas which would be impacted. Adaption to sea level rise and action are in the works now in Hawai‘i. Hawai‘i was the first state to require 100% renewable power supply by year 2045 (Act 97, SLH 2015), Act 99 SLH 2015 and Act 176 SLH 2016 direct all public schools and universities to be net-zero by 2035.

The proposed project is not anticipated to have significant adverse effects on climate conditions in the Haleiwa area, based on the small scale and scope of this project. New landscaping, shrubs and trees and ground cover can be used to mitigate heat and soil retention. Prior to the recently completed detached two family dwelling, the subject lot had hardscape coverage of approximately 7-10% of the lot. This old hardscaping is being removed and will be replaced with new hardscaping and when completed may cover 13% of the overall lot.

Through these acts and others, the state of Hawai‘i has laid a path for adapting to climate change, reducing greenhouse gas emissions and charting a path to protect the State’s environment, economy and way of life.

The proposed project is not anticipated to experience significantly adverse effects from sea level rise. As shown in Figure 14, sea level rise exposure area at a predicted 3.2 feet by the year 2100 does not reach the proposed project. A measurement of the parking lot area of Hale‘iwa Small Boat Harbor shows the elevation from the harbor parking lot to Haleiwa Road, upon which the subject property fronts, is approximately 3 feet 4 inches and from the water to the parking lot of the Hale‘iwa Small Boat Harbor is approximately 2 feet, for a total of approximately 5 feet 4 inches (see photos on pg 29). In addition, the Department of Boating and Ocean Recreation are implementing plans to have public-private partnerships on our boat harbors to insure funds are available to update and modernize Oahu’s harbors which will allow for added improvements and consideration to future sea level rise (DLNR, DOBOR “Modernizing Ocean Recreation Management in Hawai‘i Strategic Action Plan 2019”).
Figure 14 – Hawai‘i Sea Level Rise Viewer

Sea Level Rise: Hawai‘i Sea Level Rise Viewer

Subject Property

Map: Google

Map date ©2020 Google

Terms of Use
3.2. Geology and Topography

The island of O’ahu is made up of two volcanoes; Waianae and Koolau. Waianae makes up the west part of the island and Koolau, a large basaltic volcano, makes the east side of the island.

Haleiwa is located on Waialua Bay at the mouth of the Anahulu Stream on the north side of the island. The project site with its existing detached two family dwelling and its proposed detached two family dwelling is located fronting a two lane public road, which is well traveled by tourists and residents. The topography of the project site is level ground from the front of the parcel at Haleiwa Road (Benchmark Sta#25 “mag Haleiwa rd.” 8.07) to the rear of the irregular shaped parcel.

With the existing and proposed residential dwellings, estimated building footprint coverage of the land will be 32 percent. An existing concrete driveway covers 1,800 square feet of the land. A garage approach “T- ing” off of the existing driveway for access to the proposed new detached two family dwelling would be installed and cover an additional 304 square feet. This will be an estimated hardscape/paving coverage of 13 percent.

The project’s site is not landscaped at this time and has some wild California grass and crabgrass upon it. As one of the final stages in the completion of the new proposed dwelling along with the existing dwelling, new landscaping will be installed (see Figure 21). Landscaping consisting of plants, turf, shrubs and trees which require minimal water and are drought tolerant will be selected. Examples would be whiskfern, hibiscus, maiapilo, croton, or spider lilies.

3.2.1. Potential Impacts and Mitigation Measures:

The additional proposed detached two family dwelling along with the existing detached two family dwelling is not expected to have an impact on the geology or topography of the surrounding lands or the site itself.

There is no grading required since the project site has been developed and previously three existing homes had already been established on the project site since the 1940’s. Minimal grading – if any is needed – would be limited to the building footprint (2,328 square feet) of the new additional proposed detached two family dwelling and the garage approach (304 square feet).

3.3. Soils

The project site is situated on land classified as Urban Residential 5 in Haleiwa on the North Shore of O’ahu. According to the USDA Natural Resources Conservation Service the land area
is part of a classification called Haleiwa silty clay. Approximately 89% of Haleiwa is this classification (Appendix 6).

The soil conditions indicate that site is ideal for the individual wastewater systems designed for the project site. The leach beds installed are in sandy soil and the permeability is rapid (12 inches of water seeping away in 10 minutes) and the erosion hazard is slight, impact on the soil will be slight.

3.3.1. Potential Impacts and Mitigation Measures

Proposed construction and the existing detached two family dwelling will not have an impact on the soils of this project site. The site itself is in a well-established residential community with existing homes, structures, and commercial development. The site is level for building purposes, and no exaction or fill is required.

Impact to the soil may include some dust during construction. During the construction of the proposed dwelling a watering program will be implemented to minimize any soil erosion and control dust, along with construction of dust screens to minimize soil erosion and dust impact on surrounding and neighboring properties. As necessary, additional preventative erosion applications will be installed and construction will comply with all applicable Federal, State and City and County rules and regulations for erosion control. After construction landscaping will be installed to provide long term erosion control.

3.4. Flood Hazard

The proposed detached two family dwelling is to be constructed in accordance with the requirements set forth by Revised Ordinances of Honolulu (ROH) Chapter 21A Flood Hazard Areas and the existing dwelling has been constructed the same.

The project site has three base flood elevations flood zone X, AE 6 and AE 8 (Figure 15) as determined by the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Map (FIRM). The flood elevations were used as a determination as to the location of the dwellings on the parcel. The proposed dwelling and the existing detached two family dwelling are and shall be built and located on the portion of the project site classified as AE 6 and flood zone X (Appendix 11).

The builder working in conjunction with the surveyor has situated the location of the proposed dwelling to be built so that no portion of the proposed dwelling shall intersect with any portion of the property located in flood zone AE 8.

Mitigation measures taken with regards to flooding. The existing detached two family dwelling and the proposed detached two family dwelling are designed to be 6 feet above the base flood elevation. The land parcel has not been graded or altered, therefore retaining the natural level of the land, which has stood as it is since the early 1950’s. The existing hardscaping which
was installed during the construction of the existing detached two family dwelling has shown to have no effect on flooding to the road and nearby properties in the almost twelve months the hardscaping has been completed. The hardscaping was installed to have stormwater runoff exit onto the property itself by the gradual grade of the driveway and walkways. The new proposed hardscaping will be installed in a similar fashion and cover approximately 500 square feet.

Three residential units (one 2 family dwelling and one single family dwelling) have been replaced with an existing detached two family dwelling unit and will be replaced with the proposed second detached two family dwelling which comply with up-to-date regulations when building in areas deemed Flood zones AE 6 & 8.

Removal of the old structures was completed in Spring 2018 (Demolition Permit #815149).

Base Flood elevations are assigned (Appendix 7). Flood zone X is described as “areas between the limits of the base flood and the 0.2 percent annual change (or 500 year) flood. (FEMA 2019) The proposed project will comply with the rules and regulations of the National Flood Insurance Program Title 44, Code of Federal Regulations and subchapter B along with City and County, and State rules and regulations.
Figure 15 – Flood Hazard Assessment Tool

Flood Hazard Assessment Report

Property Information

- **COUNTY:** HONOLULU
- **TMK No.:** 11-6-001-029
- **WATERSHED:** WAIKIKI
- **PARCEL ADDRESS:** 68-83 MAJUANA ROAD
  HAUULA, HI 96712

Hazard Information

- **FIRM INDEX DATE:** NOVEMBER 05, 2014
- **LETTER OF MAP CHANGES:** NONE
- **FIRM FIRM PANEL:** 15005/21015
- **PANEL EFFECTIVE DATE:** JANUARY 19, 2011

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

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

The project site falls into the Hurricane evacuation zone. The proposed dwelling is to be built with metal connectors to provide a continuous load path between the roof and the dwelling’s foundation.

In the instances of a hurricane, residents at 66-084 Haleiwa Road, Haleiwa and the surrounding areas are advised to seek shelter at Waialua High and Intermediate School at 67-160 Farrington Highway in Waialua.

3.6. Tsunami Evacuation Zone

66-084 Haleiwa Road, Haleiwa is in a tsunami evacuation zone. The designated tsunami refuge area for the Haleiwa Road residents and surrounding areas would be areas designated as extreme tsunami areas and are considered a guideline and should be considered the minimum safe evacuation distance. These areas are along Joseph P. Leong Highway are considered a safe zone (Pacific Disaster Center 2019).

3.7. Earthquake

66-084 Haleiwa Road, Haleiwa is located in an earthquake zone. FEMA earthquake hazard maps show the project site categorized as the seismic design category, which reflects the likelihood of experiencing earthquake shaking of various intensities, as C which means strong shaking can be experienced. Damage would be negligible as the proposed dwelling will be of good design and construction. The foundation, shear walls, framing and structural load paths were designed by a licensed Structural Engineer and comply with applicable building code requirements for life safety to the maximum extent practicable.

3.8. Flora

The project site is primarily void of any landscaping, trees, grasses or plants. There are some common shrubs around the perimeter of the property (Figure 16). The project site is located in the Haleiwa Special Design District and therefore removal and replacement of trees and or foliage on the project site was submitted for approval and a permit for tree removal, which was issued on 1/29/2018 (Appendix 9).

See Figure 19 ‘New & Relocated Trees’ for location of trees on the project site Upon completion of the proposed dwelling, additional landscaping, driveways and permitted fencing will be installed. This area does not receive enough rain water for irrigation storage and use. Water saving practices would be implemented to conserve water resources such as promoting deeper root growth on lawns by watering once every three days, using hoses with nozzles and watering during early morning or later evening to ensure less water evaporation.
Figure 16 – Existing Landscaping at Perimeter of Property
Under the provision of Section 21-8 20A of the Land Use Ordinance (multiple dwelling units on a single residential district zoning lot) and Chapter 22, Article 7 of the ROH as a condition of issuance of a building permit, land in perpetuity shall be provided or a park dedication fee is required. This fee has been paid (Appendix 8).

3.9. Fauna

The project site is located in an established residential area with typical Hawaii species such as mongoose, mice, rats, domestic dogs, domestic cats and feral cats. Avifauna may include common mynas, doves, finches, cardinals, and egrets. The commercial zone area of the Hale‘iwa Boat Harbor and Waialua Bay (Hale‘iwa Harbor) have had sightings of Brown Boobys, and Laysan Albatross (Figure 17 and 18). The Brown Booby is listed on DLNR’s Species of Greatest Conservation Need and listed as its mature numbers are decreasing and of least concern on the International Union for Conservation List. The Laysan Albatross is listed on DLNR’s Species of Greatest Conservation Need and listed as stable/near threatened on the International Union for Conservation list. The proposed construction of this project will not impact the area in Hale‘iwa Harbor and the Boat Harbor in which these birds have been sighted.

Figure 17 – Brown Booby

![Brown Booby](Photo courtesy of Flickr)

Figure 18 – Laysan Albatross

![Laysan Albatross](Photo courtesy of Flickr)
3.9.1. Potential Impact and Mitigating Measures

The proposed construction of the dwelling is not anticipated to impact any flora or fauna on the property as the project site is clear of vegetation, landscaping and trees at this time and no small mammals or other species have been visible at the project site.

3.10. Ocean/Water Resource

The project site contains no surface bodies of water or wetlands. The nearest body of water to the project site is Hale’iwa Small Boat Harbor, which is located opposite the project site separated by Haleiwa Road and a Harbor parking lot with over 100 parking stalls, 2 loading docks, 3 ramps, dryland storage, harbor office, restrooms and 64 berths, along with moorings. The project site is approximately 200 feet to the nearest body of water which is at the Hale’iwa Small Boat Harbor.

3.10.1. Potential Impact and Mitigating Measures

The proposed construction of the dwelling is not anticipated to impact the ocean or water resources as the project site is not located oceanfront and has a public road, a public parking lot, dryland storage and the physical Harbor and all its infrastructure between it and the project site.

3.11. Archaeological, Historical and Cultural Resources

The project site is within 100 feet of a Haleiwa Road guardrail improvement project that was completed in 2012. A report on file in the library of the State Historic Preservation Division for this guardrail project was reviewed and a figure was shown of known archaeological sites in and near the area. These records show the site of the old Haleiwa Hotel and current site of Haleiwa Joe’s restaurant (approximately 1,000 feet from the project site) to have contained remains. Along the shoreline was Anahulu Heiau which was destroyed during the construction of the Hale’iwa Hotel (Thrum; Archaeology of O’ahu Gilbert McAllister 1933). An akua stone located in the Hale’iwa Small Boat Harbor area was removed sometime before 1930 (archaeology of O’ahu, Gilbert McAllister 1933).

The project site has had excavating of three recorded cesspools and one additional unrecorded cesspool which was found during construction of the existing detached two family dwelling (Appendix 10). The site had a large African Tulip Tree that was approved for removal (Figure 19). The roots were also excavated (Figure 20). In addition, two individual wastewater systems have been approved for the property and have been installed with further excavating for the installation work. The project site had been a residential urban zoned parcel and has had three residences on it since the 1940’s (Figure 4). There has been excavating on the parcel throughout the years. With the construction of the proposed detached two family dwelling approximately 12 inches of the ground will require grading for footings.
No adverse impact to archaeological, historical or cultural resources are anticipated because all past disturbances of the ground have found no resources present.

A submission for submittal form HRS 6E has been made to the DLNR Archaeology Branch and a response was received on March 26, 2020 advising us submittal is in the queue for review by the Archaeology Branch and is assigned log 2020.00701 for reference and As part of the State’s efforts to limit transmission of the COVID-19 (coronavirus), their offices are closed to the public until further notice. On September 11, 2020 a follow up email was sent to their offices, and the same autoresponder email was received stating their offices are currently closed. Another email was subsequently received from them stating they had made a request for a copy of the application. The documentation had been sent to them in March 2020 and was resent on September 14, 2020 in response to this follow up email.

3.11.1. Potential Impact and Mitigating Measures

No adverse impacts to archaeological, historical or cultural resources are anticipated because no resources are present. This site has been used for residential multi-family dwellings for over 70 years. The property has been excavated, graded and filled over this time period for the installation of three of record cesspools and one unrecorded cesspool (Appendix 10). Recently two individual wastewater systems have been installed. There will be no effect on any traditional cultural practices as none are known to be associated with or have been found on this site.
4.0 PUBLIC SERVICES– POTENTIAL IMPACTS AND MITIGATION MEASURES

4.1. Access, Roadways, Easements

The project site is accessed from Haleiwa Road. This is the only access roadway to the project site. Haleiwa Road itself is accessible via Kamehameha Highway, Waialua Beach Road and Paalaa Road.

At this time, the project site is surrounded with fencing and a dust barrier with a chain link gate approximately 45 feet across. This chain link gate allows access onto the site for construction equipment, construction vehicles, transportation vehicles, delivery trucks and can accommodate any large vehicle with ease. The project site is over 15,000 square feet, barren and has parking for all vehicles, therefore the likelihood of any work impacting the flow of vehicular traffic or cause lane closures on City streets and roads is highly unlikely. If the Department of Transportation does require any permits for transportation of oversized and/or overweight materials on State highway facilities, all necessary permits will be acquired to comply, although oversized/overweight materials are not required for the proposed project.

In May of 2017, the previous owner of the project site, Edward Fettig, entered into an agreement to grant a 135 sq. ft. easement to the parcel located behind the project site (TMK 6-6-001-016) to widen the flag driveway that runs along the west side of the project site (See ‘Easement A’ on Appendix 11). This driveway consists of dirt and rocks. The owner of that parcel at the time the easement was granted was Kaya Ogdemil. This easement allows the dirt flag driveway to be widened approximately 3 feet fronting Haleiwa Road. An easement was granted to Hawaiian Electric Company (HECO), per their requirements, for future overhead wires if the subject property was to be subdivided. Under current zoning laws, a subdivision of this parcel would not be possible, however Hawaiian Electric demanded the 264 sq. ft. easement, which the current owners gave, and which was recorded by HECO. (See ‘Easement’ on Exhibit A and B of Appendix 3).

4.2. Noise and Air Quality

Existing noise levels in the vicinity of the project site are consistent with the surrounding residential and commercial uses. The air quality is rated as “Good” based on the air quality index data provided by the Hawaii Department of Health Environmental Health. Brief and minor adverse results to noise levels and air quality may occur during construction from the use of construction equipment. However, given the small scale of the project, these, if any adverse effects, are not expected to be substantial.
Figure 19 – Special District Permit (New & Relocated Trees on next page)

Reason for Tree Removal or Relocation:

#1 - AFRICAN TULIP
Invasive root system is affecting neighboring cesspools + leach beds. It also conflicts with future proposed dwelling to be permitted at a later date, within 1 year of current project start date.

#2 - PALM
Tree is dead.

#3 - NORFOLK PINE
Tree is located in proposed (N) driveway location.

#4 - PALM
Tree is located in proposed (N) structure location.

#5 - PALM
Tree is located in proposed (N) structure location.

#6 - NORFOLK PINE
Tree is located in proposed (N) structure location.

NOTE: TREES VISIBLE FROM HALEIWA ROAD ARE SHOWN ON SITE PLAN.
NEW & RELOCATED TREES:
ALL NEW TREES TO BE MIN. 2" DIAMETER

#1 - NORFOLK PINE

#2 - PALM
TO REPLACE DEAD PALM

#3, #4 - (E) PALMS
(E) TREES RELOCATED

#5, #6 - NORFOLK PINES
4.3. Water

There is currently existing water service to the site as there were previous residential dwellings on the property and there is currently a new existing detached two family dwelling on the property. The project plans will be submitted to the Board of Water Supply for comments and approval of proposed water system.

Upon Board of Water Supply review, appropriate changes will be made to the plans to satisfy any comments issued for the project to ensure proper use of all the infrastructural work.

At this time, there is no landscaping or turf on the property. There is crabgrass, California grass and a small paradise palm. The property landscape planning and design will be such that the turf areas will be limited to yard areas for each unit. Approximately 600 sq. ft. of a drought tolerant grass such as zoysia grass shall be installed. No inground sprinkler system is planned for installation. Garden hoses at the property shall have nozzles to regulate water flow and
unnecessary running of water using only as needed for plant and lawns. Ground plants that will be planted will be selected to minimize water use and shall be low maintenance, as for example, Hibiscus, maiapilo, or whiskfern.

All toilets installed shall be Kohler Water Sense products which will use 1.6 gallons of water or less per flush. Showerheads that shall be installed will be Delta low-flow showerheads which will form streams of water and will provide more accurate temperature control and will provide a low flow rate of no more than 2.0 gallons per minute.

The kitchen sink faucet and all bathroom sink faucets shall be Delta brand which have a flow rate of 1.5 gallons per minute or less.

The existing detached two family dwelling has had these water saving products described above installed by licensed plumbing professionals and the proposed new detached two family dwelling shall have the same.

4.4. Wastewater

At this time, the Haleiwa North Shore community is not connected to any underground sewer network lines. The proposed detached two family dwelling and the existing two family dwelling will include and has an on-site individual wastewater disposal system consisting of a 1,500 gallon septic tank and a 12 x 25 (300 square feet) leach field. The wastewater disposal system has been approved (Appendix 4) by the wastewater branch for installation and the wastewater disposal system has been installed per installation instructions and requirements.

4.5. Drainage

The existing site is flat and level with sloping of only fractions of an inch (Appendix 11).

Percolation test results completed for the installation of the approved individual wastewater systems confirm satisfactory drainage on the project site. The site evaluation/percolation tests done at a depth of three feet, showed 12 inches of water seeping away in 10 minutes.

Wastewater will flow into two leach fields which has been installed with infiltrator chambers covered in geotextile filter fabric covered in natural/native backfill and set in natural native soil. Stormwater will be channeled off of impervious surfaces, such as the rooftops by way of rain gutters and downspouts which redirect stormwater to pervious areas for absorption on the property itself.

Added landscaping, ground cover and plants will provide further absorption if unusual storm water runoff or excessive water should infiltrate the site. Stormwater runoff will be minimally affected since 90% of the impervious surfaces created by the project – such as roofs with raingutters and downspouts, gently sloped driveway and walkways to direct runoff to pervious areas on the property – will aid in natural irrigation of any lawns, landscaping or trees. The
storm water quality review fee will be submitted as required by City and County of Honolulu and the any necessary inspections will be conducted as required.

4.6. Infrastructure Potential Impact

The project site has existed as residential multifamily dwellings for over 70 years in the community. Construction plans of the project will be submitted as required and connections for services will be processed through the required agencies, such as the Board of Water Supply, Hawaiian Electric and any others as required.

4.7. Public Services and Facilities

The proposed project site is in the districts of Haleiwa Elementary School which is located at 66-505 Haleiwa Road, Waialua Intermediate and Waialua High School which are located at 67-160 Farrington Highway, in Waialua. O’ahu has a number of private schools, however none within the Haleiwa area.

Haleiwa is located in the Honolulu Police Department Patrol District 2 Wahiawa/North Shore and the sub station is located at 330 North Cane Street, Wahiawa. The main police station is located at 801 South Beretania Street, in Honolulu.

4.8. Fire and EMS

Fire presentation, protection and suppression services for Haleiwa are provided by Fire Station 14, Waialua Fire Station at 66-420 Haleiwa Road, Haleiwa. There is an EMS sub station at this station. The main Honolulu Fire Department station is located at 636 South Street, Honolulu.

The proposed project plans and drawings shall be submitted as required per the permitting process for review, comments and approval by the Honolulu Fire Department and the residential dwelling shall comply with all National Fire Code (UFC) and the ROH Chapter 20 Article 3 Section 20.3.1

4.9. Medical

Haleiwa is serviced by several privately owned medical and dental clinics. The nearest major medical facility to 66-084 Haleiwa Road is located at Wahiawa General Hospital, 128 Lehua Street, Wahiawa.

4.10. Recreational Facilities

There are numerous recreational facilities in very close proximity to the project site. Ali’i Beach Park is less than 300 feet away. In addition, other recreation areas include Hale’iwa Beach Park, Waialua District Park, Kaiaka Bay Beach Park. The public swimming pool is located at Waialua District Park, along with public tennis courts and a public gymnasium. The local library is Waialua Public Library located at 67-068 Kealohanui Street, in Waialua.
4.11. Electrical and Telephone

The property obtains electrical service from Hawaiian Electric Company (HECO). The utility pole is in place in front of the property for overhead electrical access to the proposed project. No extensive new electrical infrastructure will be required. Any electrical easements for installation of overhead lines required by HECO will be granted by the owner for allowance of such overhead lines. Energy Star appliances will be installed to minimize impacts on the O‘ahu power grid. Telephone service is obtained via Hawaiian Telcom. Access to the utility pole is in the front of the property also and would be connected via overhead wires from the existing utility pole. No extensive telephone infrastructure will be required.

4.12. Land Type

The site and surrounding area of Haleiwa fall under the State Land Use designation of urban and commercial. The City and county of Honolulu classify the site as R-5 Residential. The area also falls into the City and County of Honolulu Land Use Ordinance and is classified as Haleiwa Special District which ensures development to perpetuate and enhance the rural character of the existing community, by ensuring that all new development be compatible in design, landscaping and painting. Under the classification of Agricultural Lands of Importance to the State of Hawaii (ALISH) the project site is not suitable for agriculture and therefore does not have an ALISH designation.

4.13. Site Lighting

The site lighting design will follow the requirements set forth in HRS 205A-30.5(a), 205A-2(c)(10) and Haleiwa Special Design District design guidelines. The site lighting will contain no artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes which directly illuminates the shoreline and ocean waters or is directed to travel across the property boundaries toward the shoreline and ocean waters. The exterior lights that have been selected are downlight exterior sconces that complement the character of the architecture of the district. The lighting will be subdued to avoid glare to surrounding properties.


Based on site inspections, recorded previous use, and recent construction activity on the project site, no known hazardous substances or conditions have been encountered nor are expected to be encountered during construction.

4.15. Construction

4.15.1. Construction Mitigation Measures

Dust control measures will be applied to minimize dust emissions. Dust barriers will be installed along with watering the ground to minimize loss of soil. All construction equipment
will be properly maintained to perform at maximum efficiency. The construction activity will be conducted during the work hours of 8:00 am to 5:00 pm.

In order to minimize the possibility of spill hazards during construction, emergency spill treatment, storage, and disposal of all hazardous materials will be explicitly required to meet all State and County requirements and the “Best Management Practices” for hazardous materials shall be adhered to:

- Onsite storage of the minimum practical quantity of hazardous materials necessary to complete the job
- Fuel storage and use will be conducted to prevent leaks, spills, or fires
- Products will be kept in their original containers if possible, and original labels and safety data will be retained
- Manufacturer’s instruction for proper use and disposal will be strictly followed and will adhere to all applicable regulations
- Onsite vehicles and machinery will be monitored for leaks and receive regular maintenance to minimize leakage
- Construction materials, petroleum products, waste, debris, herbicides, pesticides, and fertilizers will be prevented from blowing, falling, flowing, washing or leaching into the watershed
- Fueling of construction equipment will be restricted to areas designated for that purpose and protected against spills. Drip pans or absorbent pads will be placed under vehicles/equipment if being fueled in areas other than impervious surfaces
- All vehicles that regularly enter and leave the site will be fueled off-site
- All spills will be cleaned up immediately after discovery, using absorbent materials that will be properly disposed of
- Regardless of size, spills, of toxic or hazardous materials will be reported to the appropriate governmental agency
- Should spills occur, the spill prevention plan and clean up procedures will be adjusted to include measure to prevent spills from reoccurring
5.0 SOCIO-ECONOMIC CHARACTERISTICS

5.1. Potential Impacts:

The proposed new detached two family dwelling is replacing a detached two family dwelling and a single family dwelling that were all occupied long term by residents of the Haleiwa community. It is anticipated that two families will occupy the dwellings as long-term tenants and will contribute to the community’s economy and enrollment in local schools. No significant impacts to any existing facilities or services provided by the State and City and County are anticipated.

5.2. Population

According to the United States Census Bureau 2010 census poll the population of Haleiwa is 3,970. The proposed new two family dwelling, along with the existing two family dwelling would constitute a total of 4 dwellings which would add a total of one additional dwelling unit to the project site that has had three total dwelling units on it for over 70 years. The proposed project will not pose any significant impact on the local population.

5.3. Economy

Haleiwa town is the economic hub of the North Shore with the largest commercial center in North Shore area. Residents in Haleiwa are more likely to travel into Honolulu for employment and the average income is considered average in comparison with those in communities in close proximity.
6.0 LAND USE CONFORMANCE

6.1. State and Land Use Law, HRS Chapter 205

The Hawaii Land Use Law Chapter 205, Hawaii Revised Statues (HRS) establishes the State Land Use Commission (LUC) and authorizes this body to classify all lands into one of four districts: Urban, Rural, Agricultural and Conservation.

This project is located with the State Land Use Urban District. The counties primarily have jurisdiction over urban lands through their land use ordinances and regulations. Private residences are a permitted use in the State Land Use Urban District and are therefore consistent with the existing State Land Use classification.

6.2. Coastal Zone Management Act, Chapter 205A, Hawaii Revised Statues

The Hawaii Coastal Zone Management objectives and policies have been put into place for effective management, use and development of our coastal zones and to protect the coastal resources. The state of Hawaii was one of the first state to participate in the national CZM program. In 1974 the Department of Planning and Economic Development, received the first federal planning grant and began the CZM program development (Hawaii Coastal Zone Management Program Document 1990), and federal approval in 1978. Hawaii’s CZM law establishes ten objectives for coastal management.

- managing development
- economic uses
- public participation
- coastal hazards
- beach protection
- recreational resources
- historical resources
- scenic and open spaces
- coastal ecosystems
- marine resources

Both two family dwellings have and will consider the objectives and policies as set forth in the CZM program.

- Through the environmental assessment process, the short and long term impacts of the proposed dwellings shall be presented to the general public to facilitate public participation as part of the EA process to help communication, public participation in the management of development in the CZM areas.
• The proposed dwellings will provide much needed residential housing that is building to current safety codes and state regulations. The proposed 2 family residential dwelling and the existing 2 family are appropriately located in areas designated as residential and with new homes, property assessment values will generate greater tax dollars to our economy.

• Through the EA process public participation is encouraged contact of the surrounding property owners for their input, concerns, and comments.

• The proposed and existing dwellings comply with the requirements of the Federal Flood Insurance Program, State of Hawaii requirements and the site itself has not been altered to ensure stormwater and runoff will stay primarily on the property with the placement of landscaping and pervious pavers.

• The new and existing dwellings do not impact the shoreline setback, have no private erosion seawalls, and have no vegetation that would interfere or encroach with a beach transit corridor.

• Upon commencement of the construction of the proposed second 2 family dwelling, protection of the coastal resources will be considered with the site perimeter control of erosion and sediment, with the use of biosocks, dust screens, and the covering of soil materials.

• The HRS 6E submittal form/application along with 12 site photos, survey map, plat map, septic system plans and stamped set of plans has been sent to the State Historic Preservation Division of the Department of Land and Natural Resources was submitted on March 26, 2020. Prior to that date, a review of documents filed in the SHPD library in Kapolei appeared to show there are no manmade historic or prehistoric resources bordering or on the property to be found. Due to the COVID-19 pandemic, the offices are closed to the public. Response time will be slow, so no official responses or reviews have been received at this time.

• The proposed dwelling site shall be developed to be compatible with the surrounding environment and it does not alter any natural landforms. A wooden and moss rock wall and gate have been permitted and installed and reflect the image historic Anahulu bridge and have added a visually appealing look along Haleiwa Road (Figure 7). In addition, landscaping (Figure 21) will be installed to enhance the property in accordance with the Haleiwa Special District requirements which require the front yard setbacks to be landscaped with trees of Haleiwa Special District requirements and maintain the rural character.

• The proposed detached two family dwelling and the existing detached two family dwelling are not built or shall not be built in such a way to impact any streams or channels that would disrupt coastal ecosystems. Stormwater from the property will be managed with rain gutters, diverters and open space on the property itself for penetration into pervious areas to avoid causing coastal hazards.
• This proposed detached two family dwelling and the existing dwelling is not anticipated to impact the development of marine and coastal resources. It is not anticipated to promote research, study or understanding of ocean processes or marine life.

6.3. City and County of Honolulu General Plan

The City and County of Honolulu General Plan is a statement of long-range social, economic, environmental, and design objectives for the people of O‘ahu to achieve for their general welfare and prosperity. It is a statement of the broad policies which the City and County government believes are necessary to carry out in order to meet the objectives of the Plan. This proposed project supports these objectives and is thus consistent with the general plan.

The Regional Development Plans provide the vision and implementing policies and guidelines for the eight regional areas. They guide the City land use approvals and infrastructure improvements and private sector investment decisions. The Sustainable Communities Plan for the North Shore implements the general plan policy of sustaining modest development patterns and the rural character. The proposed project supports these goals and is thus consistent with the Regional Development Plan and the Sustainable Communities Plan.

The proposed project supports and is consistent with the following objectives of the areas of concern of the General Plan:

**Population**

-Objective C To establish a pattern of population distribution that will allow the people of O‘ahu to live and work in harmony.

-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. This project will be replacing a previously existing multi-family development, which was non-conforming to current building standards. This project would create an increase to the population to the rural area of the North Shore, however it would be an increase of one dwelling unit based on the cumulative count of dwellings previously on the property.

**Natural Environment**

-Objective A To protect and preserve the natural environment.

  -Policy 1 Protect O‘ahu’s natural environment, especially the shoreline, valleys, and ridges from incompatible development. 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.

-Policy 6 Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.

The development site is an in-fill parcel which has proven to be compatible with residential development. The parcel is flat, level ground which has minimal stormwater runoff and erosion, therefore highly suitable for development with little impact on the natural environment.

**Housing**

-Objective A To provide decent housing for all the people of O'ahu at prices they can afford.

-Policy 11 Encourage the construction of affordable homes within established low-density communities by such means as “Ohana” units, duplex dwellings, and cluster developments.

-Policy 12 Encourage the production and maintenance of affordable rental housing.

-Policy 14 Encourage equitable relationships between landowners and leaseholders, between landlords and tenants and between condominium developers and owners.

This project will be providing economical housing as it is being developed as 2 family dwellings (duplex dwellings) The development will be maintained as long term rental housing which is much needed for families in the North Shore community. This development will be providing new homes which conform with current State of Hawaii safety codes and building standards and the existing and new dwellings will be much desired as many homes in the North Shore community fall short when safety and age are concerned. The landlord will be able to provide quality housing at rental rates that will encourage long term residency and establishment in the local community by the tenants.

-Objective C to provide the people of O’ahu 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 3 Encourage residential development near employment centers.

The town of Haleiwa is considered the economic hub of the North Shore (North Shore Chamber of Commerce) with employment opportunities for people who require or prefer to work in the community they reside in. The proposed residential development is in close proximity to Haleiwa town, residents could walk or bike to work, be quickly accessible to families and avoid hours of freeway commuting.
Transportation & 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 11 Make public, and encourage private, improvements to major walkway systems. The development site allocates to the City and County of Honolulu approximately 8 feet of the parcel itself fronting Haleiwa Road to be developed and used a public bike/foot path.

-Objective B To meet the needs of the people of O‘ahu for an adequate supply of water for environmentally sound systems of waste disposal.

-Policy 4 Encourage a lowering of the per-capita consumption of water and the per-capita production of waste.

-Policy 5 Provide safe, efficient, and environmentally sensitive waste-collection and waste-disposal services.

The existing detached two family dwelling and the proposed new detached two family dwelling have water saving low flow toilets and water saving showerheads. The installation of IWS to replace the environmentally hazardous cesspools, which had been servicing the previous three dwellings, will provide safe and environmentally friendly waste disposal.

Energy

-Objective E To establish a continuing energy information program.

-Policy 3 Keep consumers informed about available alternative energy sources and their costs and benefits.

Residents of the proposed and existing detached two family dwellings will be provided with Energy Star appliances. A monthly notice provided that tracks energy usage will be available also (mailed monthly).

Physical Development and Urban Design

-Objective D to maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

-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.
-Policy 6 provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.

-Objective F to promote and enhance the social and physical character of O‘ahu’s older towns and neighborhoods.

Established in the late 1800’s, Haleiwa town tries to retain the feel of a rural plantation town. The characteristics of the proposed development will retain the small town feel, intended to preserve Haleiwa’s rural low-rise, human scaled form. The proposed structure is designed with this in mind, it is low rise, and offers a country feeling with board and batten siding on the exterior walls, and perimeter fencing that reflects the environment, with moss rock posts, and a gate which reflects the Historic Anahulu bridge. The development adheres to the Haleiwa Special District Guidelines as set forth in the ROH Chap 21-9.90 to further ensure the development will be compatible to the character of the town.

The approved and installed fencing fronting Haleiwa Road was built with the use of the old deteriorating rock wall stones, which were reset and rebuild, but maintains characteristics of a well established fence.

**Public Safety**

-Objective B To protect the people of O‘ahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

-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. Policy 7 Provide adequate fire protection and effective fire prevention programs.

The proposed detached two family dwelling and the existing detached two family dwelling will be and have been designed and constructed to meet all City and County of Honolulu requirements along with State of Hawaii requirements and federal requirements for residences built in areas deemed as flood and tsunami zones. The dwellings have fire detection devices installed as required by the City and County of Honolulu.

**Culture and Recreation**

-Objective B To protect O‘ahu’s cultural, historic, architectural, and archaeological resources.

-Policy 2 Identify, and to the extent possible, preserve and restore buildings, sites and areas of social cultural, historic, architectural and archaeological significance.

The State Historic Preservation Division has been contacted to deem if the project requires review.
The North Shore Sustainable Communities Plan is one of eight community-oriented plans to help guide public policy, investment and decision making over the next 25 years. Each plan addresses one of eight planning regions on O‘ahu, responding to specific conditions and community values in each region.

The plan relating to the North Shore is entitled “Sustainable Community Plans” with an envisioned goal for the region to remain relatively stable, and oriented toward maintaining and enhancing the region’s ability to sustain its suburban and/or rural character and lifestyle.

The project is within the community growth boundaries (areas designated as rural in the GP) which manage future development or redevelopment and preserves areas outside of the boundary for agriculture or other resource or open space values. The project is on an infill lot in a previously developed parcel.

The project facilitates the country lifestyle by adhering to the Haleiwa Special District guidelines by landscaping with specific plants (hibiscus, loulu palms) and adding to the scenic qualities of the area with an installation of a fence made with reused rocks from the site’s previous rock wall, a decorative rendering reflecting the iconic Anahulu bridge and the building colors are in keeping with the requirements of the Haleiwa Special District guidelines (dusty olive and forest green). The project will provide affordable housing for area residents and allows easy accessibility to these residents who desire to live and work in a rural community.

The project will help maintain Hale‘iwa as a “country town” as the development is part of the mix of commercial, and residential that reflects the rural landscape of the community of Hale‘iwa.

6.4. City and County of Honolulu Land Use Ordinance and Zoning

Land Use

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with the adopted land use policies, including the O‘ahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning map (Figure 21). As stated in the Office of Environmental Quality Control (OEQC) the project is subject to the Revised Ordinances of Honolulu (ROH) Chapter 25, which is pursuant to HRS Chapter 25 and applies to lands within the SMA. This project shall comply with all applicable provisions of Chapter 25.

Zoning

The project site is zoned R-5 Residential. The LUO states the purpose of the residential district is to allow for a range of residential densities. The intent of the R-5 districts is to provide areas for urban residential development. This district would be applied extensively throughout the
island of O'ahu. Per the Land Use Table 21-3.2 Residential Districts (Figure 22), permitted use allows for detached two family dwellings and other permitted uses with a minimum lot size of 7,500 square feet. This lot is 15,984 square feet. The net square footage of the lot is 15,585 sq. ft. exclusive of the two easements described in paragraph 4.1. The property setbacks are those applicable to residential lots, 10 feet setback on the front and 5 feet setback on the side and rear. The maximum building area of the lot is 50% of the net lot area, or 7,792.5 sq. ft. The existing detached two family dwelling and the proposed two family dwelling will cover 5,036 square feet, which is less than 50% of the net lot area. The maximum height is 25-30 feet and the height setbacks are same as in all the other residential zoned districts. All the proposed new construction falls within the lot boundaries. The existing detached two family dwelling is 23 feet in height. The proposed construction on the property will be of identical design as the existing detached two family dwelling and will also be 23 feet in height and will comply with the intent and use of the R-5 district.

To comply with the development standards set forth in ROH, Chap 21 Section.21-3.70-1 the proposed detached two family dwelling and existing detached two family dwelling are permitted under the parcel’s classification as R-5 zoning district, two family dwelling per 7,500 square feet of land. The building envelope of the buildings are approximately 3 feet below the maximum height requirement of 25 feet. The portion of the structure exceeding 15 feet has been and will be set back to meet the development standards (Appendix 2).

The existing and proposed detached two family dwelling are designed to preserve and enhance Haleiwa’s rural character and are compatible with and complement the buildings within the Special Design District. The architectural features include a wrap-around roof along the first floor to create a more human scale to the two story dwellings, and board and batten siding to reflect the rural character of the town. They also feature subdued materials and plantation color schemes in light neutral tones to better blend with their surroundings.

Detached dwellings and duplex units are exempt from the requirements of the Hale’iwa special district (Ch.21 LUO Sec.21-9.90-5) except subsections (d)(3), (d)(4) and (d) (5) relating to landscaping, subsection (f) (2) relating to roofs, and subsection (f) (4) relating to railings, fencing and walls.

Subsection (d) (3), (d) (4) and (d) (5) relating to landscaping shall meet the requirements set forth by the Hale’iwa Special District by installation of plants similar to Loulu Palms. Some landscaping/trees have been removed with review and approval (Appendix 9) and shall be replaced with approved plants.

Subsection (f) (2) roofs is applicable to roofs visible from Kamehameha Highway and therefore not applicable to this project.

Subsection (f) (4) Railings, fences and walls, requirements have been met based on the minimum setback of 18 inches, a refined detailing and a moss rock wall (Figure 7).
Figure 21 – Proposed Landscaping

Landscape Notes:
1. Wood chip mulch below all shrubs
2. Watering times limited to early mornings
3. Minitor Hibiscus for gall wasp

Legend:
- CONCRETE, ALL WEATHER SURFACE
- GRASS

Typical Shrub Mix
- Hibiscus rosa sinensis (Red Hibiscus)
- Crinum asiaticum (Spider Lily)
Figure 22 - Parcel and Zoning Information

Parcel and Zoning Information

12/2/2019, 3:53:02 PM
This project in Haleiwa is located within the island of O‘ahu’s Special Management Area (SMA) which extends from the shoreline and inland mauka 17 miles (Figure 23) Development within the SMA valued in excess of $500,000 requires a Special Management Area use permit.

SMA guidelines (Section 25-3.2, ROH) are used for the review of development proposed in the SMA. The impact of this project relative to the SMA guidelines is found to be minimal. Two IWS have been approved and installed to replace the antiquated cesspools that existed on the project site. This will have a positive impact by eliminating the flow of waste into nearby coastal waters. The potential cumulative impact of this development is anticipated to be minimal as it is replacing a previously existing development of three family dwellings. The existing and proposed detached two family dwellings will not reduce any size of the beach or other area usable for public recreation, reduce or impose restrictions upon public access to tidal or
submerged lands, beaches, rivers, streams within the SMA, will not detract or interfere with the line of sight toward the sea from the highway near the coast, adversely affect fisheries, fishing grounds, wildlife habitat or potential or existing agricultural uses of land. This project will not have any dredging, filling or other that would alter any bay, estuary, marsh, river mouth or lagoon if any were nearby. A finding of no significant impact is anticipated.

Figure 24 – Special Management Area
6.6. Findings Supporting Anticipated Determination

Determination

The applicant expects that the Department of Planning and Permitting will determine that the proposed project will not alter the environment; that an impact will be minimal, and that agency will issue a Finding of No Significant Impact (FONSI). This determination will be reviewed based on the analysis of environmental impacts of the Draft EA, taking into consideration comments to the Draft EA.

Findings and Support

1. **Irrevocably commit a natural, cultural, or historic resource. No valuable** natural or cultural resource would be committed or lost. The property is void of any native foliage or fauna, with a few non-native trees and bushes. No native eco-systems would be adversely affected. No adverse impact upon endangered species would occur. Due to the prior residential development of the property over the past 70+ years no historic sites are present on the property or would otherwise be affected. No valuable cultural resources and practices such as shoreline access, hunting, gathering, or access to ceremonial sites would be affected in any way.

2. **Curtail the range of beneficial uses of the environment.** No restriction of beneficial uses would occur by the residential use of this project site.

3. **Conflict with the State’s environmental policies or long-term environmental goals established by law.** The State’s long-term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. This proposed project is environmentally benign, and it is thus consistent with all elements of the State’s long-term environmental plans.

4. **Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and the State.** The project would not have any substantial effect on the economic welfare, social welfare, or any adverse effect on cultural practices of the Haleiwa, North Shore community or the State of Hawaii.

5. **Have a substantial adverse effect on public health.** The project would not affect public health and safety in any way. Wastewater will be disposed of in conformance with the State Department of Health.

6. **Involve adverse secondary impacts, such as population changes or effects on public facilities.** The proposed project is small in scale, it would not produce any adverse secondary impacts, such as population changes, or adverse effects on public facilities.
7. **Involve a substantial degradation of environmental quality.** The proposed project is of such small scale and environmentally benign, it would not contribute to environmental degradation.

8. **Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.** The adverse effects of construction of a detached two family dwelling, which is in addition to the existing two family dwelling, are limited, very minor, and temporary disturbance to traffic, air quality, noise, and visual quality during construction. Long term use of the residences will not result in significant adverse short or long term environmental impact or involve a commitment for a larger action. The location of this proposed project on a site that has had multiple residential dwellings and residents on it continuously for the past 70+ years. An alternative consideration to new construction on this portion of the parcel would be to allow the vacant land to remain unused and unimproved, or used as storage which could create a community issue (unsightliness).

9. **Substantially affects a rare, threatened or endangered species, or its habitat.** Rare, threatened or endangered flora or fauna are not found on the project site.

10. **Detrimentally affects air or water quality or ambient noise levels.** Ambient air quality may be minimally affected for a short term due to dust or combustion emissions during construction but will be controlled by measures stipulated in this Assessment. There may be some construction noise during site preparation work, but it would diminish once the shell work is completed. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

11. **Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area geologically hazardous land, estuary, fresh water, or coastal waters.** The proposed detached two family dwelling and existing detached two family dwelling are located in a flood zone, tsunami zone and an area designated as Special Management Area and managed by the Coastal Zone Management program. The primary impact that can cause damage to the project would be sea level rise or flooding. The dwellings have been designed, built, and will be built in accordance with the requirements set forth by Revised Ordinances of Honolulu (ROH) Chapter 21A Flood Hazard Areas. The dwellings will be raised so that if there were flooding or sea level rise the waters can flow through the property without damage or substantial damage to the dwelling themselves.

12. **Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans and studies.** No scenic viewplanes or vistas are located nearby that would be affected in any way. Minor exterior lighting is planned and it will be shielded to protect dark skies and transiting birds.
13. **Require substantial energy consumption or emit substantial greenhouse gases.** Negligible amounts of energy input and greenhouse gas emission would be required for construction and occupation of the residences. A consideration would be require only CFL lamp in all lighting.
APPENDIX 1 – Approved Building Permit for Existing Dwelling

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET • HONOLULU, HAWAII 96813
Phone: (808) 768-3200 • Fax: (808) 768-3111

BUILDING PERMIT
FOR THE PERFORMANCE OF WORK UNDER THE
BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES
CHAPTERS 15, 16, 17, 18, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18
( FEES AND PERMITS ) OF THE REVISED ORDINANCES OF
THE CITY AND COUNTY OF HONOLULU

LOCATION

<table>
<thead>
<tr>
<th>Zone</th>
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Site Address (if other than primary):

66-84 HALEIWA RD Haleiwa 96712
15,984 Sq. Ft.

PROJECT:
(BP # 8239448) (TMK: 66001029) (TPR) MOORE RESIDENCE -- New 2-story two-family detached. New storage. New wood fence @ perimeter with rolling gate @ front.

TYPE OF WORK
Electrical Work Y
Plumbing Work Y

RIGHT OF WAY WORK

Driveway: New: X
Sidewalk Types: Linear Ft. of Sidewalk: 18'-0"
Curb Types: Linear Ft. of Curb: 18'-0"

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

GENERAL CONTRACTOR
DALE MOORE GENERAL CONTRACTOR
Contact Info: Phone: (808) 638-1107
Lic. No.: GT18674

NOTES

A/C Cesspools:
New dwellings or major additions, alterations, or repairs which include the installation of heating or air conditioning equipment shall comply with the code and well insulation requirements of the revised Ordinances of Honolulu Chapter 16 Building Code, Article 5 Energy Conservation, Section 16-6-3 Exterior Envelope Requirements, Paragraph (c) - Residential Buildings Not More Than Three Stories in Height.

Fence Clauses:
All fences shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, liable, for any potential drainage problems resulting from the flow of surface waters or the alteration or concentration of surface water runoff on any property. It is a civil matter between affected parties. Gates to swing into property.

DATE ISSUED: 10/23/2018
Location Permit Issued: FM
Location Application Created: Kapolei

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

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 48-E, HAWAII REVISED STATUTES NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

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

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

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

Building Inspector: Telephone: 5098527
Electrical Inspector: Telephone: 5098527
Plumbing Inspector: Telephone: 5098527
Storm Water Quality Inspector: Telephone: 5098527

APPLICATION NO: A2017-09-1319
PERMIT NO: 823948

Initial Print Date: Tuesday October 23, 2018 9:18 am
External ID: 2017091319-002

Page 1 of 2
PROPOSED DETACHED TWO FAMILY DWELLING - MOORE RESIDENCE

66-084 HALEIWA ROAD, HALEIWA, HI 96712
TMK: 6-6-001:029

INDEX TO DRAWINGS

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2. SITE PLAN AND PROJECT INFORMATION
3. ELEVATION PLAN & SCHEDULES
4. ELEVATION DETAIL
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9. BUILDING PLAN, DETAIL

LOCATION MAP

APPENDIX 2 – Proposed Detached Two Family Dwelling Permit Plans

64
June 13, 2019

Mr. Dale Moore
59-589F Ke Iki Road
Haleiwa, Hawaii 96712

Dear Mr. Moore:

Re: Underground Service Requirements
Moore Residence
HECO Project No. 6085147 / 3013028

This is in reply to your request for overhead service and requirements at the above address.

Our Company will provide, install and maintain 90 feet of secondary overhead service, as shown on our enclosed sketch, dated May 30, 2019.

Our Company will make this installation in accordance with Rule No. 14 of our Company's Tariff as approved by the Public Utilities Commission, which is available on our website at www.hawaiianelectric.com (Billing & Payment / Rates & Regulations / Hawaiian Electric Rules (Island of Oahu) / Rule No. 14).

There will be no charge for our Company's portion of the work. However, should there be work done during times other than normal working hours, charges will be billed accordingly.

This proposal letter shall be null and void and a new revised proposal letter will require a signature of approval if the electrical infrastructure has not progressed sufficiently to allow our Company to begin its installation by June 2020. Refer to Item 4 of the General Requirements relating to Costs.

A licensed electrical contractor is required to provide and install the following in accordance with Hawaiian Electric's “Electrical Service Installation Manual” (ESIM):

1. Two 4-jaw, 100-amp combination type meter socket with a main disconnect switch after the meter.

2. One engraved, phenolic label above each meter socket that identifies the unit being served.
3. One ground rod along with a metal water pipe ground with a continuous copper ground wire per Hawaiian Electric ESIM and NEC requirements from the meter socket grounding lug to the ground rod and the metal water pipe.

Important Notes:

The customer shall be responsible for verifying that the proposed Hawaiian Electric design will not conflict with all existing or proposed utilities and other miscellaneous items in the project area.

A City and County of Honolulu electrical permit and inspection release are required. The permit number is to be submitted to our office prior to and/or at the time service is requested.

Hawaiian Electric will not install cables or equipment until construction of the customer's electrical infrastructure is fully inspected and completed per standards, as shown on our sketch, dated May 30, 2019.

All electrical work shall be inspected and approved by Hawaiian Electric and the City & County of Honolulu. Hawaiian Electric’s installation and energizing of electric service will commence only after notice to proceed from the City & County of Honolulu is received.

Any work without prior Hawaiian Electric inspection and approval is subject to condemnation, and it is the customer’s responsibility to insure all facilities are per Hawaiian Electric’s standards at the customer’s cost.

The type of contractor allowed to perform trenching and backfilling for electrical work in the City/State right-of-way must have a contractor’s license with classifications Type A or with the specialty of C-13. For more information about contractor’s licenses, please contact the State of Hawaii’s Department of Commerce and Consumer Affairs at 586-3000.

For your project and schedule planning, the installation and energization of our facilities will be as follows:

**Infrastructure/Service Installation**

Hawaiian Electric will commence installation of our equipment (transformers, cables, etc.) approximately six to eight weeks after the approval of the underground facilities by our Inspection Department. Energizing of our system will occur approximately five working days after the installation of our equipment has been approved by our Construction & Maintenance Department.
Meter Inspection & Installation

- For self-contained meters, the meter installation will be completed after energizing.

These are typical timeframes. Actual timeframes are based on current work load and resources. Additionally, the proposed schedule may be subject to change due to system emergencies, weather conditions, etc.

Also, there may be several long-lead times or special-order items that may affect the installation and energizing of your project. Please note that transformers and switches may take approximately seven months to procure. We will make every effort to work with you to meet your service date. Please keep us informed as your needs change.

Please note that an easement is required for our facilities and it may take approximately six months to obtain. The easement is to be recorded with the State Bureau of Conveyances prior to scheduling the installation of service. Refer to Item 15 of the General Requirements relating to Easements.

Please signify acceptance of this proposal by an appropriate signature and information in the space provided. We request that the signed original be returned to me in the enclosed, self-addressed envelope to expedite its receipt.

Please correspond directly with me on all matters relating to this project. If you have any questions and/or would like copies of Rate Schedule R and Rule No. 14, please contact me at 543-7522.

Sincerely,

Earl Hobar  
Jr. Customer Planner  
Planning & Design Department  
Customer Installation Division

EH/EK:ci  
Enclosure
Approved:  

Signature in Ink

Name of Signer:  

Type or Print

Title:  Date:  

Name of Company:  Phone #:  

Customer’s contribution:  None

Easement Required:  Yes

The original of this proposal letter must be signed and returned before HECO will start to process the necessary paperwork to initiate installation.

FORECASTS

Estimated customer installation start date:  

Estimated date your contractor will be ready for HECO to begin our installation:  

Estimated customer service date for testing:  

Estimated customer installation completion date:  
MAP SHOWING
DESIGNATION OF EASEMENT
AFFECTING
PARCEL 29
AT HALEIWA, WAIALUA, OAHU, HAWAII
SCALE: 1 IN. = 40 FT.
AUGUST 21, 2019    WALTER P. THOMPSON, INC.

AREA OF EASEMENT = 264 Sq. Ft.
IN FAVOR OF HAWAIIAN ELECTRIC COMPANY

John R. K. Akima
Licensed Professional Land Surveyor
No. 16252

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akima
Exp. 04/30/20
TAX MAP KEY: 6 - 6 - 001: 029
19103:00, dwg/1634.7B/fcja/20190725
MAP SHOWING
DESIGNATION OF EASEMENT
AFFECTING
PARCEL 29
AT HALEIWA, WAIALUA, OAHU, HAWAII
SCALE: 1 IN. = 40 FT.
AUGUST 21, 2019 WALTER P. THOMPSON, INC.

AREA OF EASEMENT = 264 Sq. Ft.
IN FAVOR OF HAWAIIAN ELECTRIC COMPANY

TMK: 6-6-01: 29
15,984 Sq.Ft.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
HAWAII, USA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akina
Exp. 04/30/20
TAX MAP KEY: 6-6-001: 029
Roscoe O Ford
469 Ena Road Apt. 2604
Honolulu, HI 96815-1713

July 13, 2017

Dear Sir/Madam:

Subject: Individual Wastewater System (IWS) for
Owner/lessee: Dale Moore
Project Site: 60-084 Haleiwa Road, Haleiwa, HI
TMK: 165001029
IWS File No.: 58104 (Septic Tank) E-Filed
Old File No.: N/A

The subject wastewater plans have been reviewed by the Wastewater Branch for conformance to applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62, entitled Wastewater Systems. The IWS plan conforms to applicable provisions of Chapter 11-62.

As the professional engineer responsible for the design of the above wastewater plan, it is your responsibility to inform the owner/lessee of the property that: a) the IWS plans must be attached to each set of permit construction plans, b) the IWS must be installed by a licensed contractor holding A, C-9, C-37, C-37a or C-43 license, c) inspected and certified by the designing engineer, d) authorized in writing by the Department of Health before use, and e) IWS approval expires in one year without concurrent active building permit.

For new dwellings, the Department of Health will process an applicable county building permit application provided that all information submitted as part of the IWS plan and county building permit application are consistent with each other and meet applicable provisions of Chapter 11-62, HAR at the time of permit application.

For renovation projects that require abandoning the existing cesspool and/or require building modifications to the existing dwelling (require separate permit) to comply with Chapter 11-62, HAR, the new IWS and/or required modifications to the existing dwelling must be completed prior to applying for a County Building Permit for the project. For clarification purposes, the separate building modifications permit to the existing dwelling will be considered completed when the County Building Permit is properly closed for that work.

Should you have any questions, please feel free to contact Shawn Sakoda at 586-4294.

Sincerely,

SINA PRUDER, P.E.
Chief, Wastewater Branch
Róscio O. Ford  
469 Ena Road Apt. 2604  
Honolulu, HI 98815-1713

Dear Sir/Madam:

Subject: Individual Wastewater System (IWS) for  
Owner/Lessee: Dale Moore  
Project Site: 88-084 Haleiwa Road, Haleiwa, HI  
TMK: 186501029  
IWS File No.: 58105 (Septic Tank) E-Filed  
Old File No.: N/A

The subject wastewater plans have been reviewed by the Wastewater Branch for conformance to applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62, entitled Wastewater Systems. The IWS plan conforms to applicable provisions of Chapter 11-62.

As the professional engineer responsible for the design of the above wastewater plan, it is your responsibility to inform the owner/lessee of the property that: a) the IWS plans must be attached to each set of permit construction plans, b) the IWS must be installed by a licensed contractor holding A, C-9, C-37, C-37a or C-43 license, c) inspected and certified by the designing engineer, d) authorized in writing by the Department of Health before use, and e) IWS approval expires in one year without concurrent active building permit.

For new dwellings, the Department of Health will process an applicable county building permit application provided that all information submitted as part of the IWS plan and county building permit application are consistent with each other and meet applicable provisions of Chapter 11-62, HAR at the time of permit application.

For renovation projects that require abandoning the existing cesspool and/or require building modifications to the existing dwelling (require separate permit) to comply with Chapter 11-62, HAR, the new IWS and/or required modifications to the existing dwelling must be completed prior to applying for a County Building Permit for the project. For clarification purposes, the separate building modifications permit to the existing dwelling will be considered completed when the County Building Permit is properly closed for that work.

Should you have any questions, please feel free to contact Shawn Sakoda at 586-4294.

Sincerely,

SINA PRUDER, P.E.  
Chief, Wastewater Branch
JWS COMPONENTS SCHEDULE:

1. CONNECT TO SEWER, PROVIDE COTG & ALL GEARS, MAINTAIN 14 FT MIN. SLOPE.
2. GROUND "PROOF RATED" 1,000 GAL. SEPTIC TANK W/ 2 X 2" RISERS & SCREW TYPE CAPS AND MANHOLE COVERS & FIN. SLAB.
3. THE Ext. 6-HW DISTRIBUTION 8X6 W/ 6 X 6 RISER W/ SCREW TYPE CAP UP TO FINISHED GRADE.
4. 15'X 24'-0" INFILTRATORS CLUSTER BED, SEE APP. CROSS-SECTION AND INSTALLATION INSTRUCTIONS.
5. CONNECT ALL ENDS OF INFILTRATORS W/ 4" PVC PIPE AT BOTTOM KNECKOUT.
6. EXISTING GESSPOOLS TO BE DUMPED, BACKFILLED AND ABANDONED.

"AS BUILT" 8-17-18

DALE MOORE
66-084 HALE'IWA ROAD
HALE'IWA, HI 96712

TMK # 6-6-001-029

DATE: 7-01-17
DRAWN BY: RICHARD CERVINO
INLAND DESIGNS, LLC

REVISED 1-24-18
APPENDIX 5 – Approved Demolition Permits

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8220 * Fax: (808) 768-6111

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

LOCATION

<table>
<thead>
<tr>
<th>Zone</th>
<th>Section</th>
<th>Plat</th>
<th>Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>6</td>
<td>001</td>
<td>029</td>
</tr>
</tbody>
</table>

Site Address (if other than primary): 66-84 HALEIWA RD Haleiwa 96712

15,984 Sq. Ft.

PROJECT:
(BP #815149) [TMK: 66001029] MOORE RESIDENCE-DEMO OF EXISTING SFD (LEFT DWELLING) == SWQUI

NEEDED==

TYPE OF WORK
Demolition

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

Sidewalk Types:
Linear Ft. of Sidewalk:

Linear Ft. of Curbing:

Linear Ft. of Driveway:

RIGHT OF WAY WORK

PLEASE NOTIFY THE BUILDING INSPECTOR LISTED BELOW AT LEAST 24 HOURS BEFORE STARTING WORK IN THE RIGHT-OF-WAY.

GENERAL CONTRACTOR
DALE MOORE GENERAL CONTRACTOR
Contact Info: PH: (808) 638-1107, (808) 927-0404
Lic. No.: CT18674

NOTES

Demolition Clauses

The following items are required:
- Demolition Affidavit
- Debris to be removed from premises within 30 days of demolition

DATE ISSUED: 03/19/2018
Location Permit Issued: FMB
Location Application Created: Kapolei

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

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

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

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

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

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

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

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

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

Electrical Inspector

Plumbing Inspector

APPLICATION NO.: A2017-11-0686
JobID: 61281546
PERMIT NO.: 815149

Initial Print Date: Monday March 19, 2018 3:48 pm
External ID: 060968513-003

Page 1 of 1

80
BUILDING PERMIT
FOR THE PERFORMANCE OF WORK UNDER THE BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF THE CITY AND COUNTY OF HONOLULU

LOCATION

<table>
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<tr>
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<th>Section</th>
<th>Plat</th>
<th>Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>6</td>
<td>001</td>
<td>029</td>
</tr>
</tbody>
</table>

66-84 HALEIWA RD Haleiwa 96712
15,984 Sq. Ft.

PROJECT:

(BP #815148) [TMK: 66001029] MOORE RESIDENCE-DEMO OF EXISTING TWO-FAMILY DETACHED (RIGH DWELLING) ==SWQR NEEDED==

TYPE OF WORK
Demolition Y

RIGHT OF WAY WORK
Driveway: New: Existing: Private:
Sidewalk Types: Curbing Types: Driveway Types:
Linear Ft. of Sidewalk: Linear Ft. of Curbing: Linear Ft. of Driveway:

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

GENERAL CONTRACTOR
DALE MOORE GENERAL CONTRACTOR
Contact Info: PH: (808) 638-1107, (808) 927-0404
Lic. No.: CT18674

NOTES
Demolition Clauses
The following items are required:
- Demolition Affidavit
- Debris to be removed from premises within 30 days of demolition

DATE ISSUED: 03/19/2018
Location Permit Issued: Kapolei
Location Application Created: Kapolei

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

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

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

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

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

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

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

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

Electrical Inspector

Plumbing Inspector

APPLICATION NO.: A2017-11-0688
JobID: 61281590
PERMIT NO.: 815148

Initial Print Date: Monday March 19, 2018 3:47 pm
ExternalID: 060968513-004
Page 1 of 1
Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>HeA</td>
<td>Haleiwa silty clay, 0 to 2 percent slopes</td>
<td>41.6</td>
<td>89.1%</td>
</tr>
<tr>
<td>JaC</td>
<td>Jaucas sand, 0 to 15 percent slopes, MLRA 163</td>
<td>1.0</td>
<td>2.1%</td>
</tr>
<tr>
<td>KIB</td>
<td>Kawaihapai clay loam, 2 to 6 percent slopes</td>
<td>3.6</td>
<td>7.7%</td>
</tr>
<tr>
<td>MnC</td>
<td>Mamala cobbly silty clay loam, 0 to 12 percent slopes, MLRA 163</td>
<td>0.5</td>
<td>1.1%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>46.6</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
APPENDIX 7 – Flood Elevation Certificate

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE
Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

<table>
<thead>
<tr>
<th>SECTION A – PROPERTY INFORMATION</th>
<th>FOR INSURANCE COMPANY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1. Building Owner's Name</td>
<td>Policy Number:</td>
</tr>
<tr>
<td>Patricia Moore Trust, Dale A. Moore Trust</td>
<td></td>
</tr>
<tr>
<td>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</td>
<td>Company NAIC Number:</td>
</tr>
<tr>
<td>66-84 Haleiwa Road</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>State</td>
</tr>
<tr>
<td>Haleiwa</td>
<td>Hawaii</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>96712</td>
</tr>
<tr>
<td>A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)</td>
<td></td>
</tr>
<tr>
<td>Portions of L.C. Awa. 2768: 1, 10727, 7713: 34</td>
<td>Tax Map Key: 6-6-01:29</td>
</tr>
<tr>
<td>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)</td>
<td>Residential</td>
</tr>
<tr>
<td>A5. Latitude/Longitude: Lat. 21°35'31.94&quot;N Long. 158°06'20.45&quot;W</td>
<td>Horizontal Datum: NAD 1927 NAD 1983</td>
</tr>
<tr>
<td>A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.</td>
<td></td>
</tr>
<tr>
<td>A7. Building Diagram Number 1A</td>
<td></td>
</tr>
<tr>
<td>A8. For a building with a crawlspace or enclosure(s):</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of crawlspace or enclosure(s) N/A          sq ft</td>
<td></td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade</td>
<td></td>
</tr>
<tr>
<td>c) Total net area of flood openings in A8.b                  sq in</td>
<td></td>
</tr>
<tr>
<td>d) Engineered flood openings? Yes No</td>
<td></td>
</tr>
<tr>
<td>A9. For a building with an attached garage:</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of attached garage 968               sq ft</td>
<td></td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0</td>
<td></td>
</tr>
<tr>
<td>c) Total net area of flood openings in A9.b 0            sq in</td>
<td></td>
</tr>
<tr>
<td>d) Engineered flood openings? Yes No</td>
<td></td>
</tr>
</tbody>
</table>

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

<table>
<thead>
<tr>
<th>B1. NFIP Community Name &amp; Community Number</th>
<th>B2. County Name</th>
<th>B3. State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Honolulu 150001</td>
<td>Honolulu</td>
<td>Hawaii</td>
</tr>
<tr>
<td>B4. Map/Panel Number</td>
<td>B5. Suffix</td>
<td>B6. FIRM Index Date</td>
</tr>
<tr>
<td>15003C0105</td>
<td>H</td>
<td>11/05/2014</td>
</tr>
<tr>
<td>B7. FIRM Panel Effective/Revised Date</td>
<td>B8. Flood Zone(s)</td>
<td>B9. Base Flood Elevation(s)</td>
</tr>
<tr>
<td>01/19/2011</td>
<td>X/AE/AE</td>
<td>(Zone AO, use Base Flood Depth) 6'/8'</td>
</tr>
</tbody>
</table>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: |
FIS Profile FIRM Community Determined Other/Source: |

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: |

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No |
Designation Date: CBRS OPA |

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 1
ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE
Policy Number:

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
66-84 Haleiwa Road

City
Haleiwa

State
Hawaii

ZIP Code
96712

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  ☒ Construction Drawings*  ☐ Building Under Construction*  ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.


Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Tidal Benchmark #4  Vertical Datum: mean sea level

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929  ☐ NAVD 1988  ☐ Other/Source: 

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)  6.5  ☒ feet  ☐ meters

b) Top of the next higher floor  15.5  ☒ feet  ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only)  N/A

d) Attached garage (top of slab)  6.3  ☒ feet  ☐ meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)  N/A

f) Lowest adjacent (finished) grade next to building (LAG)  7.1  ☒ feet  ☐ meters

g) Highest adjacent (finished) grade next to building (HAG)  7.2  ☒ feet  ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support  N/A

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.

I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  ☒ Yes  ☐ No  ☐ Check here if attachments.

Certifier’s Name
James R. Thompson

License Number
3627

Title
President

Company Name
WALTER P. THOMPSON, INC.

Address
P.O. BOX 3351

City
HONOLULU

State
Hawaii

ZIP Code
96801

Signature
James R. Thompson

Date
11/21/2018

Telephone
(808) 536-2705

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
### PARK DEDICATION

<table>
<thead>
<tr>
<th>File Number</th>
<th>2019/PARK-33</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project</td>
<td>Existing and New Two-Family Dwellings (Four Units)</td>
</tr>
<tr>
<td>Location</td>
<td>66-084 Haleiwa Road, Haleiwa, O'ahu</td>
</tr>
<tr>
<td>Tax Map Key</td>
<td>6-6-001: 029</td>
</tr>
<tr>
<td>Zoning</td>
<td>R-5 Residential District</td>
</tr>
<tr>
<td>Agent</td>
<td>Gazelle Garner</td>
</tr>
<tr>
<td>Method of Compliance</td>
<td>Payment of Fees</td>
</tr>
</tbody>
</table>

**APPROVAL** is granted to the park dedication application for the above-described project under the provisions of Section 21-8.20A of the Land Use Ordinance ("Housing–Multiple dwelling units on a single residential district zoning lot").

You have paid park dedication fees of $14,550.00 for the existing two-family dwelling under Building Permit No. 823948, and a proposed new two-family dwelling on the subject property. The $14,550.00 fee is based on multiplying a market value of $72.75 per square foot x four dwelling units x 50 square feet per unit.

Attached is your receipt for the $14,550.00 (First Hawaiian Bank – Cashier’s Check No. 2210884 2) payment of park dedication fees.

Requests for refunds of park dedication fees shall be submitted in writing with justification to the Director and shall be submitted within two years from the date of receipt of the fees by the Department of Planning and Permitting of the City and County of Honolulu. No refund can be made after the two years.

Attachments (Receipt No. 118444)
Doc. 1747289
### APPENDIX 9 – Haleiwa Special District Tree Permit

**DEPARTMENT OF PLANNING AND PERMITTING**

**CITY AND COUNTY OF HONOLULU**

550 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813

PHONE: (808) 768-8000 • FAX: (808) 768-6041

DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

---

<table>
<thead>
<tr>
<th>MINOR PERMIT:</th>
<th>SPECIAL DISTRICT (HALEIWA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>File Numbers:</td>
<td>2017/SDD-72</td>
</tr>
<tr>
<td>Project:</td>
<td>Moore Residence – Tree Removals and Replacements</td>
</tr>
<tr>
<td>Owner:</td>
<td>Dale Moore</td>
</tr>
<tr>
<td>Applicant/Agent:</td>
<td>Gazelle Garner</td>
</tr>
<tr>
<td>Location:</td>
<td>66-084 and 66-084A Haleiwa Road – Haleiwa</td>
</tr>
<tr>
<td>Tax Map Keys:</td>
<td>6-6-001: 029</td>
</tr>
<tr>
<td>Zoning:</td>
<td>R-5 Residential District</td>
</tr>
<tr>
<td>Date Received:</td>
<td>December 12, 2017</td>
</tr>
<tr>
<td>Date Accepted:</td>
<td>December 27, 2017</td>
</tr>
</tbody>
</table>

**APPROVAL** is granted for the minor Project, four tree removals (one African Tulip tree, one Coconut palm, and two Norfolk Pine trees), four tree replacements (three Norfolk Pine trees and one Coconut palm) and two tree relocations (Coconut palms), in accordance with the application documents (received December 12, 2017 and January 16, 2018), subject to the following conditions:

1. Except as required by the conditions of approval, herein, development of the site shall be in general conformance with the approved Project, as described herein and shown in documents (received December 12, 2017 and January 16, 2018). Any modification to the Project and/or approved plans shall be subject to the prior review of and approval by the Director of the Department of Planning and Permitting (DPP). Minor modifications shall be processed in accordance with Land Use Ordinance Section 21-2.20(k). Major modifications shall require a new Special District Permit (Minor).

2. The three tree replacements (Norfolk Pine trees) shall have a minimum two-inch caliper with a clear trunk height of eight feet. The Coconut palm tree replacement shall have a minimum clear tree height of 15 feet.
3. The Applicant shall complete the tree removal within two years from the date of this approval, or the Special District Permit shall be null and void. For good cause, the Applicant may request to extend the time limit. The request for an extension must be submitted in writing, prior to the expiration of the Special District Permit, and include justification for the extension.

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

The subject property is on Haleiwa Road across the street from the Haleiwa Harbor, near the intersection of Haleiwa Road and Kamehameha Highway. The site consists of one single family dwelling and one two-family dwelling, both of which will be demolished for a proposed two-family dwelling on the western side of the lot and a two-family dwelling on the eastern side of the lot.

In order to develop the new two-family dwellings, the Applicant proposes to remove and replace the following trees:

1. One existing African Tulip tree at the eastern property line, which has a 3.5-foot caliper, 50-foot height, and 51-foot spread. According to the Applicant, the tree’s invasive root system is affecting neighboring cesspools and leach beds, and conflicts with the future two-family dwelling. The replacement tree is a Norfolk Pine tree with a minimum two-inch caliper to be located near the northeastern corner of the lot.

2. One existing dead Coconut palm near the northern property line in front of Haleiwa Road, which has a 1.2-foot caliper and 40-foot height, will be replaced with another palm in the same location.

3. One existing Norfolk Pine tree near the northern property line, west of the above-mentioned dead Coconut Palm tree. It has a 1.3-foot caliper, 22-foot height, and 22-foot spread. The tree is in the location of the proposed driveway. It will be replaced by a Norfolk Pine tree to be located within the front yard near the western side of the lot.

4. Two existing Coconut palms near the western property line, where a dwelling and lanai are proposed to be located. The Coconut palms have a 1.2-foot caliper and
35-foot height. They will be relocated to the front yard facing Haleiwa Road, near the other Coconut palm and two Norfolk Pine trees towards the east.

5. One existing Norfolk Pine tree near the western property line where a dwelling and garage are proposed to be located. The Norfolk Pine tree has a 2-foot caliper, 24-foot height, and 26-foot spread. The replacement tree will be a Norfolk Pine tree at the northwestern corner of the lot.

One existing Norfolk Pine tree at the northeast corner of the lot will remain. It has a 1.3-foot caliper, 24-foot height, and 20-foot spread.

A total of four trees (consisting of one African Tulip tree, one Coconut Palm tree, and two Norfolk Pine trees) will be removed and replaced with four new trees (consisting of three Norfolk Pine trees and one Coconut Palm tree), and two Coconut Palm trees will be relocated. The proposed tree removals and replacements will meet the objectives and landscaping requirements of the Haleiwa Special District.

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

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

Zoning Board of Appeals
c/o Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Should you have any questions, please contact Janet Lau of our Urban Design Branch, at 768-8033 or by email at janet.lau@honolulu.gov.

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

[Signature]
Acting Director

January 29, 2018

This approval does not constitute approval of any other required permits, such as building or sign permits.
APPENDIX 10 – Cesspool Records

Pumping 1 g 3 ep

T. Hanagawa

66-084 Haleiwa Rd

Oahu

Tantalus

Haleiwa

New Construction

Yes

Intended for

Residence

Builder or Contractor

A. Watanabe

Distance from building

10

Boundary

9

Stream or well

50'

Diameter (clear)-ft

6

Depth-ft

12

No. ft. down to water if any

7

Capacity (Gallons)

2538

Ground slope

Level

State soil or rock formation starting from surface

9 ft and 36 ft form

Kind of wall or curb

Hollow tile

Kind of cover

Reinforced con

Distance from surface of ground to top of cover-ft

Approved

5/9/1958

Sanitary Inspector
SANITARY INSPECTOR'S REPORT OF CESSPOOLS

Date: May 9, 1958

Property owner: J. Kanemitsu
Address: 16-004 Hauinani Rd

Island: Oahu
City: Kailua
District: Kailua

New Construction: Yes
Intended for: Residence

Builder or Contractor: A. Alioto

Distance from building: 10 ft
Boundary: 8 ft
Stream or well: 50 ft

Diameter (clear): 6 ft
Depth: 11 ft
No. ft. down to water if any: 7

Capacity (Gallons): 2,325
Ground slope: Level

State soil or rock formation starting from surface: 11 ft sand

Kind of wall or curb: Hollow tile
Kind of cover: Reinforced concrete

Distance from surface of ground to top of cover: 5 ft

Approved: 5/12/58

Sanitary Inspector: [Signature]

Diagram:

- STREAM
- HALEIWA RD
- Duex
- 21 ft
- 6 ft
- 3 ft
- 0.3 ft

Haleiwa
APPENDIX 12 – Approved Interior Alteration Permit

Building Permit

<table>
<thead>
<tr>
<th>Details</th>
<th>Approvals</th>
<th>Application/Contract</th>
<th>Plan Reviews</th>
<th>Inspections</th>
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<tr>
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<td>Application Number: A2019-09-0727</td>
<td>Job Number: 075220549-002</td>
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<td>Description</td>
<td>[BP #838386] [TMK: 66001029] 66-84 HALEWA RD UNIT B &amp; UNIT C // MOORE RESIDENCE - ALTERATION TO AN EXISTING 2FD</td>
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<td>Sep 17, 2019</td>
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<td>Specific Location</td>
<td>66-84 HALEWA RD Haleiwa 96712</td>
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**Tax Map Key**

- **Warnings:** Description
- **Description:**
  - TMK 6-6-001:029 [15984 sq ft] 0.367 ac. POD= 4478 66-84 HALEWA RD Haleiwa 96712 01/01/1800 to Current TAXPIN = 4478

---

**Details**

- **Staff Assignment:** Wendy Ko
- **Is this a City Project?** No
- **Job Address (If not primary):**

---

- **Estimated Value of Work:** $500.00
- **Accepted Value:** $2,000.00
- **Require Plan Review Fees?** Yes
- **Occupancy Group Category:** R-3 Two Family Detached
- **Occupancy Group:** 02 - Two Family
- **Ownership:** 01 - Private
- **Commercial/Residential:** Residential
- **Proposed Use:** 2/F D
- **Floor Level:**
- **Types of Construction [Min]:** (None)
- **Types of Construction [Actual]:** (None)
- **Number of Existing Stories:**
- **Number of Final Stories:**
- **Existing Floor Area:**
- **New Floor Area:**
- **Total/Floor Area:**
- **Building Inspection Required:** Yes
- **Electrical Inspection:** Yes

---

**Remarks:** 2019/SMA-18; ORD. NO. 00-15

- **Structure Code:** 52 - TWO FAMILY DETACHED
- **Certificate of Occupancy must be issued before building is occupied:**

---

**FLOOD HAZARD DISTRICT**

- **Road Hazard District:** Flood Fringe
- **Complied**
- **Exempt**
- **As-built Elevation Certification**

---

**RESIDENTIAL UNITS CODE**

- **Number Units - Added:** 0
- **Number Units - Deleted:** 0

---

**HOTEL ROOM CODE**
Ms. Gazelle Garner  
Envision Design Build, LLC  
P.O. Box 1105  
Haleiwa, Hawaii 96712

Dear Ms. Garner:

Subject: Your Letter Dated September 27, 2019 Requesting Comments on the Environmental Assessment Pre-Consultation for a Proposed Residential Detached Two-Family Dwelling off Haleiwa Road - Tax Map Key: 6-6-301: 029

Thank you for the opportunity to comment on the proposed detached two single-family dwelling project.

The existing water system is adequate to accommodate the proposed development. 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.

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

Individual water meters will be allowed for each dwelling; however, meters will be issued separately upon final approval of the individual building permits. One master meter for the development, with submeters to individual dwellings, will also be allowed.

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

Water for Life . . . Kā Wai Ola
Ms. Gazelle Garner, Agent for Owners Dale and Patty Moore
Envision Design Build (EDB)
P.O. Box 1105
Haleiwa, Hawaii 96712

Subject: Pre-Consultation for the Proposed Residential Detached Two-Family Dwelling at 66-084 Haleiwa Road, Haleiwa, Hawaii 96712
Tax Map Key: (1) 6-6-001:029

Dear Ms. Garner:

Thank you for the opportunity to provide comments for the subject project. We are responding herewith to your requests for comment that were sent simultaneously to our Division's Planning and Construction Management Branches. The proposed project does not impact any existing facilities of the Department of Accounting and General Services in the area, and we therefore have no comments to offer at this time.

If you should have any questions or require further information regarding this reply, please contact Dennis Chen of our Planning Branch by telephone at (808) 586-0491, or via e-mail at dennis.yk.chen@hawaii.gov.

Sincerely,

CHRISTINE L. KINIMAKA
Public Works Administrator

CLK:dykc/jyl
Gazelle Garner, Agent for owners, Dale & Patty Moore
ENVISION.DESIGN.BUILD, LLC
P.O. Box 1105
Haleiwa, HI 96712

via email: info@edbhhawaii.com

November 14, 2019

LD 1810

Sirs:

SUBJECT: Early Consultation for Draft Environmental Assessment for Proposed Residential Detached Two-Family Dwelling
66-084 Haleiwa Road, Haleiwa, Island of Oahu
TMK: (1) 6-6-001:029

Thank you for the opportunity to review and comment on the above subject matter described in the enclosed letter and attachments. The Land Division of the Department of Land and Natural Resources (“DLNR”) distributed a copy of your request to DLNR Divisions for their review and comments.

Enclosed are responses received from the a) Division of Boating and Ocean Recreation, b) Engineering Division, and c) Land Division—Oahu District. Should you have any questions, please feel free to contact Barbara Lee by phone at (808) 587-0453 or by email at barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files
MEMORANDUM

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

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Early Consultation for Draft Environmental Assessment for Proposed Residential Detached Two-Family Dwelling

LOCATION: 66-084 Haleiwa Road, Haleiwa, Island of Oahu; TMK: (1) 6-6-001:029

APPLICANT: Gazelle Garner, Agent for Owners Dale & Patty Moore

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments to Land Division by November 12, 2019.

If no response is received by the above date, we will assume your agency has no comments. If you have any questions about this request, please contact Barbara Lee at 587-0453 or by email at barbara.j.lee@hawaii.gov. Thank you.

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

Signed: Richard T. Howard
Print Name: Richard T. Howard
Date: 10/8/19

Attachments
cc: Central Files
MEMORANDUM

TO: DLNR Agencies:
   X Division of Boating & Ocean Recreation
   X Engineering Division
   X Division of Forestry & Wildlife
   X Commission on Water Resource Management
   X Office of Conservation & Coastal Lands
   X Land Division – Oahu District
   X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Early Consultation for Draft Environmental Assessment for Proposed Residential Detached Two-Family Dwelling

LOCATION: 66-084 Haleiwa Road, Haleiwa, Island of Oahu; TMK: (1) 6-6-001:029
APPLICANT: Gazelle Garner, Agent for Owners Dale & Patty Moore

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments to Land Division by November 12, 2019.

If no response is received by the above date, we will assume your agency has no comments. If you have any questions about this request, please contact Barbara Lee at 587-0453 or by email at barbaraj.lee@hawaii.gov. Thank you.

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

Signed: Carly S. Chang, Chief Engineer
Print Name: Carly S. Chang, Chief Engineer
Date: 10/4/19

Attachments
cc: Central Files
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Early Consultation for Draft Environmental Assessment for Proposed
Residential Detached Two-Family Dwelling
TMK(s): (1) 6-6-001:029
Location: 66-084 Haleiwa Road, Haleiwa, Island of Oahu
Applicant: Gazelle Garner, Agent for Owners Dale & Patty Moore

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of
the Code of Federal Regulations (44CFR), are in effect when development falls within a
Special Flood Hazard Area (high risk areas). State projects are required to comply with
44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the
minimum standards as set forth by the NFIP. Local community flood ordinances may
stipulate higher standards that can be more restrictive and would take precedence over the
minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research
the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated
on FEMA’s Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood
Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

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

- **Oahu**: City and County of Honolulu, Department of Planning and Permitting
  (808) 768-8098.

- **Hawaii Island**: County of Hawaii, Department of Public Works (808) 961-8327.

- **Maui/Molokai/Lanai**: County of Maui, Department of Planning (808) 270-7253.

- **Kauai**: County of Kauai, Department of Public Works (808) 241-4896.

Signed: [Signature]
Date: 10/7/19

CARY S. CHANG, CHIEF ENGINEER
MEMORANDUM

TO: DLNR Agencies:
   • Division of Aquatic Resources
   • Division of Boating & Ocean Recreation
   • Division of Forestry & Wildlife
   • Division 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: Early Consultation for Draft Environmental Assessment for Proposed Residential Detached Two-Family Dwelling
LOCATION: 66-084 Haleiwa Road, Haleiwa, Island of Oahu; TMK: (1) 6-6-001:029
APPLICANT: Gazelle Garner, Agent for Owners Dale & Patty Moore

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments to Land Division by November 12, 2019.

If no response is received by the above date, we will assume your agency has no comments. If you have any questions about this request, please contact Barbara Lee at 587-0453 or by email at barbara.j.lee@hawaii.gov. Thank you.

( ) We have no objections.
(X) We have no comments, at this time.
( ) Comments are attached.

Signed: ____________________________

Print Name: Patti E. Miyashiro
Date: October 4, 2019

Attachments
cc: Central Files
Ms. Gazelle Garner, Agent  
Envision.Design.Build, LLC  
PO Box 1105  
Haleiwa, Hawaii 96712

Dear Ms. Garner:

Subject: Two Family Residential Dwelling  
Pre-Consultation for Environmental Assessment  
Haleiwa, Oahu, Hawaii  
TMK: (1) 6-6-001:029

The State Department of Transportation (DOT) understands the land owner proposes to construct a new two-family dwelling adjacent to an existing two-family dwelling.

The DOT does not anticipate that the subject project will have any significant impact to our State transportation facilities; therefore, we have no comments at this time.

If there are any questions, please contact Mr. Blayne Nikaido of the DOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

JADE T. BUTAY  
Director of Transportation
October 14, 2019

Ms. Gazelle Garner
Envision Design Build, LLC
PO Box 1106
Haleiwa, Hawaii 96712

Dear Ms. Garner:

Subject: Preassessment Consultation for Draft Environmental Assessment
Detached Two-Family Dwelling
66-084 Haleiwa Road
Haleiwa, Hawaii 96712
Tax Map Key: 1-6-001: 029

In response to your letter dated September 27, 2019, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (45 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2012 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1.)

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2012 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter
constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45,720 millimeters) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; 2012 Edition, Section 18.3.1, as amended.)

3. The unobstructed width and unobstructed vertical clearance of a fire apparatus access road shall meet county requirements. (NFPA 1; 2012 Edition, Sections 18.2.3.4.1.1 and 18.2.3.4.1.2, as amended.)

4. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Acting Battalion Chief Kenneth Tenn of our Fire Prevention Bureau at 723-7153 or ktenn@hnl.gov.

Sincerely,

WAYNE MASUDA
Acting Assistant Chief

WM/DM: bh
Dear Ms. Garner,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should Hawaiian Electric have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed 2 family dwelling project comes to fruition, please continue to keep us informed.

Should there be any questions, please contact me at 543-7245.

Thank you,
Rouen Liu
Permit Engineer

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, copying, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender immediately by reply e-mail and destroy the original message and all copies.
RE: Letter seeking comments

1 message

Terry Kwon <Terry.Kwon@hawaiiantel.com>  
To: "gazelle@edbhawaii.com" <gazelle@edbhawaii.com>  
Cc: Kalani Andrade <kalani.andrade@hawaiiantel.com>

Mon, Oct 14, 2019 at 4:03 PM

Aloha Gazelle,

We received your request for comments regarding your new dwelling project in Haleiwa. Attached is the copy of the letter for your reference.

We don’t have any comments at this time as there are no on-going or proposed project near this residential project. We don’t see your proposed plan impacting any of our existing facilities, projects or plans as long as the construction is within the property line.

If you have any questions or concerns feel free to contact me.

Thank you,

Terry Kwon
Network Engineer
Hawaiian Telcom
O: 808.546.3447
terry.kwon@hawaiiantel.com

From: Kalani Andrade <kalani.andrade@hawaiiantel.com>
Sent: Friday, October 11, 2019 4:41 PM
To: Terry Kwon <Terry.Kwon@hawaiiantel.com>
Cc: Gina Uyema <Regina.Uyema@hawaiiantel.com>
Subject: FW: Letter seeking comments

Terry

Another one for your review.
Kalani Andrade  
Sr. Manager, Capacity Management & Strategic Programs  
Hawaiian Telcom  
Office: 808.546.1355  
Mobile: 808.782.3532  
kalanianandrade@hawaiiantel.com

From: Daniel Masutomi <Daniel.Masutomi@hawaiiantel.com>  
Sent: Friday, October 11, 2019 4:38 PM  
To: Kalani Andrade <kalanianandrade@hawaiiantel.com>  
Cc: Gina Uyema <Regina.Uyema@hawaiiantel.com>  
Subject: FW: Letter seeking comments

Kalani,

Please assign to engineer and provide a response. Let me know if further guidance is needed.

Gina – This should probably be logged along with the other plan reviews.

Thanks,
Dan

***************  
Daniel Masutomi  
Director – Network Optimization & Subsea Engineering  
Hawaiian Telcom  
1177 Bishop Street, Suite #32  
Honolulu, HI 96813

https://mail.google.com/mail/u/2?ik=1596d5757d&view=pt&search=all&permthid=f%3A16474230090023353966%7Cmsg-f%3A16474230090023… 2/3
Hi Dan,

I received the attached letter, seeking comments from us about some construction that they are doing with a residential dwelling in Haleiwa, as part of the permitting process. I think this would be in your area, but let me know if not.

Thanks,

Ben

Ben Morgan
Vice President – Field Operations
Hawaiian Telcom
O: 808.548.3177 | C: 808.778.2424
ben.morgan@hawaiiantel.com

Letter from Dale and Patty Moore.pdf
1300K
October 15, 2019

Ms. Gazelle Garner, Associate AIA
envision design.build, llc
P.O. Box 1105
Haleiwa, Hawaii 96712

Dear Ms. Garner:

This is in response to your letter of September 27, 2019, requesting comments on a Pre-Assessment Consultation, Draft Environmental Assessment, for the proposed residential detached two-family dwelling at 66-084 Haleiwa Road.

Based on the project summary and map provided, this project should have no impact on the operations or services of the Honolulu Police Department at this time.

If there are any questions, please call Major Gregory Osbun of District 2 (Wahiawa) at 723-8703.

Thank you for the opportunity to review this project.

Sincerely,

[Signature]

ALLAN T. NAGATA
Assistant Chief
Support Services Bureau

Serving and Protecting With Aloha
November 1, 2019

Ms. Gazelle Garner
Envision Design Build, LLC.
P.O. Box 1105
Haleiwa, Hawaii  96712

Dear Ms. Garner:

SUBJECT: Pre-Consultation for the Proposed Residential Detached Two Family Dwelling at 66-084 Haleiwa Road, Haleiwa, Hawaii
   TMK 1-6-6-001:029

   Thank you for the opportunity to review and comment at the Pre-Consultation stage of the Environmental Assessment for the subject project.

   The Department of Parks and Recreation has no comment. As the proposed project will have no impact on any program or facility of the department, you may remove us as a consulted party to the balance of the EIS process.

   Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,

Michele K. Nekota
Director

MKN:jr
768765
Transmittal

Date: 10/21/2019

To: Envision Design Build
   P.O. Box 1105
   Haleiwa, HI 96712
   Office: 808-445-4625
Attention: Ms. Gazelle Garner

RE: PROJECT LOCATION/WORK ORDER

Environmental Assessment
   Haleiwa
   66084 Haleiwa Rd
   Ref# E-37613

We are sending you the following:

- Pole / Conduit Application
- Permit Applications
- Copy of Letter
- Preliminary / Final Drawings
- Return Prints
- Other General Release Form

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<th>Copies</th>
<th>Sh / Appl. #</th>
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The Above is transmitted:

- For Your Approval
- For Review and Comment
- For Your Use / Records
- As Requested
- As Approved
- Other

Comments / Remarks: Thank-you for the notification of the construction plan at the above address. Spectrum (Charter) Cable has aerial plant in the area that will not be affected by the planned construction. Should you have any questions, please contact me at 625-8456 and refer to reference# E-37613.

Thank-you,

Signed: [Signature]

Printed Engr/Title: Dean Yonezawa / Construction Coordinator
Fwd: Archaeology with log 2020.00701 *** Re: [EXTERNAL] HRS 6E Submittal Form
1 message

Patty Moore <mooreohana@gmail.com>
To: Gazelle Garner <gazelle@edbhours.com>

Fri, Jun 12, 2020 at 1:40 PM

Here is the initial correspondence from State Historic Preservation Division

Patricia "Patty" Moore PB (R) CRS
Moore Real Estate LLC
RB-16081
(808) 741-1107

-------- Forwarded message --------
From: DLNR.Intake.SHPD <dlnr.intake.shpd@hawaii.gov>
Date: Thu, Mar 26, 2020 at 3:41 PM
Subject: Archaeology with log 2020.00701 *** Re: [EXTERNAL] HRS 6E Submittal Form
To: Patty Moore <mooreohana@gmail.com>, Lebo, Susan A <susan.a.lebo@hawaii.gov>, Soares, Lehua K <lehua.k.soares@hawaii.gov>, Clark, Garnet K <garnet.k.clark@hawaii.gov>, Hacker, Stephanie <stephanie.hacker@hawaii.gov>
Cc: DLNR.Intake.SHPD <dlnr.intake.shpd@hawaii.gov>

Aloha, your submittal is in the queue for review by the Archaeology Branch and is assigned log 2020.00701 for reference. Direct all questions on this matter to Dr. Lebo, Lehua Soares, Garnet Clark and Stephanie Hacker at their emails above.
Mahalo, SHPD Intake Specialist

From: Patty Moore <mooreohana@gmail.com>
Sent: Friday, March 27, 2020 12:29 AM
To: DLNR.Intake.SHPD <dlnr.intake.shpd@hawaii.gov>
Subject: [EXTERNAL] HRS 6E Submittal Form

We have been asked by City and County of Honolulu Department of Planning and Permitting acting Director Kathy Sokugawa to submit to you this request regarding our property located at 66-084 Haleiwa Road, Haleiwa HI 96712. Please let us know if the property would require a review. There were three dwelling units on the property (which were occupied) and since demolished. We received approval to build a two family dwelling unit and we would like to build a second two family dwelling unit. Due to the cumulative cost of the project and the property being in the Special Management Area, we are required to have a Special Management Area permit (major).

If there is a fee, I would need to submit payment via a online site, but I didn't know what that would be. Otherwise, I can bring payment to your Kapolei location, if that is an option.
Patty Moore and Dale Moore

Patricia "Patty" Moore PB (R) CRS
Moore Real Estate LLC
RB-16081
(808) 741-1107

Received this same day later in the day:
Thank you for your email. As part of the State’s efforts to limit transmission of the COVID-19 (coronavirus), our offices are closed to the public until further notice. Governor Ige has directed staff to work remotely. I will be checking email periodically and will respond to the extent possible during this period. While working remotely I will not have access to all SHPD resources which will slow work and response times. I apologize for any inconvenience this may cause and appreciate your understanding.

If you are emailing to report an inadvertent discovery of a burial site,

On Kaua‘i please call: (808) 896-0475
On Hawai‘i Island please call: (808) 430-5709
On Maui please call: (808) 436-6518
On O‘ahu please call: (808) 436-4801
APPENDIX 14 – Response to Pre-Consultation Comments

August 6, 2020

Department of Land and Natural Resources
Engineering Division
P.O. Box 621
Honolulu, HI 96809

Attn: Carty S. Chang, Chief Engineer

RE: RESPONSE TO EARLY CONSULTATION COMMENT FOR DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED RESIDENTIAL DETACHED TWO-FAMILY DWELLING AT 66-084 HALEIWA ROAD, HALEIWA HI 96712 TAX MAP KEY: 1 6-6-001-029

Dear Mr. Chang,

Thank you for submitting your comment in response to our early consultation letter. The owners have designed the proposed detached two-family dwelling to comply with NFIP, Title 44 of the Code of Federal Regulations (44CFR).

As part of the permit plans that are currently under review, the owners provided Department of Planning and Permitting with a Flood Survey by a licensed surveyor. They also provided a Flood Fringe Certificate as well as an Elevation Certificate, all of which are signed/stamped by licensed professionals.

Per the flood survey data, the finished floor height for the proposed detached two-family dwelling is set above the flood plain.

Attached for your reference is the flood survey map and the exterior elevations of the proposed structure indicating the finished floor height above flood plain.

If you have any questions or need any additional information, please contact me via email or phone. You can reach me at 808-445-4625 or gazelle@edbhawaii.com.

Sincerely,

Gazelle Garner
Agent for owners, Dale & Patty Moore
Encl.
December 5, 2020

Honolulu Fire Department  
City and County of Honolulu  
636 South Street  
Honolulu, HI 96813

Attn: Wayne Masuda, Battalion Chief

RE: RESPONSE TO COMMENT FOR ENVIRONMENTAL ASSESSMENT  
OF DETACHED TWO-FAMILY DWELLING AT  
66-084 HALEIWA ROAD, HALEIWA  HI 96712  
TAX MAP KEY: 1 6-6-001-029

Dear Mr. Masuda,

Thank you for submitting your comment in response to our Draft Environmental Assessment.

Based on conversations the owner, Dale Moore, had with you and with Mr. Malone it was agreed a fire sprinkler design would be provided for Unit A (Dwelling 2) to satisfy the comment. It was determined, and agreed upon, that Dwelling 1 complies with NFPA Sections 18.2.3.2.1, 18.2.3.2.2, 18.2.3.2.2.1, 18.3.1, 18.2.3.4.1.1 and 18.2.3.4.1.2.

If you have any other questions or need any additional information, please contact me via email or phone.  
You can reach me at 808-445-4625 or gazelle@edbhawaii.com.

Sincerely,

Gazelle Garner  
Agent for owners, Dale & Patty Moore

Encl.