August 2, 2021

Mr. Keith Kawaoka, Acting Director
State of Hawaii
Office of Planning
Environmental Review Program
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Kawaoka:

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

Project: 4585 Kahala Avenue Project
Applicant: Wealth Sky, LLC
Agent: Long & Associates (Shae Grimm)
Location: 4585 Kahala Avenue - Kahala
Tax Map Key (TMK): 3-5-004: 001

With this letter, the Department of Planning and Permitting hereby transmits the DEA and Anticipated Finding of No Significant Impact for the 4585 Kahala Avenue Project, located at 4585 Kahala Avenue in Kahala (TMK 3-5-004: 001), in the Honolulu District on the Island of Oahu, for publication in the August 8, 2021, edition of The Environmental Notice.

We have uploaded an electronic copy of this letter, the publication form, and the DEA to your online submittal site.

Should you have any questions, please contact Alex Beatty, of our Zoning Regulations and Permits Branch, at 768-8032, or by email at abeatty@honolulu.gov.

Very truly yours,

Dean Uchida
Director
Project Name:  4585 Kahala Avenue

Applicable Law:  Chapter 25, Revised Ordinances of Honolulu

Type of Document:  Draft Environmental Assessment - Anticipated

Island:  Oahu

District:  Council District 4; Primary Urban Center Development Plan Area

TMK:  (1) 3-5-004: 001

Permits Required:  Special Management Area Use Permit, Grading, Grubbing, and Building Permits

Applicant or Proposing Agency:
(Address, Contact Person, Telephone, E-mail)
Wealth Sky LLC
4346 Puu Panani Place
Honolulu, Hawaii  96816

Approving Agency or Accepting Authority:
(Address, Contact Person, Telephone, E-mail)
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii  96813
Alex Beatty - Land Use Permits Division
768-8032 abeatty@honolulu.gob

Consultant:
(Address, Contact Person, Telephone, E-mail)
Long and Associates, AIA, Inc.
1100 Alakea Street, 3rd Floor Atrium
Honolulu, Hawaii  96813
Shae Grimm, D.Arch, LEED AP
808-628-6626

Status:  Draft, Anticipated Finding of No Significant Impact (AFNOSI)

Project Summary:
(Summarize proposed action and purpose/need in less than 200 words in the space below):  The proposed action involves the development of four additional dwellings (two new two-family dwellings) on a site that is already developed with two dwelling units within one two-family dwelling structure, a pool, and an existing nonconforming seawall. The four new homes are proposed on the mauka side of the site, well outside of the shoreline setback area. No new work is proposed in the shoreline setback area, or on the nonconforming seawall.
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List of Abbreviations / Acronyms

BMP Best Management Practices
BS Beaches
CAB Clean Air Branch
CZM Coastal Zone Management
DLNR Department of Land and Natural Resources
DOH Department of Health
DPP Department of Planning & Permitting
EA Environmental Assessment
EIS Environmental Impact Statement
EPA Environmental Protection Agency
ESA Endangered Species Act of 1973
ESCP Erosion and Sediment Control Plan
FEMA Federal Emergency Management Agency
FAR Floor Area Ratio
FONSI Finding of No Significant Impact
GHG Greenhouse Gas
GMSL Global Mean Sea Level
HECO Hawaiian Electric Company
HEPA Hawai‘i Environmental Policy Act
HFD Honolulu Fire Department
HPD Honolulu Police Department
HRS Hawai‘i Revised Statutes
IPCC  International Panel on Climate Change

JaC  Jaucas Sand

LUO  Land Use Ordinance

OEQC  Office of Environmental Quality Control

NAAQS  National Ambient Air Quality Standards

NOAA  National Oceanic Atmospheric Administration

NPDES  National Pollutant Discharge Elimination System

NWS  National Weather Service

PacIOOS  Pacific Islands Ocean Observing System

ppt  Parts Per Thousand

ROH  Revised Ordinances of Honolulu

RSWMP  Residential Storm Water Management Plan

SAAQS  State Ambient Air Quality Standards

SF  Square Feet

SHPD  State Historic Preservation Division

SLH  Session of Laws Hawai‘i

SLOSH  Sea, Lake, and Overland Surges from Hurricanes

SLR  Sea Level Rise

SLR-XA  Sea Level Rise Exposure Area

SMA  Special Management Area

TEZ  Tsunami Evacuation Zone

TMK  Tax Map Key

USFWS  United States Fish and Wildlife Service
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1 INTRODUCTION

This chapter provides general information on project specifics and the purpose of this Environmental Assessment. It also notes the agencies, organizations, and individuals to be consulted in making the assessment.

1.1 General Information

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<td>Applicant:</td>
<td>Wealth Sky LLC</td>
</tr>
<tr>
<td></td>
<td>4346 Puu Panini Place</td>
</tr>
<tr>
<td></td>
<td>Honolulu, HI 96816</td>
</tr>
<tr>
<td>Applicant’s Agent:</td>
<td>Long &amp; Associates, AIA, Inc.</td>
</tr>
<tr>
<td></td>
<td>1100 Alakea Street, 3rd Floor Atrium</td>
</tr>
<tr>
<td></td>
<td>Honolulu, HI 96813</td>
</tr>
<tr>
<td></td>
<td>Contact: Shae Grimm, D.Arch, LEED AP</td>
</tr>
<tr>
<td></td>
<td>Phone: (808) 628-6626</td>
</tr>
<tr>
<td>Approving Agency:</td>
<td>City and County of Honolulu</td>
</tr>
<tr>
<td></td>
<td>Department of Planning and Permitting (DPP)</td>
</tr>
<tr>
<td></td>
<td>650 South King Street, 7th Floor</td>
</tr>
<tr>
<td></td>
<td>Honolulu, HI 96813</td>
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1.2 Purpose of the Environmental Assessment

This Environmental Assessment (EA) is prepared in accordance with the Revised Ordinances of Honolulu (ROH), Chapter 25, in support of a Special Management Area (SMA) Use Permit application pursuant to authority conferred by Hawai‘i Revised Statutes (HRS) Chapter 205A, as enacted by Act 16, Session Laws of Hawai‘i (SLH) 2020. With the enactment of Act 16, SLH 2020, all county SMA and Shoreline Setback rules or ordinances must be amended accordingly to comply with Chapter 205A. Prior to adoption of amended rules or ordinances, the provisions of Chapter 205A, as amended, shall prevail.

A substantive amendment to Chapter 205A is that SMA Permits are now required for construction or reconstruction of a single-family residence, regardless of its floor area size, that:

- A. Is on a parcel that abuts the shoreline; or,
- B. Is located in an area that is impacted by waves, storm surges, high tide or shoreline erosion.

The Proposed Action, as outlined in this Environmental Assessment, meets the above mentioned criteria and will require an SMA Use Permit.

Additionally, the valuation of the proposed development exceeds the $500,000.00 threshold, which is the determining factor between a Special Management Area Minor Permit and a Special Management Area Major Permit.

To confirm this understanding a Special Management Area Permit Determination Form with a two-page attachment describing the Proposed Action was submitted to the Department of Planning and Permitting (DPP) on May 7, 2021 (see Appendix A – Special Management Area Permit Determination Form with DPP Response). A response (2021/ELOG-941) was received from DPP on May 21, 2021 with the “Yes” box checked under “Is a SMA permit required?”. Additionally, the “Major” box was checked under the “Preliminary SMA Permit Determination” section.

It is anticipated that DPP, being the Approving Agency for the EA, will issue a Finding of No Significant Impact (FONSI) upon acceptance of the Final EA and that no Environmental Impact Statement (EIS) is required.
1.3 Agencies, Organizations, and Individuals Consulted in Making Assessment

The City and County of Honolulu Department of Planning and Permitting (DPP) is the Approving Agency for the EA. The Draft EA will be published in the Office of Environmental Quality Control (OEQC) Environmental Notice, which will commence a 30-day public review period. After the 30-day review period of the Draft EA has concluded, public comments received will be considered and addressed in production of a Final EA. The Final EA will highlight document revisions based upon information received during the public comment period.

The following is a list of agencies, organizations, and individuals that have been consulted during the Environmental Assessment process. Every stakeholder noted has received a copy of a Pre-Consultation request letter regarding the Proposed Action and has been given the opportunity to comment (see Appendix B – Pre-Consultation Request Letter with Responses):
### Federal Agencies

<table>
<thead>
<tr>
<th>Federal Agencies</th>
<th>Point of Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOAA Fisheries</td>
<td>Susan K. Kamei</td>
</tr>
<tr>
<td>U.S. Fish and Wildlife Service*</td>
<td>Jennifer Roth</td>
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### State Agencies

<table>
<thead>
<tr>
<th>State Agencies</th>
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<tbody>
<tr>
<td>Department of Health Office of Environmental Quality Control*</td>
<td>Keith Kawaoka</td>
</tr>
<tr>
<td>Department of Health Environmental Planning Office</td>
<td>Alec Wong</td>
</tr>
<tr>
<td>Department of Land and Natural Resources Office of Conservation and Coastal Land Division*</td>
<td>Sammuel J. Lemmo</td>
</tr>
<tr>
<td>Department of Land and Natural Resources State Historic Preservation Division</td>
<td>Alan Downer</td>
</tr>
<tr>
<td>State of Hawai‘i - Office of Planning*</td>
<td>Mary Alice Evans</td>
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### City and County of Honolulu

<table>
<thead>
<tr>
<th>City and County of Honolulu</th>
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<tbody>
<tr>
<td>Board of Water Supply*</td>
<td>Ernest Y. W. Lau</td>
</tr>
<tr>
<td>Mayor’s Office</td>
<td>Rick Blangiardi</td>
</tr>
<tr>
<td>Managing Director</td>
<td>Michael Formby</td>
</tr>
<tr>
<td>Council Member, Chair, Zoning + Planning Cmte.</td>
<td>Brandon Elefante</td>
</tr>
<tr>
<td>Department of Planning and Permitting*</td>
<td>Alex Beatty</td>
</tr>
<tr>
<td>Department of Planning and Permitting</td>
<td>Dina Wong</td>
</tr>
<tr>
<td>Honolulu Police Department*</td>
<td>Susan Ballard</td>
</tr>
<tr>
<td>Honolulu Fire Department*</td>
<td>Manuel P. Neves</td>
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<tr>
<td>Hawai‘i Gas</td>
<td>Alicia E. Moy</td>
</tr>
<tr>
<td>Hawaiian Electric Company</td>
<td>Scott W. H. Seu</td>
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<tr>
<td>Department of Parks and Recreation*</td>
<td>Laura H. Thielen</td>
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<tr>
<td>Council Member</td>
<td>Tommy Waters</td>
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### Groups and Organizations

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<tr>
<td>Kāhala Community Association</td>
<td>Kāhala Community Association</td>
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<tr>
<td>Wai‘alae-Kāhala Neighborhood Board Chair</td>
<td>Richard Turbin</td>
</tr>
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### Surrounding Neighbors

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<th>Surrounding Neighbors</th>
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<tr>
<td>4607 Kāhala Avenue - Cushman &amp; Wakefield Chaney Brooks</td>
<td>Kohei Hakamada</td>
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<tr>
<td>4575 Kāhala Avenue - ILC &amp; Swell Realty LLC</td>
<td>Shinji &amp; Kae Sekiya</td>
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<tr>
<td>4604 Kāhala Avenue</td>
<td>Yukikazu Kokuba</td>
</tr>
<tr>
<td>4584 Kāhala Avenue</td>
<td>Veronica Worth</td>
</tr>
<tr>
<td>4578 Kāhala Avenue</td>
<td>Robin S. M. Yim</td>
</tr>
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*Indicates a response to the Pre-consultation letter was received and incorporated into the preparation of the Environmental Analysis.
2 DESCRIPTION OF THE PROPOSED ACTION

This chapter describes the Project Site and the existing conditions. It also describes the Proposed Action and three Alternatives (Alternatives A, B, & C) to the Proposed Action. It provides construction characteristics of the Proposed Action, including costs and construction schedule.

Appendix C is a schematic design package for the Proposed Action that includes:

- A001 – Existing Site Plan
- A002 – Site Plan
- A101 – 1ST Floor Plan
- A102 – 2ND Floor Plan
- A201 – Exterior Elevations
- A202 – Exterior Elevations
- L101 – Landscape Planting Plan

2.1 Existing Conditions

The owner of the property located at TMK:1-3-5-004:001 and designated 4585 Kāhala Avenue (referred to hereafter as “Project Site”), is planning to renew the urban residential site once belonging to Japanese billionaire Genshiro Kawamoto. The 1.08 acre (47,192 square feet [SF]) Project Site is located in the Wai’alae-Kāhala neighborhood in the Primary Urban Center of O’ahu, Hawai’i. It is on the “Diamond Head” side of O’ahu on a shorefront lot. It is located within the Special Management Area with the Pacific Ocean to the southeast, Kāhala Avenue to the northwest. There are residential lots to either side: the northeast and southwest, respectively. The neighboring lot to the northeast is separated by public beach access 134 A “Kāhala Avenue at Hunakai Street.” The Project Site lies along Kāhala Beach roughly midway between Black Point and the Kāhala Hotel and Resort in the Kāhala plain.

The Project Site has been redeveloped many times within its modern history. Residential structures once sat along a driveway where a tennis court now sits. Mr. Kawamoto allowed the most recent structures to fall into disrepair. Years of neglect and damage by vandals contributed to neighborhood blight in an otherwise picturesque neighborhood. All but the substructures and pool were subsequently demolished for health and safety reasons in 2015.

The site was uninhabited with impervious ruins and crumbling infrastructure when it was acquired by the current owners. On the makai portion of the site nearest the ocean they have since built
one two-family dwelling and repaired the existing pool which is considered an existing non-conforming structure per Chapter 23-1.5(b)(4) Shoreline Setbacks (see Appendix C; A001 – Existing Site Plan). The existing two-family dwelling is a fire sprinklered two-story structure constructed primarily of wood frame and stucco exterior and concrete roof tile. It has a floor area of 14,583 square feet (7,499 SF + 7,084 SF respectively) and a building area of 9,127 square feet. The two-family dwelling is located on the site roughly 5-feet beyond the 40-foot certified shoreline setback; the existing pool is located partially within the shoreline setback and both are in Flood Zone X. This project is currently slated for completion in 2021.

2.2 The Proposed Action

The Property Owner plans to further improve the Project Site by redeveloping a portion; an action referred to hereafter as the “Proposed Action”. The Proposed Action has allocated a project area on the Project Site that is located on the mauka end near Kāhala Avenue.

2.2.1 Proposed Action – Two Two-Family Dwellings

Under the existing R-7.5 zoning and allowed density, the Proposed Action is to construct four new homes as two-family dwellings in accordance with the Revised Ordinances of Honolulu (ROH) Chapter 21, as amended by Ordinance 20-43. Prior to the passage of Ordinance 20-43 the Proposed Action was slated for larger floor area; comparable to that of the existing two-family dwelling.

Post Ordinance 20-43, the Proposed Action has been significantly minimized. The dwellings are slated to be roughly 3,240 SF of floor area each as calculated per the City and County of Honolulu’s Land Use Ordinance – Floor Area Definition. The maximum allowable Floor Area Ratio (FAR) of 0.7 would allow up to 33,034.4 SF of floor area to be built on the Project Site. The Proposed Action would result in a FAR for the Project Site of roughly 0.58 – under the 0.70 FAR allowable – thereby minimizing size and program from the maximum that can be legally permitted.

The dwellings will be primarily wood framed with stucco and glass fenestrations with a cement tile roof not to exceed the 25-foot height limit for structures in the Residential District (see Appendix C; A201 & A202 – Exterior Elevations). They will match the character of the existing dwellings and the Kāhala neighborhood in general. They will have fire sprinklers. Each dwelling will have 4-bedrooms, 4-bathrooms, a Family Room, Kitchen, Living Room, Laundry Room, and a 2-car garage.
plus off street guest parking. See Appendix C for schematic floor plans (A101 – 1st Floor Plan & A102 – 2nd Floor Plan). No substantial changes to the plans are anticipated.

The Proposed Action does not seek to maximize what is allowable or pursue a variance. The single-family residences have been evaluated and deemed desirable as they would fulfill the clients programmatic needs, have a positive impact on safety of the residents, the quality of the neighborhood, and the conformance with statutes of Hawai‘i, the ordinances of Honolulu, and objectives of all applicable policies and plans as detailed in the ensuing sections.

### 2.3 Alternatives to the Proposed Action

#### 2.3.1 Alternative A – No-Action Alternative

The No-Action Alternative is a reference point against which all other alternatives are measured. It describes future conditions that would likely result should the Proposed Action not be allowed to proceed.

The No-Action Alternative would result in a largely under-utilized site. As it sits, the makai portion of the site would have the existing two-family dwelling, pool and associated landscaping. The mauka portion would be riddled with deteriorating structures such as the dilapidated and impervious tennis court. It would place the property owner in the unique position of having to determine an alternative use for a significant portion of a site that was purchased with the understanding it could be developed to satisfy his programmatic needs under the Land Use Ordinance that was in place at the time of purchase and still largely valid. Additionally, the property was originally two separate lots each with the ability to have multiple homes as is currently planned.

If left in its current state, there would be no curating of the storm water runoff. There would be no introduction of foliage to revitalize the site or combat the heat island effect. Additionally, wind erosion would remain a severe hazard where vegetation has been removed in the Kāhala plain. As viewed from Kāhala Avenue, the Project Site would appear to still be in a state of disrepair if left unattended so the opportunity to manage the built and natural environment with the aim of deterring offender decisions that precede criminal acts would be lost.

This portion of the site reserved for the Proposed Action is well outside of the even the highest 3.2 Sea Level Rise Exposure Area as currently projected by the Pacific Islands Ocean Observing System (see Chapter 3.3 Natural Hazards for more information on the potential impact of natural hazards.
on the Project Site and the island of Oahu in general). Under this projection, the No-Action alternative would be disadvantageous to the inhabitants as the project area is the furthest removed from the sea.

The No-Action Alternative would still require some action, requiring permitting from the Department of Planning and Permitting, to make the Project Site safe for its inhabitants' health and welfare. The No-Action Alternative option has been evaluated and deemed undesirable due to the negative impact it would have on the safety of the residents and the quality of the neighborhood community. Moreover, an opportunity to improve the quality of the environment would be lost without the deliberate orchestration of environmentally sustainable principles, such as storm water management and the regeneration of foliage.

2.3.2 Alternative B – One Two-Family Dwelling

The one two-family dwelling alternative would yield a structure comparable in floor area and form to the existing two-family dwelling and larger than that of the Proposed Action. Given that the Proposed Action is in close proximity to Kāhala Avenue, and not far removed like the existing two-family dwelling, there is a possibility that a single large two-family dwelling could appear grander than favorable as viewed by the general public who traverse Kāhala Avenue.

The Alternative B structure would have a larger building area than the Proposed Action so the ground disturbance required would be more invasive. However, the deteriorating tennis court would still need to be removed and the site, as a whole, would still need to be altered to improve the environmental setting through design elements such as landscaping. These site improvements are necessary to improve a site that has been wholly disturbed by past actions and wind erosion is a severe hazard where vegetation has been removed. Regardless, the end result would be a structure with more building area than the Proposed Action and thereby opportunities to introduce landscaping would be diminished.

Alternative B has been considered and deemed less a practicable alternative than the Proposed Action. There is no discernable environmental benefit from a one two-family dwelling alternative and the resultant structure would not satisfy the programmatic needs of the property owner.

2.3.3 Alternative C – Two Two-Family Dwellings Between 0.6 & 0.7 FAR

The two two-family dwellings between 0.6 and 0.7 FAR alternative would yield a larger floor area than that of the Proposed Action which is under 0.6 FAR. As such, larger structures would be
required and the ground disturbance would be more invasive. However, the deteriorating tennis court would still need to be removed and the site, as a whole, would still need to be disturbed to improve the environmental setting through design elements such as landscaping. These site improvements are necessary to improve a site that has been wholly disturbed by past actions and wind erosion is a severe hazard where vegetation has been removed. Regardless, the end result would be structures with more building area than the Proposed Action and thereby opportunities to introduce landscaping would be diminished.

Alternative C has been considered and deemed a less practicable alternative than the Proposed Action. There is no discernable environmental benefit to the larger two two-family alternative and the resultant structure would exceed the programmatic needs of the property owner. With these considerations in mind, maximizing the allowable floor area is not an objective, is deemed undesirable, and is not considered the most practicable alternative.

2.3.4 Alternative D – Four Single-Family Dwellings

The four single-family dwelling alternative would yield four detached single-family dwellings. In order to meet the programmatic requirements of the property owner the dwellings would disturb more of the Project Site than any other improvement. For example, consolidating four single-family dwellings into two two-family dwellings (as in the Proposed Action and Alternative C) allows for the consolidation of infrastructure, a more efficient building type and other ground disturbing actives such as driveways. Providing four detached single-family dwellings under Alternative D would spread out ground disturbing activities and drive structures closer to the minimum setback lines at property boundaries and leave less area for the required on site parking. This expansion in building area also would result in less impermeable open space for landscaping than any other alternative being considered. Additionally, four single-family dwellings utilize more building materials than any other alternative to yield comparable floor area and thereby they embody the largest carbon footprint and are economically disadvantageous.

Alternative D has been considered and deemed a less practicable alternative than the Proposed Action. Four single-family dwellings would disturb and ultimately occupy more area of the Project Site than is desirable and be a less efficient building type. The need to push homes closer to the setback at property lines is not ideal for the privacy of occupants or the aesthetics of the neighborhood. With these considerations in mind four single-family dwellings is not considered a viable alternative.
2.3.5 Alternative E – Subdivision of Project Site

Subdividing the Project Site into code-compliant lots is Alternative E. The Project Site once consisted of two separate lots that ran mauka to makai before being combined into the current Tax Map Key (TMK). The Project Site could be subdivided once again into two parcels and subsequent development could occur in accordance with ROH Chapter 21 – Land Use Ordinance. However, according to the deed, subdivisions are not allowed and the original subdivision lines with the current improvements would preclude this from happening. An excerpt from 1986_Liber-Page 19954-042, “DECLARATION OF PROTECTIVE PROVISIONS”, Article II reads as follows:

Section 2. Subdivision and Consolidation. The existing Lots shall not be further subdivided, or consolidated and resubdivided so as to create any Lots which differ in size and shape from the original Lots; provided, however, that the restrictions set forth in this Section 2 shall not apply to any subdivision, consolidation or resubdivision (a) required to effect a public use or purpose, such as water and sewer line easements, or (b) in connection with any consolidation of a Roadway Lot, or any portion thereof, with any adjoining Lot.

Alternative E has been considered and deemed not feasible due to deed restrictions and therefore is not the preferred alternative.

2.4 Construction Characteristics of Proposed Action

The Proposed Action will consist of the demolition and subsequent removal of an existing tennis court. There will also be minimal associated grading as the existing site has been previously graded en masse. Ground disturbance will be limited to a small portion of the overall Project Site (see Appendix C; A-001 – Site Plan). See Chapter 3 for more information on ground disturbance and associated mitigation measures. The new structures will be two-family dwellings as described in Section 2.2.

Minimal excavation will be required for utilities as the Proposed Action would tie directly into existing utilities deemed adequately sized. See Chapter 3 for more information on site utilities and associated mitigation measures.
Best Management Practices (BMP) will be implemented throughout the entire process from demolition through construction to eliminate or reduce the discharge of pollutants from the site into State waters. See Chapter 3 for more information on BMPs and Erosion and Sediment Control.

The construction will employ traditional trades and will be carried out during normal business hours. All construction staging will occur on-site. The contractor, having built the other residences on the Project Site, enjoys a favorable reputation within the community and understands the particularities of the site context insofar as construction protocol and phasing is concerned. Relationships forged with suppliers of construction material are in place, allowing materials to be stored remotely and delivered to the site as needed and in sequential order. This alleviates the need for prolonged on-site staging. Similarly, equipment storage, soil stockpiles, and other construction related items will be brought to site on an as-needed basis. This practice also alleviates security threats as it minimizes interest from individuals who seek to forage construction sites.

All necessary signs, lights, barricades, and other safety equipment will be installed and maintained by the contractor during the construction phase of the project as Kāhala Avenue is a heavily traversed roadway. Adequate notification will be made to the residents in the area regarding scheduled deliveries or possible road closures as any impacts to pedestrian and/or vehicular traffic may cause issues and disruptions to residents, which could lead to complaints to the police department. Worker parking will also be coordinated to occur on-site and/or within close proximity to the Project Site. Subcontractors will be staggered, and carpooling will be encouraged to ensure the site can host them without hindrance. Minor fleeting public traffic impediment may occur.

The contractors will be knowledgeable of archaeological protocol. An archaeological monitoring team will be employed during ground disturbing activities to ensure any resources are identified and treated properly in accordance with the Archaeological Monitoring Plan. See Chapter 3 for more information on archaeology.

2.4.1 Summary of Projected Costs

The estimated cost of construction of the Proposed Action, from demolition of the existing structures to occupancy of the new single-family residence, is above $500,000.00.
2.4.2 Schedule

Start date to be finalized pending the approval of permits. The Property Owner and contractors are ready to proceed as soon as permitting progresses.

4585 Kāhala Preliminary Schedule:

Start Date: TBD

Mobilization, Demolition and Site Work: 2 Months
Concrete Slab and Vertical Construction: 5 Months
Exterior Shell: 3 Months
Interior Finish: 3 Months
Quality Control/Punch: 2 Months
Landscaping & Finish: 1 Month

Total: 16 Months
3 DESCRIPTION OF THE ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This chapter describes the affected environment and potential impacts associated with the construction of new single-family residences. Strategies to mitigate the possible adverse direct, indirect, and cumulative impacts are also described.

3.1 Topography, Geology, and Soils (Storm Drainage and Surface Runoff)

This Section describes the existing topography, geology, and soils and how they will be impacted by the Proposed Action. It addresses the potential impacts the Proposed Action will have on storm drainage and surface runoff. It provides mitigation measures, as applicable, to combat any adverse effects.

Existing Conditions

The Project Site lies along Kāhala Beach roughly midway between Black Point and the Kāhala Hotel and Resort. It is directly accessed from Kāhala Avenue. It lies in the Kāhala Plain, which consists of an expanse of coastal land between the seashore and the Koʻolau Mountains. Inland portions of the plain are composed of alluvium and colluvium soil deposits covered with detritus. While the near-shore portion is composed of dune sand deposited by wave action and wind.

Soil types within the Project Site are identified by the U.S. Department of Agriculture, Natural Resources Conservation Service, National Cooperative Soil Survey, Soil Map – Island of O‘ahu (United States Department of Agriculture, 2021). In general, the area has sandy soils, which readily allows for percolation of surface runoff. The Project Site consists of Beaches (BS) along the makai portion of the site and Jaucas Sand (JaC) for the remainder of the site as it extends inland as seen in Appendix D. BS areas consist of sands of seashells and coral. JaC soil has rapid permeability and runoff is very slow.

The Project Site drainage pattern is generally broken into two tributary areas with approximately 60-percent flowing towards Kāhala Avenue and 40-percent towards the Pacific Ocean. Site elevations range from approximately 7.0 feet to 10.0 feet. 10.0 feet is the elevation of the finished face of the existing tennis court.
Methodology of Analysis

Subsurface conditions at the Project Site were explored by drilling three (3) test borings to depths of 10.5 to 25.0-feet below existing grade, obtaining samples of the underlying soils and performing laboratory test to determine the physical characteristics of the soils encountered (see Appendix E – Soils Report). In general, the borings disclosed the site to be overlain by upwards of 4.5-feet of dense to very dense, brown-gray silty gravel and gravel. From these borings, one can surmise that with the earlier construction of the tennis court and prior house construction that the site is predominantly overlain with imported material and gravel. It is concluded that the Proposed Action can be supported on shallow footings that bear on firm on-site soils and little-to-no disruption of native soils will occur in the construction process.

Regarding the U.S. Army Corps of Engineers – Waters and Wetlands of the U.S. and Chapter 401, 402, 404 of the Clean Water Act, no work will be done within coastal waters and the Proposed Action will be 207-feet and beyond the 2018 certified shoreline affixed to the face of an existing seawall. The existing seawall will remain undisturbed and shoreline setbacks will be observed.

The Project Site is comprised of Flood Zones X and VE. The VE portion of the site is roughly 6% of the overall lot area, and largely makai of the existing seawall. The structure for the Proposed Action is situated on the Project Site as far mauka as possible and situated entirely in FEMA flood zone designation X, as is the existing two-family dwelling and pool, which is beyond the 500-year flood plain and no special design standards are required for the structure. The adjacent property is situated in Flood Zone AO with a depth of 1-foot, thus in the abundance of caution the new structures will be elevated with an anticipated finish floor elevation of 10.5-feet, which is more than 1-foot above adjacent grades.

All construction work and permanent features shall follow current City and County of Honolulu Administrative Rules, Title 20, Department of Planning and Permitting Chapter 3 Rules Relating to Water Quality. The Residential Stormwater Management Plan (RSWMP) shall be implemented into the construction drawings to include site design strategies and residential source control BMPs as applicable. The Proposed Action will reduce the total runoff generated on the site by reducing the total impervious surface area of the lot, not to exceed 75-percent, in accordance with the City adopted 2012 International Building Code, Section R107.5 and F107.5.1 and LUO Section 21-3.70.1(G). During Construction BMPs are to include but not be limited to Perimeter Control,
Sediment Barriers for shoreline protection, Tracking Control, Dust Control, and Good Housekeeping Practices. Additionally, an Erosion and Sediment Control Plan (ESCP) will be submitted with the construction documentation.

**Evaluation of Impacts & Mitigation Measures**

The redeveloped lot will follow similar drainage patterns to the existing conditions with new drywells to collect runoff from the impervious surfaces, thus no negative impacts to surrounding properties, roadways, or the ocean is anticipated. All drainage will be retained on-site. The roof areas will be collected in rain gutters and will be distributed into several drywells for infiltration into the free draining subgrade, which consists mainly of sandy soil with anticipated infiltration rates of between 10-20 in/hr.

The project area for the Proposed Action is currently occupied by roughly 7,260 SF tennis court of impervious surface. Minimal excavation and grading will be required – occurring largely in imported material – to remove the existing tennis court and grade the site for the Proposed Action. The resultant Proposed Action will provide roughly 11,137 SF of impervious surface as defined in the “Definitions” of ROH Section 21-10.1.

The following project-specific site design strategies will be implemented, as practicable, to avoid a significant adverse impact (see Appendix C; L101 – Landscape Planting Plan):

**Landscaped Areas:**

- Disturbance will be minimized to the highest extent possible to existing natural areas, soils, and landscape areas.
- The landscape will limit runoff from landscaped areas to hardscape areas.
- Runoff from the roof and hardscape area will be directed to landscaped areas.
- Native plants will be selected for landscaped areas.

**Storm Drain Inlets:**

- All storm drain inlets and catch basins within the Project Site will be labeled with prohibitive language.

**Irrigation:**

- Automatic irrigation will be incorporated.
• Irrigation systems will be designed for each landscape area’s specific water requirements and to minimize runoff of excess irrigation water.

**Downspout Disconnect:**

• Downspouts will be disconnected from an underground connection and directed towards an adjacent vegetated area, planter box, drywell, or rain barrel wherever possible. Caps will be installed on the portion of the underground system (standpipe) that remains above-ground.

• Splash blocks, rock dissipaters, flexible/retractable extensions, or other outlet protection device(s) will be installed at the downspout outlet(s) to minimize erosion and/or help direct water farther from the house.

• Permeable Hardscape will be incorporated, such as turf blocks, porous pavers, or porous pavements for patios, walkways, driveways, and/or overflow parking.

• Runoff from the roof and hardscape area will be directed to permeable hardscape areas.

**Rain Garden:**

• Direct runoff from rooftops, sidewalks, and driveways will be directed to a rain garden.

• Native plants will be selected for rain gardens.

**Planter Box:**

• Runoff from rooftops will be directed to planter boxes.

**Level of Significance**

The Proposed Action will not have a significant impact on the Topography, Geology, and Soils (Storm Drainage and Surface Runoff). The above-mentioned mitigation measures will be implemented to ensure environmental effects are found not to be significant.
3.2 Climate and Air Quality

This Section describes the climate and air quality and how they will be impacted by the Proposed Action. It addresses the potential impacts the Proposed Action will have on climate and air quality. It provides mitigation measures to combat any adverse effects.

Existing Conditions

The weather on O‘ahu remains relatively consistent throughout much of the year. The island has essentially two seasons: winter and summer. Winter being the cool and/or wet season and summer being the hot and/or dry season.

The Project Site has a particular microclimate. Microclimates are a local set of atmospheric conditions that differ from those in the surrounding areas. The Project Site is located in the Lē‘ahi area of O‘ahu, which is considered one of the dryer regions with mostly arid landscape along the coastal areas with an average annual rainfall of about 25-inches. Most of the rainfall occurs during winter storms that typically take place between October and April.

For most of the year, trade winds flow from northeast to southwest. Occasionally, “Kona” winds come from the south and serve to weaken winds to a standstill altogether. Temperatures at sea level, where the Project Site is located, generally range from highs of 84–88 °F (29–31 °C) during the summer months to 79–83 °F (26–28 °C) during the winter months. Rarely does the temperature rise from above 90 °F (32 °C) or drop below 60 °F (16 °C) at this lower elevation (see https://en.wikipedia.org/wiki/Climate_of_Hawaii).

Methodology of Analysis

Consistent trade winds regularly blow from a northeasterly direction bringing in fresh air from the Ko‘olau mountains, over the Kāhala Plain, across the Project Site. The trade winds correlate to the orientation of the Project Site such that the Proposed Action will not block trade winds from the neighboring parcels. The Proposed Action, in and of itself, does not present a potentially significant impact to the magnitude, duration, extent, frequency, or range of trade winds.

Present air quality in the Project Area is mostly affected by motor vehicles, with carbon monoxide being the most abundant of the pollutants emitted. Carbon monoxide is a colorless, odorless, tasteless gas under atmospheric conditions and is produced by the incomplete combustion of
carbon fuel. As far as the microclimate is concerned, short-term air quality impacts may result during construction and are not considered to be of significance due to their temporary nature.

The U.S. Environmental Protection Agency (EPA) sets National Ambient Air Quality Standards (NAAQS) to protect public health and welfare from harmful effects of certain commonly occurring pollutants known as “criteria” pollutants. The EPA requires that individual states monitor the ambient air to determine attainment of the NAAQS and regulate industries that emit these and other pollutants. Two types of standards have been established. First, Primary Standards set limits to protect public health, including the health of sensitive populations, such as asthmatics, children, and the elderly. Second, Secondary Standards set limits to protect public welfare, which includes protection against decreased visibility and damage to animals, crops, vegetation, and buildings.

The NAAQS measures six criteria pollutants: carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), lead (Pb), ozone (O3), particulate matter smaller than 10 microns (PM10), and particulate matter smaller than 2.5 microns (PM2.5).

Ambient air is defined as the “general outdoor atmosphere, external to buildings, to which the general public has access.” These standards then define the maximum levels of these pollutants allowed with an adequate margin of safety to ensure and protect the public’s health and welfare. The DOH Clean Air Branch (CAB) has established the State Ambient Air Quality Standards (SAAQS). The Environmental Health Analytical Services Branch – Air Quality Monitoring Section collects measurements of ambient level pollutants throughout a statewide monitoring network to ensure that State and Federal air quality standards are met. On O‘ahu, the Air Quality Monitoring Section monitors for:

- Carbon Monoxide
- Lead
- Nitrogen Dioxide
- Ozone
- Particulate Matter (PM10 and PM2.5)
- Special Monitoring:
  - New Year’s Fireworks
  - VOG (volcanic haze)
  - Agricultural Burns (sugarcane)
  - Geothermal (Hydrogen Sulfide)
Evaluation of Impacts & Mitigation Measures

Dust generation and emissions from construction equipment and/or workers will be monitored for compliance with State and County pollution control requirements.

Level of Significance

The Proposed Action will not have a significant impact on the Climate and Air Quality. The above-mentioned mitigation measures will be implemented to ensure environmental effects are found not to be significant.

3.3 Natural Hazards

This Section describes the natural hazards and how they might impact the Proposed Action. It addresses the potential hazards of flooding, tsunamis, storm surges/hurricanes, and sea level rise. It provides mitigation measures to combat any adverse effects, protect the property, and its future residents.

Existing Conditions

3.3.1 Flooding

The Project Site is located in Flood Zone VE & X (see Figure 1.1.6) according to the designation assigned by the U.S. Department of Homeland Security – Federal Emergency Management Agency (FEMA). The Proposed Action is situated on the Project Site entirely in Flood Zone X, which is defined as areas determined to be outside the 0.2-percent annual chance floodplain (or outside the 500-year floodplain). The Flood Zone VE is roughly 6% of the overall project site and located largely mauka of the existing seawall. The existing two-family dwelling and pool are also located on the maki portion of the site and are also in Flood Zone X.

3.3.2 Tsunami

Hawai’i has a history of tsunami impacts. Tsunamis are dangerous, large, long ocean waves usually generated by seismic activity. The entire Project Site is located in the Tsunami Evacuation Zone (TEZ) (see Figure 3.3.2) according to the designation assigned by the State of Hawai’i – Hawai’i Emergency Management Agency. In the event a Tsunami Advisory is issued, occupants should stay out of the ocean, away from the beach, and evacuate to a safer upslope and outside of the TEZ.
3.3.3 Storm Surge / Hurricanes

The national depiction of storm surge flooding vulnerability helps people living in hurricane-prone coastal areas of Hawai‘i evaluate their risk to the storm surge hazard. The SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model is a numerical model used by the National Weather Service (NWS) to depict storm surge. Storm surge is defined as the abnormal rise of water generated by a storm over and above the predicted astronomical tides. The National Hurricane Center provides two products based on hypothetical hurricanes: 1. Maximum Envelope of Water (MEOW) and 2. Maximum of the Maximum (MOM). MEOW is created by computing the maximum storm surge resulting from up to 100,000 hypothetical storms simulated through each SLOSH grid of varying forward speed, radius of maximum wind, intensity (Categories 1-4), landfall location, tide level, and storm direction. A MEOW product is created for each combination of category, forward speed, storm direction, and tide level.

For each storm combination, parallel storms make landfall in 5-to-10-mile increments along the coast within the SLOSH grid, and the maximum storm surge footprint from each simulation is composited, retaining the maximum height of storm surge in a given basin grid cell. These are called MEOW and no single hurricane will produce the regional flooding depicted in the MEOW.

SLOSH model MOM is an ensemble product of maximum storm surge heights. SLOSH MOM is created for each storm category by retaining the maximum storm surge value in each grid cell for all the MEOW, regardless of the forward speed, storm trajectory, or landfall location. SLOSH MOM is available for mean tide and high tide scenarios and represents the near worst case scenario of flooding under ideal storm conditions. A high tide initial water level was used for the storm surge hazard maps (National Weather Service, 2021).

The SLOSH model (see Figures 3.3.3-3.3.6) shows SLOSH MOM for Categories 1 to 4. The Project Site remains unimpacted until you reach Categories 2, 3, and 4 storms as illustrated. The site appears to be inundated by water coming - not from the shoreline - but from Kāhala Avenue after the vast majority of Kāhala has been inundated by storm surge as far north as Onaha Street up to Kīlauea Avenue and as far west as the Wai‘alae Country Club. At this time, the entirety of the Primary Urban Center from Waikīkī through ‘Ewa is also inundated with storm surge as seen in Figure 3.3.7. In this event, much of the population of O‘ahu will be impacted.
3.3.4 Hawai‘i Sea Level Rise

The Pacific Islands Ocean Observing System (PacIOOS) provides an interactive mapping tool in support of the State of Hawai‘i Sea Level Rise Vulnerability and Adaptation Report that was mandated by Act 83, Session Laws of Hawai‘i (SLH) 2014 and Act 32, SLH 2017. The mapping tool is called the Hawai‘i Sea Level Rise Viewer (the “Viewer”) (Hawai‘i Climate Change Mitigation and Adaptation Commission, 2021). The Viewer is intended to provide map data depicting projections for future hazard exposure and assessing economic and other vulnerabilities due to rising sea levels.

Modeling, using the best available data and methods, was conducted to determine the potential future exposure of O‘ahu to multiple coastal hazards as a result of sea level rise. Three chronic flooding hazards were modeled: 1. passive flooding, 2. annual high wave flooding, and 3. coastal erosion. The footprint of these three hazards were combined to define the projected extent of chronic flooding due to sea level rise, called the Sea Level Rise Exposure Area (SLR-XA). Flooding in the SLR-XA is associated with long-term, chronic hazards punctuated by annual or more frequent flooding events. Each of these hazards were modeled for four future sea level rise scenarios: 0.5 foot, 1.1 foot, 2.0 feet, and 3.2 feet, based on the upper end of the International Panel on Climate Change’s (IPCC) 5th Assessment Report (AR5) “business-as-usual” Greenhouse Gas (GHG) (RCP8.5) Global Mean Sea Level (GMSL) rise scenario.

Figures 3.3.8, 3.3.9, 3.3.10, & 3.3.11 illustrate the Project Site with the 0.5 foot, 1.1 foot, 2.0 feet, and 3.2 feet future sea level rise scenario being projected (Tetra Tech, Inc. and University of Hawai‘i Coastal Geology Group, 2021), which could occur over the next 30 to 80 years according to IPCC AR5 projections. The 0.5-feet scenario is also used by DPP to determine if the site is, “impacted by waves, storm surges, high tide, or shoreline erosion” per the SMA permit direction in the October 13, 2020 news announcement on their website: www.honoluludpp.org. The highest scenario of the four, 3.2 feet, could be reached by the year 2100.

The City and County of Honolulu Climate Change Commission has also emphasized sea level rise adaptation as a critical need and adopted Sea Level Rise Guidance that supports and expands upon the recommendations of the State Sea Level Rise Report. In July 2018, Mayor Kirk Caldwell issued Mayoral Directive No. 18-2 (hereafter “directive 18-2”) which emphasizes the projected impacts of sea level rise on O‘ahu. This directive further instructs all executive branch departments and agencies to, “consider the need for both climate change mitigation and adaptation as pressing and
urgent matters, to take a proactive approach in both reducing greenhouse gas emissions and adapting to impacts caused by sea level rise, and to align programs wherever possible to help protect and prepare the infrastructure, assets, and citizens of the City for the physical and economic impacts of climate change."

**Methodology of Analysis**

The Proposed Action will not have any significant impact on floods, tsunamis, hurricanes, sea level rise, or any other natural hazards, such as earthquakes or similar. The Project Site is, however, situated such that it can be impacted by one or more of these natural events.

The Natural Hazard subsections of Chapter 3.3 provide more information on the regulations pertaining to any one particular natural hazard and the agencies affiliated with their oversight. Additionally, Chapter 4 – State and County Land Use Plans and Policies has information on State and County regulations.

**Evaluation of Impacts & Mitigation Measures**

The Proposed Action will be designed and built to meet current codes that are instated to mitigate potential damage from natural hazards. While the Proposed Action is slated for a shorefront lot, the large Project Site has the advantage of allowing the dwellings to be significantly removed from the shoreline thereby nullifying most natural hazard concerns that stem from sea activity. No special design standards are required for the Proposed Action as it is in Flood Zone X. It is far removed from being impacted by a 3.2-foot sea level rise which is the highest level projected by the Pacific Islands Ocean Observing System.

The most recent certified shoreline was delineated in 2018 (see Appendix F – Shoreline Certification Map). The 2018 certification has elapsed its validity period and is therefore considered non-certified; nevertheless, the shoreline is shown as being affixed to the face of the existing seawall. It is reasonable to assume that a current certified shoreline would again be affixed to the face of the existing seawall. As such, the new dwellings will be located on the Project Site a minimum of 207-feet and beyond the non-certified shoreline; in closer proximity to Kāhala Avenue than to the shoreline (See Appendix C; A002 – Site Plan). Being situated well beyond the 55-foot non-certified shoreline waver line a Certified Shoreline is not required for the Proposed Action to proceed as standard practice by the Department of Planning and Permitting and confirmed via e-mail on May 24, 2021 by Elizabeth Krueger at DPP (see Appendix G).
Although the Proposed Action is located in Flood Zone X and far removed from the SLR-XA there remains a potential for the existing two-family dwelling and pool to be impacted by natural hazards. They are located in Flood Zone X and closer to the sea within the 1.1, 2.0, and 3.2 SLR-XA. Should one or more of those existing structures be impacted by sea level rise the property owner will evaluate their options under applicable ordinances and policies at that time as they are "existing structures”.

Act 16, Session Laws of Hawai‘i (SLH) 2020 which amended all county SMA and Shoreline Setback rules and ordinances was not enacted at the time of the permits for these structures and it is not known what guidance will be provided by the State or county planning and permitting to make decisions in the future pertaining to existing structures in the SLR-XA areas. For example, in July of 2021 the Office of Conservation and Coastal Lands, a division of DNLR, was seeking to revamp a beach nourishment program noting the increased demand for such projects and a state program to streamline the approval process for projects that restore beaches. They received the go-ahead from the Board of Land and Natural Resources to begin implementing this policy. Beach nourishment on a small or large scale is one potential option to apply to this location.

It is difficult to predict how the property might be impacted by sea level rise and know which mitigation measures to anticipate in the future given the particularities of the Project Site. The existing ocean side and flanking seawall has been repaired by permitted work as recently as 2015 and 2018 and is in seemingly good condition and will require regular maintenance. Proposed improvement projects on the neighboring 1.336-acre lot to the east, including the City’s public beach access 134 A “Kahala Avenue at Hunakai Street”, could also serve to mitigate sea level rise exposure to the Project Site. For example, in June of 2021 the City’s Parks Department restored portions of the public beach access on the eastern border in an apparent effort to maintain safe public beach access and protect an existing storm drain outfall at the shoreline. It remains to be seen how that project might impact the Project Site or if the City will continue to maintain their concrete protective structure which abuts the Project Site at the shoreline. Likewise, it is not known what to anticipate from the neighboring parcel to the west and how their sea level rise mitigating actions might also impact the Project Site.

Regardless, the Proposed Action is far removed from the SLR-XA and the safety and welfare of the occupants will be protected by the constant reminder that they live in an area exposed to the direct impacts of sea level rise. Additionally, a plan can be devised and implemented in anticipation of
pending SLR impacts and incorporate the latest public and governmental polices available at that time.

**Level of Significance**

The Proposed Action will not have a significant impact on Natural Hazards. The above-mentioned mitigation measures will be implemented to ensure environmental effects on the Proposed Action by natural hazards are found not to be significant.

3.4 Flora and Fauna (Biological Resources – Terrestrial and Marine)

This Section describes the existing flora and fauna. It addresses the potential impacts the Proposed Action will have on biological resources. It provides mitigation measures to combat any adverse impacts.

**Existing Conditions**

The U.S. Fish and Wildlife Service (USFWS) compiled data using the Hawai‘i Biodiversity and Mapping Program as it pertains to listed species and designated critical habitat in accordance with Section 7 of the Endangered Species Act of 1973 (ESA). The Project Site is not a federally designated critical habitat.

**Methodology of Analysis**

The U.S. Fish & Wildlife Endangered Species Program database indicated that the federally endangered Hawaiian Hoary Bat or Ope‘ape‘a (*Lasiurus cinereus semotus*) may forage and roost within the vicinity of the Project Area. The federally threatened Green Sea Turtle or Honu (*Chelonia mydas*) may forage in the waters offshore or bask or nest on the shoreline near the Project Site. Also, the federally endangered Band-Rumped Storm-Petrel of ‘Akē‘akē (*Oceanodroma castro*) and Hawaiian Petrel or ‘Ua‘u (*Pterodroma sandwicensis*) may occur in the Project Area. Lastly, the federally threatened Newell’s Shearwater or ‘A’o (*Puffinus auricularis newelli*) may also be seen.

Additionally, a reply to the pre-consultation letter (see Appendix B) was received from Jennifer Roth, Special Agent, USFWS, Office of Law Enforcement on April 22, 2021 (see Appendix B). She indicated that Kāhala is within the breeding range of the white or “Fairy” tern (*Gygis alba*), which is the official bird of the City & County of Honolulu, as well as being listed federally under the Migratory Bird Treaty Act.
Evaluation of Impacts & Mitigation Measures

Naupaka or other vegetation on the Project Site between the house and the beach may serve to house Shearwater burrows. There is minimal-to-no vegetation between the house and the seawall that is ideal for burrows. Regardless, the entire site and all site vegetation will be checked for burrows prior to any action. If found, this habitat may be legally removed when there is no burrow present. If a burrow has a chick inside, the contractor will wait for it to fledge before removing the bushes. Cat, rat, mongoose, and off-leash dog predation are also risks to fledglings. The homeowners will be educated on this concern: on native species and how to avoid interactions with their pets.

Light distraction is a major source of "take" for listed seabirds and endangered sea turtles. Lights will be positioned low to the ground (3-feet or lower), be of low intensity (greater than 580 nanometers), will be motion-triggered and/or on timers, and be shielded and/or on full cutoff in accordance with the DLNR Department of Forestry and Wildlife’s Responsible Lighting Practices (see Figure 3.4.1) for acceptable fixtures that shield the light source to minimize glare and light trespass and facilitate better vision at night so the light is not visible from the beach or water line. Tinting and/or automatic window shades will be provided for exterior windows that face the ocean.

Additionally, fences will be dark on the ocean side to minimize reflection and amplification. Nighttime construction work during the nesting and hatching season, which occurs for sea turtles between May to October 31, and for shearwaters, between June 1 to Dec 15, will be avoided.

All existing trees, shrubs, and surrounding vegetation shall be preserved and protected so far as practicable. Terns prefer monkeypod, shower, kukui, banyan, mahogany and mango trees. Currently, the Project Site is almost entirely cleared. Any remaining trees will be inspected for signs of terns before undertaking any trimming or removal. The contractor will look for adults circling or sitting, droppings, eggs and chicks. This will be done the day before and the morning of the trim. If an egg or chick is identified the tree will not be removed until they fledge.

Level of Significance

The Proposed Action will not have a significant impact on the Flora and Fauna. The above-mentioned mitigation measures will be implemented to ensure environmental effects are found not to be significant.
3.5  Water Resources

This Section describes the existing water resources. It addresses the potential impacts the Proposed Action will have on water resources. It provides mitigation measures to reduce and/or eliminate any significant impacts.

Existing Conditions

3.5.1  U.S. Fish and Wildlife Wetlands

According to the U.S. Fish and Wildlife, “Classification of Wetlands and Deepwater Habitats of the United States” (Cowardin, Carter, Golet, & LaRoe, 1979) wetlands are defined by plants, soils, and frequency of flooding. Ecologically related areas of deep water, traditionally not considered wetlands, are included in the classification as deep-water habitats. The U.S. Fish & Wildlife’s “National Wetlands Inventory” wetland classification system identifies that the Project Site is bordered entirely by “M2USN”, “M1UBL” and “M1RF1L” wetlands along the seawall portion of the site (see Figure 3.5.1).

The M2USN, M1UBL and M1RF1L wetlands are described by the U.S. Fish & Wildlife (U.S. Fish & Wildlife Service, 2020) below. Note that Systems form the highest level of classification hierarchy, and each System has Subsystems. Within the Subsystems, there are Classes and Subclasses based on substrate material and flooding regime, or on vegetative life form.

M2USN is described as follows:

**System Marine (M):** The Marine System consists of the open ocean overlying the continental shelf and its associated high-energy coastline. Marine habitats are exposed to the waves and currents of the open ocean, and the Water Regimes are determined primarily by the ebb and flow of oceanic tides. Salinities exceed 30 parts per thousand (ppt), with little or no dilution except outside the mouths of estuaries. Shallow coastal indentations or bays without appreciable freshwater inflow, and coasts with exposed rocky islands that provide the mainland with little or no shelter from wind and waves, are also considered part of the Marine System because they generally support typical marine biota.

**Subsystem INTERTIDAL (2):** The substrate in these habitats is flooded and exposed by tides; includes the associated splash zone.
Class Unconsolidated Shore (US): Includes all wetland habitats having two characteristics: 1. unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; 2. less than 30 percent area cover of vegetation. Landforms, such as beaches, bars, and flats, are included in the Unconsolidated Shore class.

Water Regime Regularly Flooded (N): Tides alternately flood and expose the substrate at least once daily.

Just beyond the M2USN wetlands lies the “M1UBL” wetlands. These wetlands are described by the U.S. Fish and Wildlife as follows:

System Marine (M): The Marine System consists of the open ocean overlying the continental shelf and its associated high-energy coastline. Marine habitats are exposed to the waves and currents of the open ocean, and the Water Regimes are determined primarily by the ebb and flow of oceanic tides. Salinities exceed 30 parts per thousand (ppt), with little or no dilution except outside the mouths of estuaries. Shallow coastal indentations or bays without appreciable freshwater inflow, and coasts with exposed rocky islands that provide the mainland with little or no shelter from wind and waves, are also considered part of the Marine System because they generally support typical marine biota.

Subsystem Subtidal (1): The substrate in these habitats is continuously covered with tidal water (i.e., located below extreme low water).

Class Unconsolidated Bottom (UB): Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime Subtidal (L): Tidal salt water continuously covers the substrate.

Just beyond the M1UBL wetlands lies the “M1RF1L” wetlands. These wetlands are described by the U.S. Fish and Wildlife as follows:

System Marine (M): The Marine System consists of the open ocean overlying the continental shelf and its associated high-energy coastline. Marine habitats are exposed to the waves and currents of the open ocean, and the Water Regimes are determined primarily by the ebb and flow of oceanic tides. Salinities exceed 30 parts per thousand (ppt), with little or no dilution except outside the mouths of estuaries. Shallow coastal indentations or bays without appreciable freshwater inflow, and coasts with exposed rocky islands that provide the mainland with little or no shelter from wind and waves, are also considered part of the Marine System because they generally support typical marine biota.
and waves, are also considered part of the Marine System because they generally support typical marine biota.

Subsystem Subtidal (1): The substrate in these habitats is continuously covered with tidal water (i.e., located below extreme low water).

Class Reef (RF): Includes ridge-like or mound-like structures generally at or below the surface of the water. They are usually formed by the colonization and growth of sedentary invertebrates, mollusks, or other shellfish or they may be natural rock outcrops or artificial structures. Reefs are characterized by their elevation above the surrounding substrate and as an obstruction to normal water movement.

Subclass Coral (1): Coral reefs are found almost entirely within the subtidal subsystem of the Marine System, although the upper part of certain reefs may be exposed. They are widely distributed in shallow warm waters in Hawai‘i, Puerto Rico, the Virgin Islands, and southern Florida.

Water Regime Subtidal (L): Tidal salt water continuously covers the substrate.

Methodology of Analysis

As discussed above under the section of Existing Conditions, the Project Site borders the Pacific Ocean and wetland areas classified by the M2USN, M1UBL and M1RF1L Marine Wetlands. However, the Proposed Action does not propose any activities that would result in an adverse impact to these wetland resources.

In regard to the U.S. Army Corps of Engineers – Waters and Wetlands of the U.S. and Chapter 401, 402, 404 of the Clean Water Act, no work will be done within coastal waters and it will not be directly impacted by the proposed construction activities. The existing seawall will remain undisturbed and shoreline setbacks will be observed.

As the site is located adjacent to the shoreline, groundwater is present and will fluctuate with tidal conditions. It is anticipated that the depth from finish grade to groundwater to be approximately 7.75-feet to 8.75-feet in depth. This groundwater will have a high salinity content and is not suitable for domestic or non-potable use. Construction activities should not have a negative impact as excavation depths are not anticipated to reach the groundwater level.
Evaluation of Impacts & Mitigation Measures

Temporary earth-moving activities during construction will disturb on-site soils that could then run into the wetland areas if not contained. As such, the Proposed Action is required to comply with approved grading plans and associated Best Management Practices (BMP). All construction work and permanent features shall follow current City and County of Honolulu Administrative Rules, Title 20, DPP Chapter 3 Rules Relating to Water Quality. The Residential Stormwater Management Plan (RSWMP) shall be implemented into the construction drawings, which are to include site design strategies and residential source control BMP as applicable. During construction, BMP are to include, but not be limited to, Perimeter Control, Sediment Barriers for shoreline protection, Tracking Control, Dust Control, and Good Housekeeping Practices.

Level of Significance

The Proposed Action will not have a significant impact on Water Resources. The implementation of the project is not anticipated to result in significant impacts to the projected wetlands or groundwater.

3.6 Utilities and Infrastructure

This Section describes the existing utilities and infrastructure serving the Project Site and whether a change is proposed. It addresses the potential impacts the Proposed Action will have on utilities and infrastructure. It provides mitigation measures to reduce and/or eliminate any significant impacts.

Existing Conditions

3.6.1 Water and Fire Protection

Water service for the Kāhala neighborhood is provided by the Board of Water Supply from a 6” water main located in Kāhala Avenue. An existing service lateral (m/n: 00600879, prem ID: 1712148556) with an 1-1/2” water meter will be utilized for the new residences. This meter is currently serving the existing two-family dwelling on the property. The capacity for the meter is 100 gpm (399 fixture units).

Fire protection is provided from an existing fire hydrant (M01490) located directly across from Kāhala Avenue. An existing 1-1/2” dedicated fire protection meter is onsite with a capacity of 100 gpm for fire sprinklers and is available for connection. Fire Department access is within 150’ from
the hydrant to the closest part of the structure. The new buildings are within 150’ from Kāhala Avenue and have a 20’ wide clear driveway aisle along the entire frontage of the structure.

3.6.2 Wastewater
The neighborhood is serviced by the City and County of Honolulu municipal sewer system. In Kāhala Avenue is a 24” gravity vitrified clay sewer pipe collects sewer with a burial depth of approximately 10’-11’. An existing 6” sewer lateral serves the property and will be utilized for the new service. The sewers were installed circa 1954. A Sewer Connection Application (Application No: 2019/SCA-0852) (see Appendix H) was approved by the Department of Planning and Permitting for six new / proposed units ensuring capacity for the Proposed Action.

3.6.3 Storm Drainage
Stormwater at the Project Site infiltrates rapidly into the existing soil. The Proposed Action has been designed to ensure all stormwater remains on-site. See Section 3.1.

3.6.4 Solid Waste Disposal
Solid waste collection for the Project Site is provided by the City and County of Honolulu, Department of Environmental Services (see Figure 3.6.4). It includes the collection of refuse (grey bins), recycling (blue bins), and green waste (green bins). The closest drop-off convenience center is the Keehi Transfer Station. The refuse collection yard is the Honolulu Collection Yard.

Under the Proposed Action, the location of bins and refuse collection will remain along Kāhala Avenue.

3.6.5 Electrical and Communications
The Project Sites electrical system is serviced by a 300KVA pad-mounted HECO transformer located in an easement area on the northeast corner of the property. The transformer feeds three-phase 208/120V power to HECO meters located on the property wall behind the transformer. The property currently has two meters, one to feed each of the two homes currently constructed. The estimated total demand load of the two existing homes is approximately 91.2KVA. The electrical service is fed underground from the meters to load centers at each home.

The Proposed Action will be constructed with a similar electrical load as the existing two. The existing 300KVA transformer will supply these two new homes via new HECO meters and the electrical service will be distributed in a similar fashion as the existing dwellings. The estimated
total demand load of all four homes is not anticipated to exceed the 300 KVA rating of the transformer.

The Project Site’s telecommunication system is serviced by two 2’x4’ handholes located in an easement area on the northeast corner of the property, adjacent to the HECO transformer. Each handhole provides separate telecom services from Hawaiian Telcom and Spectrum. The telecom service is fed underground from the handholes to pull boxes located at each home. The Propose Action will connect the telecom services via underground conduits to the existing Hawaiian Telcom and Spectrum handholes.

3.6.6 Gas

The Kāhala neighborhood has gas provided by a public utility company in the street to meters at properties. Existing synthetic natural gas service from Hawai’i Gas is available at the property. An existing gas meter with 1-1/4” supply services the lot. The Proposed Action is not slated to utilize gas service.

3.6.7 Access, Roadways, and Parking

Kāhala Avenue is a primary thoroughfare connecting the tourism / resort areas of Waikīkī and Diamond Head with Wai’alae Country Club and the Kāhala Hotel & Resort. It is also the primary roadway serving the Project Site. Traffic on Kāhala Avenue flows two-ways with street parking allowed on the makai side of the avenue. A private driveway off Kāhala Avenue provides access to the Project Site.

Public access for pedestrians to the shoreline is provided along an access bordering the Project Site, but no off-street vehicular parking, public restrooms, or showers are available for beachgoers. No increase in vehicular traffic is anticipated outside of a short uptick during construction (see Section 2.4 for specifics on construction). Additionally, bus service is provided to the Project Site along Kāhala Avenue as shown on Figure 3.6.7, the nearest bus station is approximately 100-feet from the Project Site.

Methodology of Analysis

The potential impacts to utilities and infrastructure will be in compliance with their respective regulatory department. As such, all associated permits for the Proposed Action will be obtained prior to work proceeding.
Evaluation of Impacts & Mitigation Measures

No Proposed Action-specific mitigation measures are required to avoid a significant environmental impact. Regulatory compliance will serve to ensure reduction and elimination of environmental impact.

Summary of Impacts

The Proposed Action will utilize the existing utilities and infrastructure in the same manner as the existing single-family dwellings. The Proposed Action is not expected to have any significant impacts or burden the existing utilities and infrastructure in any significant manner.

3.7 Public Facilities and Services (Educational, Police, Fire, Medical)

This Section discusses the potential for impacts to public facilities and services, such as the public education system, police department, fire, and medical services.

Existing Conditions

The greater Kāhala area currently contains numerous public schools operated under the State of Hawai‘i Department of Education. The schools that serve the Project Area include:

- Kāhala Elementary School, located at 4559 Kīlauea Avenue, is approximately 0.9 miles from the Project Site.
- Kaimukī Middle School, located at 631 18th Avenue, is approximately 1.1 miles from the Project Site.
- Kalani High School, located at 4680 Kalanianaʻole Hwy, is approximately 2 miles from the Project Site.

Police protection is currently provided by the Honolulu Police Department (HPD). HPD’s Waikīkī Police Station is located at 2425 Kalākaua Ave, Honolulu, HI 96815.

Medical assistance can be obtained from the nearest urgent care. Queen’s Island Urgent Care Kāhala is 1.1 miles from the Project Site and is located at 1215 Hunakai St. Honolulu, HI 96816.

Fire protection is currently provided by the Honolulu Fire Department (HFD). HFD’s Kaimukī Fire Station 05 is located at 971 Kokohead Avenue, Honolulu, Hawai‘i 96816 and is 1.6 miles from the Project Site.
Methodology of Analysis

A pre-consultation letter was sent to the HPD and HFD on April 12, 2021 (see Appendix B) describing the Proposed Action with the intent of soliciting input to ensure regulatory compliance. A response was received from the HPD Assistant Chief of Police, Darren Chun, on April 27, 2021 (see Appendix B). A response was received from Jason Samala, HFD Assistant Chief, on April 28, 2021. An attempt has been made to consider and incorporate all feedback regarding the potential impacts to public facilities and services.

Evaluation of Impacts & Mitigation Measures

Safety concerns expressed by the HPD surrounding the construction phase have been addressed in Chapter 2. No other significant impacts are projected surrounding the Proposed Action, which is the construction of single-family residences in a residential neighborhood. Security cameras will be incorporated into the final design for the protection of the residence and for the general betterment of the neighborhood watch.

Summary of Impacts

The Proposed Action will utilize the existing public facilities and services in the same manner as the previous dwellings. The Proposed Action is not expected to have any significant impacts or tax the existing public facilities and services in any significant manner.

3.8 Archeological, Historic and Cultural Resources

This Section addresses the existing archaeological, historic, and cultural resources and the potential impacts the Proposed Action will have on these resources and mitigation measures to counter any adverse impacts.

3.8.1 Archeological

Existing Conditions

The Project Site has thoroughly investigated and well documented archeological resources. An Archaeological Evaluation / Literature Review for a Residential Property at 4585 Kāhala Avenue was prepared by Scientific Consultant Services, Inc. in 2017 that covered archival and background research of previous archaeology, Traditional and Historic period land use, as well as Land Commission Award Data. The report suggested that there is high probability Traditional and
Historic cultural materials, features and sites may exist in subsurface context within the Project Area in addition to those that had been previously identified.

Following that report, an Archeological Inventory Survey (AIS) and an Archeological Monitoring Plan (AMP) was commissioned from Scientific Consultant Services in 2018 to allow for the repair of the existing seawall, demolition of existing structures, and subsequent construction of new dwellings. In 2019 an addendum for the AIS was conducted in consultation with ‘Ohana Kūpono Consulting, Inc. (OKC), the O‘ahu Island Burial Council (OIBC), and the State Historic Preservation Division (SHPD) by Keala Pono after iwi kūpuna was encountered during the seawall work. All work has since been carried out in accordance with the mitigation plan established and major ground-disturbing activity has successfully commenced for the existing dwellings. All iwi kūpuna have been identified and interned in burial preserves. All burial preserves have been documented by a licensed surveyor with the intent of preserving in perpetuity in the property deed.

Methodology of Analysis

The Proposed Action has a very slim chance of impacting archaeological resources given the mitigation measures outlined in the following section and the documented soil conditions as described in Section 3.1. Regardless, the Proposed Action would proceed with excavation of all proposed ground disturbing work, including footings, building slabs, utility trenches, etc. under the same approach that proved successful with the existing structures. This approach was developed in consultation with Keala Pono & SHPD. Once the Proposed Action is 100-percent complete, the impact on archaeological resources will be incorporated into the draft AIS from the existing work and become a final AIS. This approach to satisfying regulatory compliance is confirmed by the SHPD Archaeology Branch Chief Susan Lebo in a May 14, 2021 e-mail to Keala Pono (see Appendix I).

Evaluation of Impacts & Mitigation Measures

There are two primary mitigation measures being introduced regarding the archaeological impact of the Proposed Action. The first pertains to the design of the Proposed Action. The second pertains to the construction of the Proposed Action. Both are related.

Firstly, the Proposed Action has been sited on the Project Site in an area known through boring reports to be overlain by upwards of 4.5-feet of dense to very dense, brown-gray silty gravel and gravel. As such, the structural subsystem for Proposed Action consists of a shallow foundation design. The shallow foundation design essentially provides a system of footings that are shallower
and wider than a typical footing of a comparable superstructure. The shallow footings will minimize the ground disturbance required to construct the Proposed Action and allow disturbance to remain within imported fill therein negating the concern of archaeological impacts.

Secondly, as a fail-safe, the contractor will follow the approved Archaeological Monitoring Plan (AMP) which has proven successful in mitigating adverse archaeological impact to inadvertent finds with previous actions on the Project Site. The AMP stipulates the following provisions:

- Pre-construction briefing will be conducted prior to construction activities;
- Full time on-site monitoring of all ground disturbing work;
- An archaeological monitor is required for each piece of ground altering machinery during ground disturbing activities;
- The archaeological monitor shall have the authority to temporarily halt all activity in the area in the event of a potential historic property being identified, or to record archaeological information for cultural deposits or features;
- In the event that non-burial historic properties are identified, the archaeological monitor shall protect the find from further disturbance until the find can be adequately assessed and documented in consultation with SHPD, and in accordance with HAR §13-279-5(5) and §13-280; and
- If human remains are identified, work will cease in the vicinity and the find shall be secured, and provisions outlined within the Hawaiʻi Revised Statutes (HRS) §6E-43 and HAR §13-300-40, and any SHPD directives, shall be followed.

**Level of Significance**

Upon implementation of the mitigation measures the Proposed Action is not expected to have a significant impact on archeological resources.
3.8.2 Cultural

Existing Conditions

Currently, Kāhala can largely be viewed as an affluent neighborhood with a multi-ethnic community. It is known in Hawai‘i for its large concentration of expensive real estate and beachfront properties, which include some of the most expensive properties in the entire state. Residents and owners are a mix of old-timers living in older residences and newer arrivals living in large mansion-like homes. Many celebrities and business moguls have also bought vacation homes in the area. Kāhala is also home to the Kāhala Hotel & Resort, formerly known as the Kāhala Mandarin Oriental, and prior, the Kāhala Hilton. Also located along the borders are Kāhala Mall, and Diamond Head crater. Regarding Native Hawaiian cultural beliefs and practices at and around the Project Site [hula] hālau [school] might go to Kāhala Beach to conduct hi‘uwai (ocean purification) practices and other forms of rehearsal. Additionally, fishermen might perform day and night fishing off the shore.

Methodology of Analysis

The Project Site has thoroughly investigated and well documented cultural resources. An Archaeological Evaluation / Literature Review for a Residential Property at 4585 Kāhala Avenue was prepared by Scientific Consultant Services, Inc. in 2017 that covered archival and background research of previous archaeology, Traditional and Historic period land use, as well as Land Commission Award Data. Additionally, long-standing relationships with Hawaiian cultural practitioners formed as a result of the extensive archaeological documentation noted in 3.8.1 has been informative.

Evaluation of Impacts & Mitigation Measures

Analysis of the potential effect of the project on cultural resources, practices or beliefs, its potential to isolate cultural resources, practices or beliefs from their setting, and the potential of the project to introduce elements which may alter the setting in which cultural practices take place has been evaluated. As far as cultural practices are concerned in relation to the Proposed Action & Project Site they are known to have taken place on Kāhala Beach and in the ocean. The Proposed Action is far removed from these areas and therefore no cultural mitigation measures are required.
Level of Significance

Based on historical research and the response from those organizations and individuals contacted, it is reasonable to conclude that Hawaiian rights related to gathering, access or other customary activities within the project area will not be affected and there will be no significant adverse effect upon cultural practices or beliefs as a result of the Proposed Action.

3.8.3 Historical

Existing Conditions:

No known properties are known to be present on the Project Site. The only existing structure remaining in the project area is the tennis court that was built in 1988 and does not qualify for historic property classification.

Methodology of Analysis:

The Project Site has thoroughly investigated and well documented cultural resources. An Archaeological Evaluation / Literature Review for a Residential Property at 4585 Kāhala Avenue was prepared by Scientific Consultant Services, Inc. in 2017 that covered archival and background research of previous archaeology, Traditional and Historic period land use, as well as Land Commission Award Data.

The State legislature established the Hawai‘i Register in 1976 when it passed Hawai‘i’s preservation law known as Chapter 6E. To qualify as eligible for listing on the Hawai‘i Register, a residence must be a historic property, as defined in State Preservation Law, Chapter 6E. According to this law, historic property means any building, structure, object, district, area, or site, including heiau and underwater site, which is over 50-years old (State Historic Preservation Division, 2021).

Evaluation of Impacts & Mitigation Measures

Single-family detached dwelling units and townhouses are excluded from the SHPD review if they are not listed on the historic register (HRS 42.2). Furthermore, there is nothing to possess the exceptional importance (i.e. historic significance and integrity) required to meet the Hawai‘i Register criteria as evaluated by the Review Board and County Preservation Commission. For a residence, historic significance will usually relate to its importance to the history, architecture, individuals, and/or culture of a community. This is often defined by the area of history in which the home made an important contribution(s) and by the period of time when these contributions were
made. A homeowner evaluates a residence’s integrity by looking at historic qualities of location, design, setting, materials, workmanship, feeling, and association (Historic Hawai’i Foundation, 2008). There is no dwelling in the project area of the Project Site and the existing tennis court does not satisfy the review criteria.

**Level of Significance**

The Proposed Action is not expected to have a significant impact on historical resources.

**3.9 Visual**

**Existing Conditions**

The Project Site is located along Kāhala Avenue and all along Kāhala Avenue visual access to the shoreline from the street is very limited. All the lots between Kāhala Avenue and the shoreline are large. They are so large that one has difficulty seeing the shoreline across the undeveloped lots; developed lots that further restrict visual access due to gates, foliage & dwellings. Currently, when the Project Site is viewed from Kāhala Avenue, one sees an existing CMU wall and driveway with a gate. Through the gate, and over the CMU wall, the project area appears barren and neglected.

**Methodology of Analysis**

The City and County of Honolulu Primary Urban Center Development Plan has not identified any significant public view locations at or near the Project Site. Lateral views across the shoreline, from the shoreline, will not be affected by the Proposed Action. Landward views are constrained as the Project Site is at an average elevation higher than sea level.

**Evaluation of Impacts & Mitigation Measures**

The Proposed Action would not further impede views from Kāhala Avenue to the Shoreline or from the Shoreline land award. Both views are already impeded. The project will conform to design controls established by the LUO, including the 25-foot height limit. Landscaping will be used to improve the visual character of the property. Landscaped front yards and pedestrian entries visible from the street will promote a sense of neighborhood and a sense of security for the residents and their single-family dwellings. The residential character of the neighborhood will remain preserved.

**Summary of Impacts**

The Proposed Action is not expected to have a significant environmental visual impact.
3.10 Noise

Existing Conditions

The Project Site is located at Class A Zoning District and thereby ambient and background noise levels are consistent with this type of neighborhood. Maximum permissible sound levels in dBA for a Class A Zoning District is as follows (Department of Health, 1996):

Daytime (7:00 a.m. to 10:00 p.m.) = 55 dBA

Nighttime (10:00 p.m. to 7:00 a.m.) = 45 dBA

There are natural noises at and around the Project Site due to the ocean commotion and wind rustling the foliage. There is also the presence of noise generated by motor vehicle traffic along Kāhala Avenue. Any noise annoyance generated by maintenance – such as a leaf blower – takes place between 8:00 a.m. and 6:00 p.m., Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday and State and Federal Holidays in accordance with state law (Department of Health, 2017).

Methodology of Analysis

Pre-consultation letters have been sent to various stakeholders including the immediate neighbors on all sides to solicit concerns. In addition, Title 11, Hawai‘i Administrative Rules, Department of Health, Chapter 46 – Community Noise Control has been referenced.

Evaluation of Impacts & Mitigation Measures

The Proposed Action does not alter the current use of the site and no difference in sound levels is anticipated as a result. In accordance with the Hawai‘i State Department of Health’s Noise Reference Manual, an approved Community Noise Permit will be obtained for the construction as it has a total cost of more than $250,000 (based on the value of the building permit). Construction will take place from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. The use of certain demolition and construction equipment, such as pile drivers, hydraulic hammers, jackhammers, etc., will be limited to 9:00 a.m. to 5:30 p.m., Monday through Friday.

Summary of Impacts

The Proposed Action is not expected to have a significant environmental noise impact.
4 PERMITS, PLANS, POLICIES AND CONTROLS

This Chapter illustrates the permits and approval required for the Proposed Action to proceed. It also provides a summary of the permit history on the Project Site. It further outlines the Project Site’s consistency with applicable land use policies set forth in the Hawai‘i State Plan, State of Hawai‘i Environmental Policy Act, Hawai‘i Coastal Zone Management Program, the City and County of Honolulu General Plan, City and County of Honolulu Primary Urban Center Development Plan, City and County of Honolulu Land Use Ordinance, Shoreline Setbacks and Special Area Management Permitting.

4.1 Permits and Approvals Required

The following is other approvals that may be required from the County and State to implement the Proposed Action in addition to a Special Management Area Use Permit Major:

- Special Management Area Use Permit Major (DPP)
- Street Usage (Department of Transportation Services)
- Building Permits; Building, Structural, Electrical, Plumbing (DPP)
- Sewer Connection Permits (DPP)
- Plan Approval (Board of Water Supply)
- Plan Approval (Hawaiian Electric Company)
- Grading Permit (DPP)
- Demolition Permit (DPP)
- Residential Storm Water Management Plan (DPP)

4.1.1 Permit History

The full permit history, per the Honolulu Internet Permit System, can be seen in Appendix J. The recent permit history for 4585 Kāhala Avenue that can be viewed as potentially contributing to the cumulative impact of the Proposed action is as follows:

- 2018 – BP#825458 – Demo: Remove all existing slabs, curbs, and foundations.
- 2018 – BP#841420 – New two-story, two family dwelling with fence and driveway apron.
4.2 State and County Land Use Plans and Policies

4.2.1 The Hawaiʻi State Plan

The Hawaiʻi State Plan, which is set forth in the Hawaiʻi State Planning Act (HRS 226; Office of Planning, 1978), is a comprehensive, long-term plan that identifies the goals, objectives, policies, and priorities for the State. It provides guidelines for growth, development, and the allocation of State resources. The plan contains diverse policies and objectives on topics of State interest, including the population, the economy (i.e., agriculture, the visitor industry), the physical environment (i.e., natural resources, historic resources, quality of the environment), facility systems (i.e., solid and liquid wastes, water, energy), socio-cultural advancement (i.e., housing, health, culture), and sustainability.

Generally, single-family dwellings are minimally impacted by the broad goals expressed in the Hawaiʻi State Plan. As such, focus has been placed on the more specified goals and objectives of the City and County of Honolulu General Plan and the Primary Urban Center Development Plan. These plans echo the State’s priorities while simultaneously providing a more specified approach to planning as it relates to the Proposed Action.
4.2.2 State of Hawai‘i Environmental Policy Act

The Hawai‘i Environmental Policy Act (HEPA) requires State agencies to consider the impact of governmental actions on the environment because “humanity’s activities have broad and profound effects upon the interrelations of all components of the environment, [and] an environmental review process will integrate the review of environmental concerns with existing planning process of the State and counties and alert decision makers to significant environmental effects [that] may result from the implementation of certain actions. The legislature further finds that the process of reviewing environmental effects is desirable because environmental consciousness is enhanced, cooperation and coordination are encouraged, and public participation during the review process benefits all parties involved and society as a whole (Hawai‘i Revised Statutes (HRS), 2008).”

HEPA mandates the completion of an EA for the instances or “triggers” identified in HRS 343-5(a). Actions that do not fall under one of the HEPA triggers and those that are expressly excluded by statute are not subject to the HEPA process. In addition, exempt classes of action listed in HAR 11-200-8 are not subject to the HEPA process unless their cumulative impact in the same place is significant, or unless an action though normally insignificant may be significant in a particularly sensitive environment (Council on Environmental Quality, 2021).

HRS 343-5(a)(3) states, “Propose any use within a shoreline area as defined in section 205A-41”. HRS, Chapter 205A, Coastal Zone Management, - 41 Definitions, defines “shoreline area” as including, “all of the land area between the shoreline and the shoreline setback line and may include the area between mean sea level and the shoreline; provided that if the highest annual wash of the waves is fixed or significantly affected by a structure that has not received all permits and approvals required by law or if any part of any structure in violation of this part extends seaward of the shoreline, then the term "shoreline area" shall include the entire structure.”

In summary, the Proposed Action as it relates to the Hawai‘i Environmental Policy Act alone does not “trigger” the production of an EA. The Proposed Action does not fall under one of the HEPA triggers nor is it projected to contribute to a cumulatively significant impact as defined by the significance criteria of 11-200.1-13 (see Chapter 5 for a complete breakdown). The Proposed Action also does not propose any use within a shoreline area per Chapter 205A.
4.2.3 Hawai‘i Coastal Zone Management Program

The U.S. Congress, recognizing the importance of meeting the challenges of continued growth in the coastal zone, passed the Coastal Zone Management (CZM) act in 1972. The National CZM Program is a major component of the CZM Act. The National CZM Program is a partnership between the National Oceanic and Atmospheric Administration and participating coastal and Great Lakes states, territories, and commonwealths. The partnership works to preserve, protect, develop and, where possible, restore and enhance the nations’ coastal zone resources, which requires balancing the demands of coastal resource use, economic development, and conservation. The Hawai‘i CZM program was approved by the federal government in 1978 and the State in 1977 and is codified under HRS Chapter 205A. Act 16 amended Chapter 205A on September 15, 2020 with the aim of strengthening CZM policy and to protect State beaches and reduce residential exposure to coastal hazards. The legislature designed the CZM law to build upon existing functions agencies, forming the Hawai‘i CZM network. The State Office of Planning is the lead agency of the CZM Program (Office of Planning, State of Hawai‘i, 2012). The act declared that it is State policy to:

1. Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources;
2. Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems;
3. Reduce hazards to life and property from tsunami, storm waves, stream flooding, erosion, and subsidence; and
4. Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

The overarching guidance provided by the statute to the counties for processing SMA permits are CZM objectives and policies. Within the context of the CZM objectives and policies, the SMA guidelines apply specifically to the SMA permit process. Compliance with the SMA guidelines must be achieved before a SMA permit can be approved. Mitigation measures to achieve consistency are required as conditions of SMA permit approval. This EA has outlined how the Proposed Action is in accordance with the objectives and policies of the CZM and proactively presents mitigation measures whenever applicable.

The Proposed Action conforms to each of the CZM objectives and supporting policies set forth in HRS 205A-2, as amended, as follows:
Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policy:

(A) Improve coordination and funding of coastal recreational planning and management; and

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

I. Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

II. Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;

III. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

IV. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

V. Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

VI. Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

VII. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

VIII. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting that dedication against the requirements of section 46-6.
Discussion:

The Proposed Action will not have a significant impact on the unique recreational activities of the Kāhala area and none of the coastal resources will be damaged by the Proposed Action. The Proposed action will not impact public access, shoreline parks, and other recreational facilities. The Proposed Action will be constructed and maintained in accordance with State and Federal water quality regulations.

Historic Resources

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

Policy:

(A) Identify and analyze significant archaeological resources;

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

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

Discussion:

The Proposed Action would protect, preserve, and, where desirable, restore natural and manmade historic and prehistoric resources. The contractors will be knowledgeable of archaeological protocol for the retention through preservation of remains and artifacts in the State of Hawaiʻi. Archaeological monitoring during construction will ensure that archaeological resources are identified and treated properly. The property owner is also intending to memorialize any burial preserves in the property’s deed.

Scenic and Open Space Resources

Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.
**Policy:**

(A) Identify valued scenic resources in the coastal zone management area;

(B) Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

(D) Encourage those developments that are not coastal dependent to locate in inland areas; Coastal ecosystems.

**Discussion:**

The Proposed Action would not have any significant impact on the quality of coastal scenic and open space resources. It would not restrict any scenic viewshed or makai-mauka views. There will be no alteration of existing landforms. It would maintain the character of the neighborhood. Landscaped front yards and pedestrian entries visible from the street to promote a sense of neighborhood and a sense of security for the residents and their single-family dwellings. The public beach access adjacent to the property would benefit from the upkeep the Proposed Action would provide along the shared boundary.

**Coastal Ecosystems**

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

**Policy:**

(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

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

(C) Preserve valuable coastal ecosystems of significant biological or economic importance including reefs, beaches, and dunes;
(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

(E) Promote water quantity and quality planning and management practices that reflect the tolerance of freshwater and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Discussion:

The Proposed Action would not disrupt valuable coastal ecosystems. No work is slated to occur within 40 feet of the shoreline. During construction and operation, stormwater will be retained onsite. The Proposed Action will comply with State and Federal water quality standards.

Economic Uses

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

Policy:

(A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and

(C) Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:

I. Use of designated locations is not feasible;

II. Adverse environmental effects and risks from coastal hazards are minimized; and

III. The development is important to the State’s economy.
Discussion:

The Proposed Action would provide improvements important to the State’s economy at a suitable location. The single-family residence, located in an Urban District, is designed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts.

Coastal Hazards

Objective: Reduce hazard to life and property coastal hazards.

Policy:

(A) Develop and communicate adequate information about the risks of coastal hazards;

(B) Control development, including planning and zoning control, in areas subject to coastal hazards;

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

(D) Prevent coastal flooding from inland projects.

Discussion:

The Proposed Action includes measures to reduce hazards to life and property from coastal hazards. The Project Site is in Flood Zone X and not within a Flood Hazard District. The Project Site is located within the Tsunami Evacuation Zone. Design and construction will be in accordance with State and County-approved design standards.

Managing Development

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

Policy:

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

(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and
(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Discussion:

The Proposed action is subject to the development review process, communication, and public participation because of the Special Management Area Use Permit process. Procedurally, applications for development permits will be applied for per State and County ordinances. This Environmental Assessment discloses the short- and long-term impacts of the Proposed Action to the environment.

Public Participation

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

Policy:

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

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

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

Discussion:

The Proposed Action will stimulate public awareness, education, and participation in coastal management as part of the Special Management Area Use Permitting process which provides multiple opportunities to engage stakeholders / public and solicit coastal issue concerns for incorporation into the design and construction of the Proposed Action.
Beach and Coastal Dune Protection

Objective: Protect beaches and coastal dunes for:

(i) Public use and recreation;

(ii) The benefit of coastal ecosystems; and

(iii) Use as natural buffers against coastal hazards; and

Coordinate and fund beach management and protection.

Policy:

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

(B) Prohibit construction of private shoreline hardening structures including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;

(C) Minimize the construction of public shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;

(D) Minimize grading of and damage to coastal dunes;

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

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

Discussion:

The Proposed Action will locate new structures inland from the shoreline setback; more than 200-feet inland as described in Chapter 3. The existing seawall will remain untouched as part of the Proposed Action. It would not disrupt beaches and coastal dunes. No work is slated to occur within 40 feet of the shoreline. The Proposed Action will not interfere with existing recreational and waterline activities. No unmaintained vegetation will interfere or encroach upon a beach transit corridor.
**Marine and Coastal Resources**

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

**Policy:**

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

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

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

(D) Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and

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

**Discussion:**

The Proposed Action will not adversely impact the protection, use, and sustainable development of marine and coastal resources.
4.2.4 The City and County of Honolulu General Plan

The City and County of Honolulu General Plan (the “General Plan”) is intended to be a dynamic document, expressing the aspirations of the residents of O’ahu. It sets forth long-range objectives and policies for the general welfare and, together with the regional developments plans such as the Primary Urban Center Plan, provides a direction and framework to guide the programs and activities of the City and County of Honolulu (Department of General Planning, Amended October 3, 2002 (Resolution 02-205, CD1)).

The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens in eleven areas of concern:

(1) population;
(2) economic activity;
(3) the natural environment;
(4) housing,
(5) transportation and utilities;
(6) energy;
(7) physical development and urban design;
(8) public safety;
(9) health and education;
(10) culture and recreation; and
(11) government operations and fiscal management.

The Proposed Action is in accordance with the objectives and policies of the General Plan. Those objectives are as follows:

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

• Policy 8: Protect plants, birds, and other animals that are unique to the State of Hawai‘i and O‘ahu, and protect their habitats.

Objective B: To preserve and enhance natural landmarks and scenic views.

• Policy 2: Protect O‘ahu’s scenic views, especially those seen from highly developed and heavily traveled areas.

Discussion:

The Proposed Action will not adversely impact the native environment. The type of development being proposed is in accordance with the Land Use Ordinance. The construction and subsequent inhabitation of the Proposed Action will not introduce damaging levels of air, water or noise pollution. Indigenous plants, birds, and other animals will be protected and introduced to the greatest extent practicable. No scenic views will be disturbed.

Public Safety

Objective B: To protect residents and visitors 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 9: Design safe and secure public buildings.

Discussion:

The Project Site is within the tsunami evacuation zone and within the FEMA Flood Zone X. Design and construction will meet regulatory requirements. The Proposed Action will adhere to all applicable building codes and standards to ensure the health, safety, and welfare of the residents and public.
**Culture and Recreation**

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

- Policy 3: Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.

**Discussion:**

The Proposed Action will not adversely impact culture and recreation. The Project Site has undergone extensive disturbances from previous development. The existing structures do not possess social, cultural, historic or archaeological significance. Additionally, the Project Site is not expected to possess cultural or archaeological significant resources and protective measures have been introduced to safeguard these resources should they be encountered.
4.2.5 Primary Urban Center Development Plan

The Project Site is located within the jurisdiction of the Primary Urban Center Development Plan (PUC DP) which includes the coastal plain that extends along Oahu’s southern shore from Wai‘alae-Kāhala in the east to Pearl City in the west, and from the shoreline to the westerly slopes of the Ko‘olau mountain range. The PUC DP seeks to provide a guide for orderly and coordinated public and private sector development in the area in a manner that is consistent with applicable general plan provisions, including the designation of the Primary Urban Center as the principal region for future growth in residential population and jobs (Department of Planning and Permitting, 2004).

The PUC DP is in the process of being updated at the time of this Environmental Assessment to respond to changes in community priorities and conditions on the ground on a schedule to be determined by the Planning Director of the Department of Planning and Permitting. The draft PUC DP sets forth goals to help ensure that the PUC has the policies in place to fulfill the vision of the City and County General Plan in the face of changing conditions, and to ensure that the PUC remains a thriving community for its residents, workers, and visitors.

In regard to the topic of Housing, the PUC DP states that there are, “few ‘empty’ spaces in the PUC. The next phase of PUC growth will primarily take place as infill development and redevelopment of underutilized areas, and other expansion of existing uses. (Department of Planning and Permitting, 2020)” The PUC DP also states that plan policies should, “encourage development of a wide range of housing types for all income levels and by enabling and incentivizing residential infill development especially in mixed-use and transit-accessible areas, and by encouraging a greater variety of housing types, including middle-density housing.”

The Proposed Action fulfills the Housing goals of the PUC DP by providing infill development in an underutilized site. Furthermore, the Project Site is located along Kāhala Avenue which is a primary thoroughfare. Kāhala Avenue is complete with a bus route serving the Kāhala neighborhood and beyond to commercial nodes such as Waikīkī and the Kāhala Hotel & Resort and Wai‘alae Country Club. As such, the Proposed Action will not overwhelm any of the neighborhood infrastructure, nor will it impede the safety and accessibility of the community.
4.2.6 ROH Chapter 21, Land Use Ordinance

The Land Use Ordinance (LUO) of the City and County of Honolulu contain ordinances regulating the uses of land in a manner that will include orderly development in accordance with adopted land use policies, including the city’s general plan, development and sustainable communities plans, and, as may be appropriate, adopted neighborhood plans; and to promote and protect public health, safety, and welfare (City and County of Honolulu, 2021).

The State Land Use for the Project Site is Urban District. Based on the City and County of Honolulu LUO detached one-family dwellings are a permissible use for the property. The current zoning is R-7.5 Residential District. The purpose of the residential district is to allow for a range of residential densities whose primary use is detached residences. The intent of the R-7.5 Residential District is to provide an area for large lot developments. Within the R-7.5 Residential District Development Standards, enumerate permitted uses and standards, such as maximum height, setbacks, number of wet bars, number of bathrooms, and the list goes on. The Proposed Action will comply with all Development Standards. Bill 57 (2020), CD2, FD1, Ordinance 20-43 and Bill 2 (2020), CD1, FD2, Ordinance 20-41 incorporate the most recent amendments to Chapter 21. The Proposed Action complies with Chapter 21 and all subsequent ordinances.
A full comparison between the LUO standards and the Proposed Action is made below:

<table>
<thead>
<tr>
<th>LUO STANDARD</th>
<th>R-7.5 ZONE</th>
<th>Proposed Action (All proposed in Compliance)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>7,500 Square Feet</td>
<td>47,192 Square Feet</td>
</tr>
<tr>
<td>Front Yard</td>
<td>10’-0”</td>
<td>23’-11” to 16’ – 8”</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5’-0”</td>
<td>30’-7” and 15’-7”</td>
</tr>
<tr>
<td>Maximum Building Area</td>
<td>50% of Project Site</td>
<td>23,596 Square Feet</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>25 Feet / 30 Feet Sloping</td>
<td>25 Feet</td>
</tr>
<tr>
<td>Multiple Homes on Lot</td>
<td>Max. of 8 dwellings on a single zoning lot. Lot area must be equal or greater than minimum lot size for underlying zoning district, times the number of dwelling units.</td>
<td>Two two-family dwellings. (Six dwellings allowed and two are existing.)</td>
</tr>
<tr>
<td>Maximum Density Floor Area Ratio</td>
<td>0.7 Floor Area Ratio</td>
<td>.58 Floor Area Ratio</td>
</tr>
<tr>
<td>Maximum Number of Wet Bars</td>
<td>One per Unit</td>
<td>One per Unit</td>
</tr>
<tr>
<td>Maximum Number of Laundry Rooms</td>
<td>One per Unit</td>
<td>One per Unit</td>
</tr>
<tr>
<td>Maximum Number of Bathrooms</td>
<td>Four per Dwelling</td>
<td>Four per Dwelling</td>
</tr>
<tr>
<td>Maximum Impervious Surface Area</td>
<td>Must not exceed 75 percent of the total zoning lot area.</td>
<td>69 Percent</td>
</tr>
<tr>
<td>Minimum Off-Street Parking Ratios</td>
<td>One per 1,000 Square Feet</td>
<td>12 total (6 per two-family dwelling)</td>
</tr>
</tbody>
</table>
4.2.7 ROH Chapter 22, Subdivision of Land

The purpose of Chapter 22 is to achieve orderly development of subdivisions and consolidations of land; to secure adequate and convenient placing of open spaces for utilities and adequate light and air; to prevent congestion of population; to provide adequate water supply, sewage disposal, drainage and other utilities and facilities to serve the needs of the residents of the community; to provide for adequate and safe streets for vehicles, firefighting apparatus and other emergency vehicles; to provide for safety of pedestrians; to promote good civic design and arrangement of lots; and to promote the efficient expenditure of public funds; all of which tend to promote the health, safety, morals, convenience, economy and general welfare of the people.

As calculated according to ROH Chapter 22, Section 22-7.5 Land area required for parks and playgrounds, the required park for the Proposed Action is 1,200 square feet. The property owner intends to dedicate a physical park, as opposed to paying a fee in lieu of park, on the Project Site. The Department of Planning and Permitting has stated a 2,000 square foot park is the minimum allowable in a phone conversation with Mario Siu-Li on May 25, 2021. And while it is premature to start the park dedication process until the Proposed Action is entitled under the SMP approval the park as projected would be complete with amenities such as a pool and seating.

4.2.8 ROH Chapter 23, Shoreline Setback

The authority conferred by Hawai‘i Revised Statutes Chapter 205A, Chapter 23 Shoreline Setbacks (City and County of Honolulu, 2021) establishes the standards and procedures, which apply to all lands within the shoreline area of the City. The “shoreline area” means all the land area between the shoreline and the shoreline setback line. Uses permitted in the shoreline setback are minor structures, such as open work fences and limited paver walkways (20 square feet).

The Proposed Action does not propose any new construction in the shoreline area.
4.2.9  ROH Chapter 25, Special Management Area

The SMA permit is part of a regulatory system that is the cornerstone of the Hawai'i CZM Program. The SMA permitting system regulates all types of land uses and activities under a broad definition of “development” within the SMA. The SMA permit was established in 1975 with the enactment of Act 176, known as the Shoreline Protection Act. According to the legislature’s findings, codified in HRS section 205A-21, “special controls on developments within an area along the shoreline are necessary to avoid permanent losses of valuable resources and the foreclosure of management options, and to ensure that adequate access, by dedication or other means, to public owned or used beaches, recreation areas, and natural reserves is provided” (The State of Hawai‘i, 2020).

The Hawai‘i State Governor signed into law Act 016, Senate Bill 2060 SD2 HD2, on September 15, 2020, which strengthens coastal zone management policy by amending HRS Chapter 205A. The City must comply with revisions to HRS 205A as the designated local responsible party to ensure compliance with the State’s Coastal Zone Management Program. Per the October 13, 2020 news update on the DPP website (City and County of Honolulu, 2021), the City and County has begun implementing changes to how it administers ROH Chapter 23: Shoreline Setbacks, and ROH Chapter 25: Special Management Area, as a direct result of the signing of the September 15, 2020 law.

Therefore, the Proposed Action requires an SMA Use Permit – regardless of floor area size – because it is on a “shoreline lot” as defined in ROH Section 23-1.3.
5 FINDINGS SUPPORTING ANTICIPATED DETERMINATION

5.1 Anticipated Determination

It is anticipated that DPP, being the Approving Agency for the EA, will issue a Finding of No Significant Impact (FONSI) upon acceptance of the Final EA and that no EIS is required.

5.2 Reasons Supporting the Anticipated Decision

The potential effects of the Proposed Action were evaluated based on the thirteen significance criteria identified in HAR Title 11, Chapter 200.1-13. All phases and expected consequences of the Proposed Action have been evaluated, including potential primary, secondary, short-term, long-term, and cumulative impacts. The Table, see below, summarizes the significance criteria and the evaluation of the potential effects of the Project.

In summary, the Proposed Action does not rise to the level of causing a significant environmental impact under any of the thirteen significance criteria. In so doing, it is concluded that the Proposed Action be issued a FONSI and that no EIS is required.
### 5.2.1 4585 Kahala Avenue – 13 Significance Criteria Identified in HAR Title 11, Chapter 200.1-13

<table>
<thead>
<tr>
<th>No.</th>
<th>Significance Criterion</th>
<th>Yes</th>
<th>No</th>
<th>Reason for Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Irrevocably commits a natural, cultural, or historic resource?</td>
<td>☐</td>
<td>☒</td>
<td>The Proposed Action is not expected to irrevocably commit any natural, cultural, or historic resource. The Proposed Action will be installed in an area that has been previously disturbed by residential development. There are no known significant cultural or historic resources in the Project Site. Recommendations will be followed to protect cultural or historic resources if discovered at a later date.</td>
</tr>
<tr>
<td>2</td>
<td>Curtails the range of beneficial uses of the environment?</td>
<td>☒</td>
<td>☐</td>
<td>The Proposed Action will not permanently curtail the beneficial uses of the environment. The Proposed Action conforms to the land use designation for the Property and will be located within the existing property boundary of the project site.</td>
</tr>
<tr>
<td>3</td>
<td>Conflicts with the State's environmental policies or long-term environmental goals established by law?</td>
<td>☐</td>
<td>☒</td>
<td>The Proposed Action will be in conformance with the State’s environmental policies and goals established by law.</td>
</tr>
<tr>
<td>4</td>
<td>Has a substantial adverse effect on the economic welfare, social</td>
<td>☐</td>
<td>☒</td>
<td>The Proposed Action is not anticipated to have any adverse effects on the economic and social welfare or cultural practices of the community or state.</td>
</tr>
<tr>
<td></td>
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<tr>
<td>welfare, or cultural practices of the community and State?</td>
<td></td>
<td>The Proposed Action is not anticipated to have any adverse effects on public health.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has a substantial adverse effect on public health?</td>
<td></td>
<td>The Proposed Action is not anticipated to result in adverse secondary impacts to population changes or public facilities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Involves adverse secondary impacts, such as population changes or effects on public facilities?</td>
<td></td>
<td>The Proposed Action is not anticipated to degrade environmental quality. It is anticipated to enhance environmental quality.</td>
<td></td>
<td></td>
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<td>Involves a substantial degradation of environmental quality?</td>
<td></td>
<td>The Proposed Action is not anticipated to result in a significant cumulative negative impact on the environment. The Project Site has been developed. Developing the project site further, in the manner proposed, will not serve adverse effect upon the environment or involve a commitment for larger actions.</td>
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<td>Is individually limited but cumulatively has substantial adverse effect upon the environment or involves a commitment for larger actions?</td>
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<td>Has a substantial adverse effect on a rare, threatened, or endangered species, or its habitat?</td>
<td>The Proposed Action is not anticipated to adversely affect any rare, threatened, or endangered species or habitat. There are no known significant biological resources or habitats in the Project Site.</td>
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<td>Has a substantial adverse effect on air or water quality or ambient noise levels?</td>
<td>The Proposed Action is not anticipated to have a substantial adverse effect on long term air quality, water quality, or ambient noise levels.</td>
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<td>Has a substantial adverse effect on or is 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?</td>
<td>The Proposed Action will not have a substantial adverse effect on, or is likely to suffer damage by, being located in an environmentally sensitive area. The Project Site is located within the Special Management Area (SMA) and appropriate permits will be obtained to ensure compliance.</td>
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<td>12</td>
<td>Has a substantial adverse effect on scenic vistas and view</td>
<td>The Project Site is located along the coastline, however, it will</td>
<td></td>
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<td>planes, during day or night, identified in county or state</td>
<td>not have a substantial adverse effect on vistas and view planes.</td>
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<td>plans or studies?</td>
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<tr>
<td>13</td>
<td>Requires substantial energy consumption or emits substantial</td>
<td>The Proposed Action will not require substantial energy</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>greenhouse gases?</td>
<td>consumption. The Project Site will not emit substantial greenhouse gases.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6  LIST OF REFERENCES


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Figure 1.1.1
Tax Map Key
Figure 1.1.2
State Land Use District - Urban
Figure 1.1.3
R-7.5 Residential City and County of Honolulu Zoning
Figure 1.1.4
Low-Density Residential City and County of Honolulu Zoning
PROJECT SITE: 4585 KAHALA AVENUE
Figure 1.1.5
Special Management Area
Figure 1.1.6
Flood Zone VE & X
Figure 3.3.2
Tsunami Evacuation Zone
Figure 3.3.3

Sea, Lake, and Overland Surges from Hurricanes SLOSH Model,
Category 1
National Storm Surge Hazard Maps

This is not a real-time product. For active tropical cyclones, please see hurricanes.gov.

Texas to Maine  Puerto Rico and U.S. Virgin Islands  Hawaii  Hispaniola
Hawaii Category 1  Hawaii Category 2  Hawaii Category 3  Hawaii Category 4

Click Island name to Zoom/Pan map view to that island:

Kauai  Oahu  Molokai/Lanai  Maui  Hawaii

This national depiction of storm surge flooding vulnerability helps people living in hurricane-prone coastal areas along the U.S. East and Gulf Coasts, Puerto Rico/USVI, Hawaii, and Hispaniola to evaluate their risk to the storm surge hazard. These maps make it clear that storm surge is not just a beachfront problem, with the risk of storm surge extending many miles inland from the immediate coastline in some areas. If you discover via these maps that you live in an area vulnerable to storm surge, find out today if you live in a hurricane storm surge evacuation zone as prescribed by your local emergency management agency. If you do live in such an evacuation zone, decide today where you will go and how you will get there, if and when you’re instructed by your emergency manager to evacuate. If you don’t live in one of those evacuation zones, then perhaps you can identify someone you care about who does live in an evacuation zone, and you could plan in advance to be their inland evacuation destination - if you live in a
Figure 3.3.4

Sea, Lake, and Overland Surges from Hurricanes SLOSH Model,
Category 2
This national depiction of storm surge flooding vulnerability helps people living in hurricane-prone coastal areas along the U.S. East and Gulf Coasts, Puerto Rico/USVI, Hawaii, and Hispaniola to evaluate their risk to the storm surge hazard. These maps make it clear that storm surge is not just a beachfront problem, with the risk of storm surge extending many miles inland from the immediate coastline in some areas. If you discover via these maps that you live in an area vulnerable to storm surge, find out today if you live in a hurricane storm surge evacuation zone as prescribed by your local emergency management agency. If you do live in such an evacuation zone, decide today where you will go and how you will get there, if and when you’re instructed by your emergency manager to evacuate. If you don’t live in one of those evacuation zones, then perhaps you can identify someone you care about who does live in an evacuation zone, and you could plan in advance to be their inland evacuation destination - if you live in a

PROJECT SITE:
4585 Kahala Avenue
Figure 3.3.5

Sea, Lake, and Overland Surges from Hurricanes SLOSH Model,
Category 3
Click Island name to
Zoom/Pan map view to that
island:

Kauai  Oahu
Molokai/Lanai  Maui
Hawaii

This national depiction of
storm surge flooding
vulnerability helps people living
in hurricane-prone coastal
areas along the U.S. East and
Gulf Coasts, Puerto Rico/USVI,
Hawaii, and Hispaniola to
evaluate their risk to the storm
surge hazard. These maps
make it clear that storm surge
is not just a beachfront
problem, with the risk of storm
surge extending many miles
inland from the immediate
coastline in some areas. If you
discover via these maps that
you live in an area vulnerable
to storm surge, find out today if
you live in a hurricane storm
surge evacuation zone as
prescribed by your local
emergency management
agency. If you do live in such an
evacuation zone, decide today
where you will go and how you
will get there, if and when
you’re instructed by your
emergency manager to
evacuate. If you don’t live in
one of those evacuation zones,
then perhaps you can identify
someone you care about who
does live in an evacuation zone,
and you could plan in advance
to be their inland evacuation
destination - if you live in a

PROJECT SITE:
4585 Kahala Avenue
Figure 3.3.6
Sea, Lake, and Overland Surges from Hurricanes SLOSH Model, Category 4
Click Island name to Zoom/Pan map view to that island:

Kauai, Oahu, Molokai/Lanai, Maui, Hawaii

This national depiction of storm surge flooding vulnerability helps people living in hurricane-prone coastal areas along the U.S. East and Gulf Coasts, Puerto Rico/USVI, Hawaii, and Hispaniola to evaluate their risk to the storm surge hazard. These maps make it clear that storm surge is not just a beachfront problem, with the risk of storm surge extending many miles inland from the immediate coastline in some areas. If you discover via these maps that you live in an area vulnerable to storm surge, find out today if you live in a hurricane storm surge evacuation zone as prescribed by your local emergency management agency. If you do live in such an evacuation zone, decide today where you will go and how you will get there, if and when you’re instructed by your emergency manager to evacuate. If you don’t live in one of those evacuation zones, then perhaps you can identify someone you care about who does live in an evacuation zone, and you could plan in advance to be their inland evacuation destination - if you live in a
Figure 3.3.7
Overall Primary Urban Center SLOSH Model, Category 4
Texas to Maine  Puerto Rico and U.S. Virgin Islands  Hawaii  Hispaniola

Hawaii Category 1  Hawaii Category 2  Hawaii Category 3  Hawaii Category 4

NOTE: At Category 4, there is extensive inundation throughout the Primary Urban Center; not only at the Project Site.

How this map was created:

The SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model is a numerical model used by NWS to compute storm surge. Storm surge is defined as the abnormal rise of water generated by a storm, over and above the predicted astronomical tides. Flooding from storm surge depends on many factors, such as the track, intensity, size, and forward speed of the hurricane and the characteristics of the coastline where it comes ashore or passes nearby. For planning purposes, the NHC uses a representative sample of hypothetical storms to estimate the near worst-case scenario of flooding for each hurricane category.

SLOSH employs curvilinear polar, elliptical, and hyperbolic
Figure 3.3.8
Project Site with Future 0.5 Feet Sea Level Rise
Sea Level Rise: State of Hawai‘i Sea Level Rise Viewer

An Interactive Mapping Tool in Support of the State of Hawai‘i Sea Level Rise Vulnerability and Adaptation Report
Figure 3.3.9

Project Site with Future 1.1 Feet Sea Level Rise
Sea Level Rise: State of Hawai‘i Sea Level Rise Viewer

An Interactive Mapping Tool in Support of the State of Hawai‘i Sea Level Rise Vulnerability and Adaptation Report
Figure 3.3.10

Project Site with Future 2.0 Feet Sea Level Rise
Sea Level Rise: State of Hawai‘i Sea Level Rise Viewer

An Interactive Mapping Tool in Support of the State of Hawai‘i Sea Level Rise Vulnerability and Adaptation Report
Figure 3.3.11
Project Site with Future 3.2 Feet Sea Level Rise
Sea Level Rise : State of Hawai‘i Sea Level Rise Viewer

An Interactive Mapping Tool in Support of the State of Hawai‘i Sea Level Rise Vulnerability and Adaptation Report
Figure 3.4.1

Department of Forestry and Wildlife’s Responsible Lighting Practices
This diagram depicts a typical house with several styles of exterior light fixtures. These fixtures are inappropriate for use and should be replaced with shielded, downward directed lights. When correcting problem light fixtures, don’t forget about your interior lights. Try to make it a habit to keep your window blinds closed at night, especially Sept 15-Dec 15 when young Newell's shearwater and Hawaiian petrel fly to the ocean for the first time.

**JELLY-JAR LIGHTS**

Lights like the one shown above waste 40% to 60% of the light produced in the form of glare. It is not uncommon to see these poorly designed $3 and $4 fixtures on homes costing $500,000 and up.

**CANISTER DOWNLIGHTS**

The best light fixture for wildlife is the canister downlight using a 25watt to 40watt yellow bug lamp. Excellent for human safety, minimum glare, almost no light trespass occurs into the night sky or onto your neighbor’s property.

**FLOODLIGHTS**

These unshielded exterior lights are poorly suited for use in Hawaii. These light fixtures contribute to light trespass onto neighbor’s property as well as up into the night sky.

**CARROUGE LAMPS**

**DOWNLIGHT**

**BOLLARD FIXTURE**

Downlights and bollards are excellent fixtures for providing safety, illuminating pathways and landscaping. Specified with long wavelength “yellow” lamps, these lights actually improve our night vision by reducing glare.

**SOURCE FOR GOOD LIGHT FIXTURES:** [WWW.DARKSKY.ORG/FIXTURES](http://WWW.DARKSKY.ORG/FIXTURES)
SEABIRD FRIENDLY LIGHTING SOLUTIONS

Help eliminate seabird light attraction. Select the best fixture for your application using this guide. Avoid uplighting, always shield floodlights, and aim downlights carefully to avoid light trespass. For more information go to www.kauai-seabirdhcp.info.

Unacceptable / Discouraged

Fixtures that produce glare and light trespass

- Unshielded Floodlights or Poorly-shielded Floodlights
- Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures
- Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens
- Unshielded Streetlight
- Unshielded Security Light
- Unshielded PAR Floodlights
- Unshielded floodlight that is angled incorrectly

Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

- Full Cutoff Fixtures
- Fully Shielded Walkway Bollards
- Fully Shielded Fixtures
- Full Cutoff Streetlight
- Fully Shielded 'Period' Style Fixtures
- Fully Shielded Security Light
- Shielded / Property-aimed PAR Floodlights
- Flush Mounted Canopy Fixtures
- Shielded floodlight that is angled correctly
Figure 3.5.1
National Wetlands Inventory
This page was produced by the NWI mapper
National Wetlands Inventory (NWI)
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
Figure 3.6.4
Solid Waste Collection for Project Area
Click on the map below or type in your address on the search bar to see your refuse and recycling collection schedules.

In the event any changes to refuse or bulky item collection schedules occur, impacted residents will be notified via mailer. If you enter an address, the map will take you to an approximate location. In order to get the accurate schedule, please confirm your location by clicking directly on your house.

Return to opala.org

---

**Refuse-Recycling Collection Information**

4585 Kahala Ave, Honolulu, Hawaii, 96816

**Collection Information**

| Refuse Gray | Jun 05, 2021 |
| Green       | Jun 09, 2021 |
| Blue        | Jun 16, 2021 |

**Multi-Material (HI-Plus) Recycling Centers**

Click here for more information

**Drop-Off Convenience Center**

Keehi Transfer Station
606 Middle Street
Mon - Sat 12 Noon - 6 pm
768-3200

**Refuse Collection Yard**

HONOLULU COLLECTION YARD
626 Middle St.
Honolulu, HI 96819
768-3200

For townhouses, condos, apartments:
Collection schedules shown above for refuse/recycling apply only if you are using the City’s 3-cart collection system.

Bulky item collection service is provided to all residential properties.

---

Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy.

Department of Environmental Services 1000 Uluohia Street, Suite 201 Kapolei, HI 96707

info@opala.org
© 2019 City and County of Honolulu. All Rights Reserved
Transportation
Author: Long & Associates
Date: 12/11/2020

Notes: 4585 Kahala Avenue
Powered by ArcGIS Server 10
© City & County of Honolulu, All Rights Reserved, 2020
Note: Data represented on this map is not intended to replace site survey.
Appendix A

Special Management Area Permit Determination Form with DPP Response
Special Management Area Permit Determination

The purpose of this form is to determine whether the permitting requirements of Chapter 25, Special Management Area, Revised Ordinances of Honolulu applies to your permit. There is a standard fee of $150 per determination. A final determination will be made prior to issuing permits. All checks shall be payable to the City and County of Honolulu.

Applicant Information

Name: Shae Grimm

Mailing Address: 1100 Alakea Street, 3rd Floor Atrium, Honolulu, HI 96813

Phone Number: (808) 628-6626

Email address: shaeg@lai-hawaii.com

Signature: __________________________ Date: 05.07.2021

Property Information

Street Address/Location of Property: 4585 Kahala Avenue (TMK:1-3-5-004:001)

Tax Map Key(s): 1-3-5-004:001

Describe Existing Site and Use:

SEE TWO-PAGE ATTACHMENT.

Describe Proposed Activity or Development:

SEE TWO-PAGE ATTACHMENT.
Special Management Area Permit Determination - Page 2

THIS PAGE TO BE COMPLETED BY THE DEPARTMENT OF PLANNING AND PERMITTING

Is the site in the SMA?  □ Yes  □ No

Is a SMA permit required?  □ Yes  □ No, pursuant to Section 25-1.3(2) (__) (see below)  □ Yes, may be exempt, but permit required per Section 25-1.3 (3) or (4)

Proposal involves:
□ (A) Single-family residence, less than 7,500 square-feet not situated on a shoreline plot and is not part of a larger development
□ The residence is not situated on a shoreline parcel or a parcel that is impacted by waves, storm surges, high tide, or shoreline based on:
   □ Hawaii Sea Level Rise Viewer shows the site is not susceptible to sea level rise at 0.5 feet www.hawaiisealevelriseviewer.com.
   □ The property is not in the coastal high hazard area as defined in Chapter 21A, ROH (Flood Zones VE and V)
□ (B) Repair or maintenance of roads and highways within existing rights-of-way
□ (C) Routine maintenance dredging of existing streams, channels, and drainage ways
□ (D) Repair and maintenance of underground utility lines, including but not limited to water, sewer, power, and telephone and minor appurtenant structures such as pad mounted transformers and sewer pump stations
□ (E) Zoning variances, except for height, density, parking, and shoreline setback
□ (F) Repair, maintenance, or interior alterations to existing structures
□ (G) Demolition or removal of structures, except those structures located on any historic site as designated in national or state registers
□ (H) Use of any land for the purpose of cultivating, planting, growing, and harvesting plants, crops, trees, and other agricultural, horticultural, or forestry products or animal husbandry, or aquaculture or mariculture of plants or animals, or other agricultural purposes
□ (I) Transfer of title to land
□ (J) Creation or termination of easements, covenants, or other rights in structures or land
□ (K) Final subdivision approval
□ (L) Subdivision of land into lots greater than twenty acres in size
□ (M) Subdivision of a parcel of land into four or fewer parcels when no associated construction activities are proposed; provided that any land that is so subdivided shall not thereafter qualify for this exception with respect to any subsequent subdivision of any of the resulting parcels
□ (N) Installation of underground utility lines and appurtenant aboveground fixtures less than four feet in height along existing corridors
□ (O) Structural and nonstructural improvements to existing single family residences including additional dwelling units, where otherwise permissible
□ (P) Nonstructural improvements to existing commercial or noncommercial structures
□ (Q) Construction, installation, maintenance, repair, and replacement of emergency management warning or signal devices and sirens

Preliminary SMA Permit Determination

□ Minor  □ Major

Note: Final determination will be based on review of actual SMA Application submission

Minor permits - Projects valuation less that $500,000 and “development” will not significantly affect the SMA and/or Special Wetland area

Major Permits - Project valuation exceeds $500,000, or may significantly affect the SMA and/or Special Wetland area

Director

SIGNATURE  TITLE  DATE

Chapter 25 of the Revised Ordinances of Honolulu and the Application Instructions for the SMA permits can be found on our website here: http://www.honoluluudpp.org/ApplicationsForms/ZoningandLandUsePermits.aspx
May 7, 2021

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

SUBJECT: 4584 Kahala Avenue Special Management Area Permit Determination Attachment

To Whom it May Concern:

Please reference this two page attachment in regards to the Special Management Area Permit Determination form for 4585 Kahala Avenue:

1. **Describe Existing Site and Use:**
   - The property is located at 4585 Kahala Avenue (TMK:1-3-5-004:001).
   - The site is approximately 1.08 acres (47,192 SF) of land located on the makai side of Kahala Avenue.
   - There is one existing two-family dwelling on the ocean side of the Project Site.
   - The Project Site is located within the States Special Management Area (SMA).
   - The Project Site is located on a “shoreline lot”. However, the proposed action is not within – and does not include any work - in the “shoreline area” as defined by Chapter 23-1.3
2. **Describe Proposed Activity of Development:**

- Under the existing R-7.5 zoning and allowed density, the Proposed Activity of Development (i.e. Proposed Action) is to construct four new 3,240 SF residences as two-family dwellings in accordance with the Revised Ordinances of Honolulu (ROH), Chapter 21, as amended by Ordinance 20-43.
- The Proposed Action may be considered to be “part of a larger development” per Section 25-1.3(2)(a).
- The Proposed Action will be situated on the Project Site entirely outside of the 0.5 (and 3.2) foot sea level rise exposure area per the Pacific Islands Ocean Observing System (PacIOOS) Hawaii Sea Level Rise Viewer.
- The Proposed Action will be situated on the Project Site entirely in Flood Zone X per the Federal Emergency Management Agency (FEMA) flood and hydrography mapping.
- The Proposed Action will be situated on the Project Site 200-feet & beyond a non-certified shoreline. Being well beyond the 55-foot non-certified shoreline waiver line a certified shoreline is not required for the Proposed Action to proceed.
- The Proposed Action has a valuation that exceeds $500K.
- There will be no request for variances pertaining directly to the Proposed Action.
- The Proposed Action is not expected to have a significant environmental or ecological effect on the use, activity, or operation of the Special Management Area or any special wetland areas per Section 25-1.3(4).
- The Proposed Action is not expected to contribute to a cumulative impact that has significant environmental or ecological effect on the use, activity, or operation of the Special Management Area per Section 52-1.3(3).

Thank you for facilitating the SMA process. Please don’t hesitate to contact me with any questions or concerns. I look forward to receiving your determination. Thanks.

Sincerely,

**Shae Grimm**

Shae Grimm, D.Arch, LEED AP
Special Management Area Permit Determination

The purpose of this form is to determine whether the permitting requirements of Chapter 25, Special Management Area, Revised Ordinances of Honolulu applies to your permit. There is a standard fee of $150 per determination. A final determination will be made prior to issuing permits. All checks shall be payable to the City and County of Honolulu.

Applicant Information

| Name:          | Shae Grimm         |
| Mailing Address: | 1100 Alakea Street, 3rd Floor Atrium, Honolulu, HI 96813 |
| Phone Number:  | (808) 628-6626    |
| Email address: | shaeg@lai-hawaii.com |
| Signature:     | [Signature]       |
| Date:          | 05.07.2021        |

Property Information

| Street Address/ Location of Property: | 4585 Kahala Avenue (TMK:1-3-5-004:001) |
| Tax Map Key(s): | 1-3-5-004:001 |

Describe Existing Site and Use:

SEE TWO-PAGE ATTACHMENT.

Describe Proposed Activity or Development:

SEE TWO-PAGE ATTACHMENT.

Received
MAY 2, 2021
LONG & ASSOC., AIA, INC.
Is the site in the SMA?  ☑ Yes  ☐ No

Is a SMA permit required?  ☑ Yes  ☐ No, pursuant to Section 25-1.3(2) (___) (see below)
☑ Yes, may be exempt, but permit required per Section 25-1.3 (3) or (4)

Proposal involves:
☐ (A) Single-family residence, less than 7,500 square-feet not situated on a shoreline plot and is not part of a larger development
☐ The residence is not situated on a shoreline parcel or a parcel that is impacted by waves, storm surges, high tide, or shoreline based on:
☐ Hawaii Sea Level Rise Viewer shows the site is not susceptible to sea level rise at 0.5 feet www.hawaiisealevelriseviewer.com.
☐ The property is not in the coastal high hazard area as defined in Chapter 21A, ROH (Flood Zones VE and V)
☐ (B) Repair or maintenance of roads and highways within existing rights-of-way
☐ (C) Routine maintenance dredging of existing streams, channels, and drainage ways
☐ (D) Repair and maintenance of underground utility lines, including but not limited to water, sewer, power, and telephone and minor appurtenant structures such as pad mounted transformers and sewer pump stations
☐ (E) Zoning variances, except for height, density, parking, and shoreline setback
☐ (F) Repair, maintenance, or interior alterations to existing structures
☐ (G) Demolition or removal of structures, except those structures located on any historic site as designated in national or state registers
☐ (H) Use of any land for the purpose of cultivating, planting, growing, and harvesting plants, crops, trees, and other agricultural, horticultural, or forestry products or animal husbandry, or aquaculture or mariculture of plants or animals, or other agricultural purposes
☐ (I) Transfer of title to land
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☐ (K) Final subdivision approval
☐ (L) Subdivision of land into lots greater than twenty acres in size
☐ (M) Subdivision of a parcel of land into four or fewer parcels when no associated construction activities are proposed; provided that any land that is so subdivided shall not thereafter qualify for this exception with respect to any subsequent subdivision of any of the resulting parcels
☐ (N) Installation of underground utility lines and appurtenant aboveground fixtures less than four feet in height along existing corridors
☐ (O) Structural and nonstructural improvements to existing single family residences including additional dwelling units, where otherwise permissible
☐ (P) Nonstructural improvements to existing commercial or noncommercial structures
☐ (Q) Construction, installation, maintenance, repair, and replacement of emergency management warning or signal devices and sirens

Preliminary SMA Permit Determination
☐ Minor  ☑ Major

Note: Final determination will be based on review of actual SMA Application submission:

Minor permits - Projects valuation less that $500,000 and “development” will not significantly affect the SMA and/or Special Wetland area

Major Permits - Project valuation exceeds $500,000, or may significantly affect the SMA and/or Special Wetland area

Director  May 19, 2021
SIGNATURE  TITLE  DATE

Chapter 25 of the Revised Ordinances of Honolulu and the Application Instructions for the SMA permits can be found on our website here: http://www.honolulu.gov/ApplicationsForms/ZoningandLandUsePermits.aspx

Enclosure: Receipt No. 131436
Appendix B

Pre-Consultation Request Letter with Stakeholder Responses
April 12, 2021

SUBJECT:  Pre-Consultation for Hawaii Revised Statutes Chapter 343 and Revised Ordinances of Honolulu Chapter 25 Environmental Assessment

Dear Participant,

Long and Associates, AIA, Inc. is currently undertaking the preparation of an Environmental Assessment (EA) pursuant to Hawaii Revised Statutes Chapter 343 and the Revised Ordinances of Honolulu Chapter 25 for the redevelopment of the property located at 4585 Kahala Avenue. The EA is planned for publication later this year.

A pre-consultation process is being conducted to engage agencies and interested parties in the environmental review process. Enclosed, for your review and comment, is an information summary and overview of the proposed action.

You are welcome to provide written comments regarding the scope of this EA at the following address. These comments must be received by Friday, May 7, 2021 to be addressed in the Draft EA.

Long & Associates, AIA, Inc.
1100 Alakea Street
3rd Floor Atrium
Honolulu, HI 96813
Attn: Mr. Shae Grimm
E-Mail: 4585KahalaAvenue@lai-hawaii.com

Thank you in advance for participating in the pre-consultation for this environmental review process.

Sincerely,

Shae Grimm

Shae Grimm, D.Arch, LEED AP
Proposed Action Description

The property owner of 4585 Kahala Avenue (TMK:1-3-5-004:001) is planning to redevelop a portion of the urban residential site. The site is approximately 1.08 acres (47,192 SF) of land located on the makai side of Kahala Avenue. Under the existing R-7.5 zoning and allowed density, the proposed action is to construct four new 3,240 SF homes as two-family dwellings in accordance with the Revised Ordinances of Honolulu (ROH), Chapter 21, as amended by Ordinance 20-43. There is one existing two-family dwelling on the ocean side of the Project Site. The Project Site is located within the City’s Special Management Area (SMA). Therefore, a SMA Use Permit (SMP) is required. An Environmental Assessment is part of the SMP process.

A few key points of the Proposed Action include:

- The new dwellings will be sited 207 feet and beyond from the certified shoreline.
- The new dwellings will meet the 10’ front and 5’ side yard setback requirements to upwards of 30’ in some instances.
- The new dwellings will remain under 0.6 FAR (0.7 allowable per ROH, Chapter 21, as amended by Ordinance 20-43).
- There will be no request for variances pertaining to the Proposed Action.
- The new dwellings will remain within the regulated height limit.
- Required off-street parking will be provided as required by ROH, Chapter 21, as amended by Ordinance 20-14.
- The new dwellings will connect to existing onsite infrastructure (e.g., water, sewer, gas, electrical).
- The new dwellings will utilize a shallow foundation system, not to exceed 24 inches in depth, to ensure trenching will occur in existing, onsite imported soil.
- Measures will be taken during design and construction to mitigate any potentially significant adverse environmental impacts.
- The Proposed Action will follow FEMA flood hazard regulations (there is an existing DPP permitted seawall along the length of the shoreline).
- The new homes will be consistent with the character of the neighborhood with native and tropical landscaping throughout the property.
April 21, 2021

Mr. Shae Grimm
Long & Associates, AIA Inc.
1100 Alakea Street, Third Floor Atrium
Honolulu, Hawaii 96813

Dear Mr. Grimm:

SUBJECT: Request for Pre-Consultation Comments
Environmental Assessment for Improvements on Shoreline Lot
4585 Kahala Avenue - Kahala
Tax Map Key 3-5-004: 001

This is in response to your letter, received April 15, 2021, requesting preliminary comments from the Department of Planning and Permitting (DPP) on the scope and content to be addressed in a Draft Environmental Assessment (DEA), as required under Chapter 25, Revised Ordinances of Honolulu (ROH), and Chapter 343, Hawaii Revised Statutes (HRS). The proposed action consists of four additional dwelling units constructed as two-family dwellings at the above referenced property (Project). The subject property is a 47,192-square-foot site located along a narrow sandy beach on the Kahala shoreline. The shoreline site is in the R-7.5 Residential District and within the Special Management Area (SMA).

Currently, a large two-family dwelling is under construction (Building Permit [BP] No. 841420), and an existing pool within the shoreline setback is being repaired (BP No. 841972) at the property. The makai (south) boundary of the site is defined by a nonconforming concrete rubble masonry (CRM) seawall that extends across the entire 124-foot width of the lot. A concrete stairway and landing protrudes outward (makai) of the seaward face of the seawall. Portions of the wall and stairs are failing. A 10-foot-wide public beach access abuts the east boundary of the site.
In addition to satisfying the content requirements for the DEA per Chapter 343, HRS, the DEA should specifically incorporate the following:

1. Issues raised in SMA Determination Letters: On April 9 and 20, 2021, DPP issued SMA determinations (File Nos. 2020/ELOG-2434 and 2021/ELOG-688) wherein proposed improvements to the nonconforming seawall and stairs on the property are considered "development," and would require both an SMA Permit pursuant to Chapter 25, ROH, and Shoreline Setback Variance (SSV) pursuant to Chapter 23, ROH. As stated in the determinations, these improvements may not be segmented from the Project, as all improvements must be reviewed for the cumulative impact of the development as a whole, per Section 25-1.3(3), ROH. The DEA should encompass all proposed improvements.

2. As a result of the recent amendments to Chapter 205A, HRS, Act 16 (2020), the DEA need to evaluate potential impacts related to coastal hazards and Sea Level Rise (SLR). As such, the following site specific information needs to be addressed in the DEA:

   a. Flood Zone: A portion of the makai side of the property is in flood zone VE, which corresponds to a high-risk, Special Flood Hazard Area, subject to inundation by a one percent annual chance flood event, with additional hazards due to storm-induced velocity wave action. Development on the site is subject to the provisions of Chapter 21A Flood Hazard Areas, ROH.

   b. SLR: According to the State Pacific Islands Ocean Observing System SLR Viewer, the 0.5 feet of SLR would nominally impact the site. However, the subject property would be inundated by 3.2 feet of SLR, which could occur as early as 2060. The DEA should explore ways to reduce potential impacts to the development.

   c. Storm Surge: The site is located in a Tsunami Evacuation Zone. The National Hurricane Storm Surge Hazard Maps indicate coastal area along the Project site may be subject to flooding inundation of less than three feet above ground level during a Category 1 hurricane event. The DEA should discuss any impacts by storm surge on the property, and identify mitigation strategies that would need to be employed.

The results of this site specific coastal hazard study should inform the site design and proposal.
3. The DEA should include a discussion of any other land use permits anticipated to be required prior to Project implementation. If the SSV is going to be pursued for the expanded staircase, the DEA should provide details related to the alternatives considered, including removal of the structure and alternative, more compliant, designs. The DEA should also include a discussion of the hardship standards. A current shoreline survey may also be required to help define jurisdiction over the improvements.

We look forward to reviewing the Draft EA. Should you have any questions, please contact Joseph Hennerfeind, of our Land Use Approval Branch, at (808) 768-8022, or j.hennerfeind@honolulu.gov.

Very truly yours,

[Signature]

Dean Uchida
Director
Dear Shae,
Thank you for including the U.S. Fish and Wildlife Service (FWS) Office of Law Enforcement during the comment period for the list of proposed actions. I don't see any mention of wildlife concerns under the objectives other than "taking measures to negate any potential adverse environmental impacts." One possible impact I foresee on the 4585 Kahala property is the potential for breeding seabirds.

This neighborhood is within the breeding range of the white or "fairy" tern (Gygis alba), which is the official bird of the City & County of Honolulu, as well as being listed federally under the Migratory Bird Treaty Act. White terns are a fascinating seabird and cultural resource that only reside, within the main Hawaiian Islands at least, in the urban area of Oahu. The adult birds lay eggs directly on a branch without a nest, brood the egg, and find food at sea to feed the juveniles for a couple months until the baby fledges (flies to sea and doesn't return for feedings).

We have found that terns prefer monkeypod, shower, kukui, banyan, mahogany and mango trees. Google streetview shows that the plot is almost entirely cleared. If there are any remaining trees, it is recommended that a certified arborist inspect the branches for signs of terns before undertaking any trimming or removal. They should look for adults circling or sitting, droppings, eggs and chicks. This should be done the day before and the morning of the trim. If you identify an egg or chick, the tree cannot be removed until they fledge, otherwise the landowner/developer and landscaping company may incur monetary penalties.

Luckily, many tree trimming companies have taken the Aloha Arborist Association's class on terns. More information can be found here:

Tree Care Guidelines: https://alohaarborist.com/tree-care-near-manu-o-ku/
Active Nest Map: https://www.whiteterns.org/

Please let us know if we can provide any other assistance during the review process, and I encourage you to consult with DOFAW regarding state natural resource law.

Thank you,

Jennifer Roth
Special Agent
U.S. Fish and Wildlife Service
Office of Law Enforcement
3375 Koapaka St. Ste B-296
Honolulu, HI 96819
Desk: (808) 791-0856
April 19, 2021

Mr. Shae Grimm
Long & Associates, AIA, Inc.
1100 Alakea Street, 3rd Floor Atrium
Honolulu, Hawaii 96813

Dear Mr. Grimm:

SUBJECT: Draft Environmental Assessment, Pre-Consultation
4585 Kahala Avenue

Thank you for the opportunity to review and comment at the Pre-consultation stage of the Environmental Assessment for the proposed redevelopment of the subject residential zoned property on the Makai side of Kahala Avenue with four new 3,240 square-feet homes replacing the one existing two-family dwelling.

The Department of Parks and Recreation has no comment. As the proposed project will not impact any program or facility of the Department, you may remove us as a consulted party to the balance of the EIS process.

Please note, that as the number of proposed residential dwellings exceed the number of dwellings currently on the property, the project will be subject to the Park Dedication Ordinance. If you haven’t already done so please contact the Department of Planning and Permitting to discuss what those requirements for this project will be.

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

Sincerely,

[Signature]
Laura H. Thielen
Director

LHT:jr
(848512)
April 27, 2021

SENT VIA EMAIL

Mr. Shae Grimm
4585KahalaAvenue@lai-hawaii.com

Dear Mr. Grimm:

This is in response to your letter of April 12, 2021, requesting input on the Pre-Consultation, Environmental Assessment, for the proposed redevelopment of the property located at 4585 Kahala Avenue on Oahu.

The Honolulu Police Department (HPD) recommends that all necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during the construction phase of the project, as Kahala Avenue is a heavily traversed roadway. The HPD also recommends that adequate notification be made to residents in the area regarding scheduled deliveries or possible road closures, as any impacts to pedestrian and/or vehicular traffic may cause issues and disruptions to residents which could lead to complaints.

If there are any questions, please call Major Walter Ozeki of District 7 (East Honolulu) at 723-3369.

Thank you for the opportunity to review this project.

Sincerely,

[Signature]

Darren Chun
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha
Solid and Hazardous Waste Branch Standard Comments

Solid and Hazardous Waste Branch Standard Comments
November 26, 2018

The Solid and Hazardous Waste Branch administers programs in the areas of:
1) Management of hazardous waste;
2) Management of solid waste; and
3) Regulation of underground storage tanks.
Our general comments on projects are below. For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226. All chapters of the Hawaii Revised Statutes (HRS) are at https://www.capitol.hawaii.gov/hrscurrent/.

Hazardous Waste Program

• The state regulations for hazardous waste and used oil are in chapters 11-260.1 to 11-279.1, Hawaii Administrative Rules (HAR) [http://health.hawaii.gov/shwb/hwrules/]. These rules apply to the identification, handling, transportation, storage and disposal of regulated hazardous waste and used oil. Generators, transporters and treatment, storage, and disposal facilities of hazardous waste and used oil must adhere to these requirements. Violations are subject to penalties under chapter 342J, HRS.

Solid Waste Section

• The Solid Waste Section (SWS) enforces laws and regulations contained in chapters 342H and 342I, HRS, and chapter 11-58.1, HAR, "Solid Waste Management Control" [http://health.hawaii.gov/shwb/solid-waste/].

• The purpose of the rules is to establish minimum standards governing the design, construction, installation, operation, and maintenance of solid waste disposal, recycling, reclamation and transfer systems.

• All facilities that accept solid wastes are required to obtain a solid waste management permit from the SWS. Examples of the types of facilities governed by these regulations include landfills, transfer stations and convenience centers, recycling facilities, composting facilities, and salvage facilities. Medical waste, infectious waste, and foreign waste treatment facilities are also included.

• Generators of solid waste are required to ensure that their wastes are properly delivered to permitted solid waste management facilities. Managers of construction and demolition projects should require their waste contractors to submit disposal receipts and invoices to ensure proper disposal of wastes.

For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226.
Solid and Hazardous Waste Branch Standard Comments

- Chapter 342G, HRS, encourages the reduction of waste generation, reuse of discarded materials, and the recycling of solid waste. The project developer is highly encouraged to develop a solid waste management plan to ensure proper handling of wastes and divert recyclables from being landfilled. Ideally, the plan would seek to maximize waste diversion and minimize disposal. Such plans should include designated areas to promote the collection of reusable and recyclable materials.

Office of Solid Waste Management

- The Office of Solid Waste Management (OSWM) administers statewide integrated solid waste management planning activities, which apply to the counties, as well as various recycling programs, e.g. the Glass Advance Disposal Fee (ADF) and Deposit Beverage Container (DBC) Programs. Management of the DBC Program is conducted pursuant to chapter 342G, HRS, which contains compliance and enforcement provisions, and chapter 11-282, HAR, "Deposit Beverage Recycling" [http://health.hawaii.gov/hj5/rule-regulations-additional-links/]. OSWM is also responsible for limited enforcement and compliance of solid waste management facilities that operate primarily as certified DBC redemption centers pursuant to chapter 342H, HRS, and chapter 11-58.1, HAR, "Solid Waste Management Control" [http://health.hawaii.gov/shwb/solid-waste/]. Authority for the integrated solid waste management planning and ADF programs is contained in chapter 342G, HRS.

- Glass Advance Disposal Fee Program: Businesses that import glass containers into Hawaii are required to register with the Department of Health and pay a 1.5 cent per container fee. Fee revenue is distributed to the counties for the operation of glass recycling programs.

- Deposit Beverage Container Program: Business that manufacture or import deposit beverage containers into Hawaii are required to register with the Department of Health and pay the five cent deposit and one cent container fee on each deposit container. Deposits and fees are deposited into a special fund and are used to reimburse DBC redemption center refunds paid to consumers; and to pay handling fees to redemption/recycling companies to process and recycle collected deposit beverage containers; and to pay program administrative costs.

- The Department of Health reimburses and pays an associated handling fee for the redemption of deposit beverage containers (DBC). These transactions are conducted only with certified redemption centers. Certification requires obtaining a solid waste management permit from the SWS (which addresses environmental issues) and a certification from the DBC program (which standardizes the redemption process).

- Chapter 342G, HRS, encourages the reduction of waste generation, reuse of discarded materials, and the recycling of solid waste. Businesses, property managers and developers, and government entities are highly encouraged to develop solid waste management plans to ensure proper handling of wastes and divert recyclables from being landfilled. The project developer is highly encouraged to develop a solid waste management plan to ensure proper handling of wastes and divert recyclables from being landfilled. Ideally, the plan would seek to

For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226.
Solid and Hazardous Waste Branch Standard Comments

maximize waste diversion and minimize disposal. Such plans should include designated areas to promote the collection of reusable and recyclable materials.

- Solid waste management plans seek to maximize waste diversion and minimize disposal. Such plans should include designated areas to promote the collection of reusable and recyclable materials.

Underground Storage Tank Program

- The state's underground storage tank (UST) regulations, found in chapter 11-280.1, HAR, [http://health.hawaii.gov/shwb/underg-round-storage-tanks/], include specific requirements that UST owners and operators must meet when installing, operating, and permanently closing their UST systems and addressing releases from USTs. Violations are subject to penalties under chapter 11-280.1, HAR, and chapter 342L, HRS.

- A permit is required prior to the installation and operation of a UST. Any new UST system that will be installed must have secondary containment with interstitial monitoring. Refer to subchapters 2, 3, 4, and 12 of chapter 11-280.1, HAR. The installation permit expires 1 year from the date of issuance. The operation permit expires 5 years from the date of issuance.

- §11-280.1-50, HAR, requires owners and operators of USTs or tank systems to notify DOH within twenty-four (24) hours and follow the procedures in § 11-280.1-52, HAR, if any of the following occur, with specific exceptions found in the rules:
  1) The discovery by any person of evidence of regulated substances which may have been released at the UST site or in the surrounding area (such as the presence of free product or vapors in soils, basements, sewer and utility lines, or nearby surface water);
  2) Unusual UST system operating conditions observed or experienced (such as the erratic behavior of product dispensing equipment, the sudden loss of product from the UST , or an unexplained presence of water in the tank); or
  3) Monitoring results from a release detection method required under §§11-280.1-41 or 11-280.1-42 indicate a release may have occurred.


For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226.
Mr. Shae Grimm, D. Arch, LEED AP
Long & Associates, AIA, Inc.
1100 Alakea Street
3rd Floor Atrium
Honolulu, Hawaii 96813

Dear Mr. Grimm:

Subject: Preconsultation for Environmental Assessment
Redevelopment of Property
4585 Kahala Avenue
Honolulu, Hawaii 96816
Tax Map Keys: 3-5-004: 001

In response to your letter dated April 12, 2021, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 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 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 Battalion Chief Reid Yoshida of our Fire Prevention Bureau at 723-7151 or ryoshida@honoolulu.gov.

Sincerely,

JASON SAMALA
Assistant Chief

JS/TC: bh
Mr. Shae Grimm  
Long & Associates, AIA, Inc.  
1100 Alakea Street, 3rd Floor Atrium  
Honolulu, Hawaii 96813

Dear Mr. Grimm:

Subject: Your Letter Dated April 12, 2021 Requesting Pre-Consultation Comments on the Environmental Assessment for the Proposed Redevelopment of a Residential Property at 4585 Kahala Avenue – Tax Map Key: 3-5-004: 001

Thank you for the opportunity to comment on the proposed residential redevelopment.

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.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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

Very truly yours,

[Signature]

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer
Shae Grimm
Long & Associates, AIA, Inc.
1100 Alakea Street, 3rd Floor Atrium
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Hawaii Revised Statutes Chapter 343 Environmental Assessment.
Located at 4585 Kahala Avenue
Kahala Subdivision, Honolulu, Oahu
Tax Map Key (TMK): (1) 3-5-004:001

Dear Mr. Grimm:

The Office of Conservation and Coastal Lands (OCCL) has reviewed your letter regarding the subject matter. According to your letter, Long & Associates, AIA, Inc. is currently preparing an Environmental Assessment (EA) pursuant to Hawaii Revised Statutes (HRS) Chapter 343 for the redevelopment of the property located at 4585 Kahala Avenue. Your letter states that the property owner of 4585 Kahala Avenue is planning to redevelop a portion of TMK: (1) 3-5-004:001. The site is approximately 1.08 acres (47,192 sq. ft) located on the makai (seaward) side of Kahala Avenue.

The OCCL regulates land uses in the State Land Use Conservation District through the issuance of Conservation District Use Permits (CDUPs) and Site Plan Approvals (SPAs) to help conserve, protect, and preserve important natural and cultural resources. According to the City and County of Honolulu’s Real Property website, there appears to be two (2) single-family residential structures on TMK: (1) 3-5-004:001 built in 2019. One of the single-family residences (Building 1) has an approximate living area of 6,080 sq. ft and appears to consist of six (6) bedrooms and seven (7) full bathrooms. The second single-family residential structure (Building 2) has an approximate living area of 6,350 sq. ft and appears to consist of seven (7) bedrooms and thirteen (13) bathrooms. Your letter states that the proposed redevelopment will result in the construction of four (4) new 3,240 sq. ft two-family dwellings (or approximately 12,960 sq. ft of additional living area).
A cursory review of the Hawaii State Sea Level Rise Viewer (https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/) indicates that approximately half of TMK: (1) 3-5-004:001 lies within the sea level rise exposure area (SLR-XA) including the two (2) residential structures built in 2019. In preparing the EA, we encourage the landowner and their agent to thoroughly discuss the potential impacts of sea level rise and how the proposed project may limit the ability to adapt and/or relocate the current residential structure more landward on the parcel and away from the SLR-XA. The OCCL also suggests that the landowner and their agent review the Hawaii Sea Level Rise Vulnerability and Adaptation Report (2017). A copy of the report can be obtained at https://climateadaptation.hawaii.gov/wp-content/uploads/2017/12/SLR-Report_Dec2017.pdf.

The figure below illustrates erosion simulations generated for the Hawaii Sea Level Rise Vulnerability and Adaptation Report, specific to the subject property. The erosion simulation shown is based in part on historical erosion rates tracking the landward movement of the beach toe or low water mark, also featured in the figure.

**Figure 1:** Erosion projections specific to the subject property considering incremental increases in sea level. According to Sea Level Rise Guidance by the City of Honolulu Climate Change Commission, Adopted June 5, 2018, research finds that it is reasonable to set as a planning benchmark up to 3.2 ft of global mean sea level (GMSL) rise by mid-century, and up to 6 ft GMSL rise by the later decades of the century.

The landward edge of the erosion hazard area (the "erosion hazard line") is projected from the vegetation line or landward edge of the beach. In this case, the shoreline at the
subject property is altered by the existing seawall such that the simulation in this case is located landward of that seawall. The area between the seawall and the erosion hazard line may be thought of as the land area exposed to erosion should the seawall fail or be removed. This is not an unreasonable assumption, as planning and permitting departments receive numerous requests each year to repair or rebuild failing seawalls and fill sinkholes behind undermined seawalls (Figure 2). Thus, it follows that the existing shoreline hardening likely will not remain intact without the need to request repair or expansion of the structure over the expected lifespan of the proposed project, which are land uses not certain to be permitted owing to known impacts of seawalls on beach health and lateral shoreline access.

![Figure 2: Example of a failing seawall and sinkhole caused by undermining from wave action and beach loss in West Maui.](image)

A cursory review of aerial images of the area indicate that the adjacent parcels do not have shoreline hardening structures and are likely experiencing the effects of the chronic erosion as well as flanking from the subject property's seawall. Further densification as proposed in your letter and the likely subsequent requests to maintain or expand the subject property's seawall will possibly accelerate the landward retreat of the adjacent shorelines. This will further impact beach health and lateral shoreline access in the area which is already suffering beach loss due to the chronic erosion and existing seawalls.

The subject lot is located along a chronically eroding shoreline in which an erosion rate of 1.2 +/- 0.3 ft per year has been calculated. Further, simulations of sea level rise induced erosion illustrate that chronic erosion is expected to significantly impact the lot, reducing buildable area by approximately half of its present area considering 3.2 ft of GSL rise. These erosion hazards illustrate that much of the backshore area is likely not sustainable for development as proposed over the lifespan of the land use. It is crucial that present and simulated coastal hazards are considered as part of the project design. This requirement is echoed by the East Oahu Sustainable Communities Plan, which states that land use regulations and permit processes include the consultation of maps and regulations on vulnerability to coastal erosion and flooding and other science based
projections of climate change impacts to incorporate the guidance from the City Climate Commission and the Hawai‘i Sea Level Rise Vulnerability and Adaptation Report.

Allowing development and density increases in high hazard areas are the types of decisions that lock agencies and communities into bad or poor scenarios. There are a number of peer-reviewed studies and policy amendments that have been recently published or enacted which are aimed at shifting this paradigm while providing guidance to avoid making poor planning and development decisions. We encourage you and your client to review, disclose, and thoroughly discuss these issues in formulating the EA for the proposed project.

Should you have any questions, contact Trevor Fitzpatrick of the Office of Conservation and Coastal Lands at (808) 798-6660 or trevor.j.fitzpatrick@hawaii.gov.

Sincerely,

Sam Lemmo

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

CC: Chairperson
Oahu Land Division Office
City and County of Honolulu, Department of Planning and Permitting
May 7, 2021

Mr. Shae Grimm
Long & Associates, AIA, Inc.
1100 Alakea Street
3rd Floor Atrium
Honolulu, HI 96813

Dear Mr. Grimm:

Subject: Pre-Consultation for Hawaii Revised Statutes Chapter 343 and Revised Ordinances of Honolulu Chapter 25 Environmental Assessment for the Redevelopment of the Property located at 4585 Kahala Avenue, Kahala, Oahu; Tax Map Key: (1) 3-5-004: 001

The Office of Planning (OP) is in receipt of your Environmental Assessment (EA) pre-consultation request, received April 28, 2021, for the proposed residence project at 4585 Kahala Avenue, Kahala, Oahu.

According to the pre-consultation request, the property owner of 4585 Kahala Avenue proposes to redevelop a portion of the urban residential site. The site is approximately 1.08 acres of land located on the makai side of Kahala Avenue. There is one existing two-family dwelling on the ocean side of the project site. Under the existing R-7.5 zoning and allowed density, the proposed action is to construct four new, 3,240 square foot homes as two-family dwellings in accordance with the Revised Ordinances of Honolulu (ROH), Chapter 21, as amended.

The site is located within the county designated special management area (SMA), and a SMA Use Permit is required.

The OP has reviewed the subject pre-consultation request and has the following comments to offer:

1. The EA should discuss the trigger(s) of preparation of an EA under Hawaii Revised Statutes (HRS) Chapter 343 and/or county SMA Ordinance for the proposed residence project within the SMA.

2. The EA should provide a regional location map of the subject property on the Island of Oahu, with the project site in relation to the county designated SMA.
3. The Hawaii Coastal Zone Management (CZM) Law, HRS Chapter 205A, requires all state and county agencies to enforce the CZM objectives and policies. The subject EA should include an assessment with mitigation measures if needed, as to how the proposed project conforms to each of the CZM objectives and supporting policies set forth in HRS § 205A-2, as amended.

4. If the subject EA will serve as a supporting document for the SMA Use Permit application, OP recommends that the EA specifically discuss the compliance with the requirements of SMA use under ROH Chapter 25, and shoreline setbacks under ROH Chapter 23, for the proposed residence project by consulting with the Department of Planning and Permitting, City and County of Honolulu. With temporal and spatial parameters to scope past, present and reasonably foreseeable future actions, the EA should assess potential cumulative impacts of the proposed action on the SMA.

5. Sea level rise increases the risk of flooding, storm surges, and coastal erosion. To assess any potential impacts of sea level rise on the proposed development area, OP suggests the EA refer to the findings of the Hawaii Sea Level Rise Vulnerability and Adaptation Report 2017, accepted by the Hawaii Climate Change Mitigation and Adaptation Commission. The Report, and Hawaii Sea Level Rise Viewer at https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/ particularly identifies a 3.2-foot sea level rise exposure area across the main Hawaiian Islands, including Oahu, which may occur in the mid to latter half of the 21st century. The EA should provide a map of 3.2-foot sea level rise exposure area in relation to the property area, and consider site-specific mitigation measures, including setbacks from the shoreline erosion during the life of the proposed structures, to respond to the potential impacts of 3.2-foot sea level rise. Please note that shoreline hardening structures, including seawalls and revetments, are prohibited at sites with beaches by HRS Chapter 205A, as amended.

6. The OP has developed guidance documents on stormwater runoff strategies, which offer techniques to prevent land-based pollutants and sediment from potentially affecting water resources. The OP recommends that the subject EA consider the following stormwater assessment guidance to mitigate stormwater runoff impacts:

- Stormwater Impact Assessments can be used to identify and analyze information on hydrology, sensitivity of coastal and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area. https://files.hawaii.gov/dbedt/op/czm/initiative/stormwater_impact/final_stormwater_impact_assessments_guidance.pdf

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841.

Sincerely,

Mary Alice Evans
Director
Appendix C

Proposed Action Schematic Design Package
NOTE:
ALL INFORMATION IS PRELIMINARY & SUBJECT TO REVIEW & CHANGE.

C&C HONOLULU 25' HEIGHT LIMIT

EXISTING GRADE

FINISH GRADE

Graphic Scale: 1 inch = 4 feet

NOTE:
ALL INFORMATION IS PRELIMINARY & SUBJECT TO REVIEW & CHANGE.

C&C HONOLULU 25' HEIGHT LIMIT

EXISTING GRADE

FINISH GRADE

Graphic Scale: 1 inch = 4 feet

NOTE:
ALL INFORMATION IS PRELIMINARY & SUBJECT TO REVIEW & CHANGE.

C&C HONOLULU 25' HEIGHT LIMIT

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EXISTING GRADE

FINISH GRADE

Graphic Scale: 1 inch = 4 feet

NOTE:
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NOTE: ALL INFORMATION IS PRELIMINARY & SUBJECT TO REVIEW & CHANGE.
Appendix D
Soil Map
The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: https://websoilsurvey.nrcs.usda.gov/
Coordinate System: Web Mercator (EPSG:3857)
Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
Soil Survey Area: Island of Oahu, Hawaii
Survey Area Data: Version 15, Jun 10, 2020
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
Date(s) aerial images were photographed: Jan 17, 2019—Mar 3, 2019
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## 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>BS</td>
<td>Beaches</td>
<td>0.5</td>
<td>47.5%</td>
</tr>
<tr>
<td>JaC</td>
<td>Jaucas sand, 0 to 15 percent slopes, MLRA 163</td>
<td>0.5</td>
<td>52.5%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>1.0</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
REPORT
GEOTECHNICAL INVESTIGATION

PROPOSED PHASE 2 DEVELOPMENT
4585 KAHALA AVENUE
HONOLULU, HAWAII 96816
TMK: (1) 3-5-004: 001

for

LONG AND ASSOCIATES, AIA, INC.

Project No. 21-0031
June 3, 2021

SHINSATO ENGINEERING, INC.
98-747 KUAHAO PLACE, #E
PEARL CITY, HI 96782
June 3, 2021
Project No. 21-0031

Long and Associates, AIA, Inc.
Attention: Jason McBride
1100 Alakea Street, 3rd Floor Atrium
Honolulu, Hawaii 96813

Dear Mr. McBride:

This report presents the data, conclusions and recommendations of a geotechnical investigation for the proposed Phase 2 development at 4585 Kahala Avenue in Honolulu, Hawaii.

A summary of the findings is as follows:

1) The subsurface conditions at the site were explored by drilling 3 test borings to depths of 10.5 to 25 feet below existing grade. In general, the borings disclosed the site to be overlain by 2-inches to 4.5 feet of dense to very dense, brown-gray silty GRAVEL and GRAVEL. This was underlain by loose to medium dense, brown to brown-gray silty SAND to depths of 4.5 to 6 feet then by loose to medium dense, tan calcareous SAND to the final depths of the borings.

2) Groundwater was encountered in Borings 1 and 2 at depths of 7.75 and 8.75 feet below the existing grade at the time of the field investigation. At Boring 3, the depth to groundwater could not be determined due to caving of the bore hole.

3) Based on the findings and observations of this investigation, it is concluded that the proposed structures may be supported on relatively shallow footings that bear on firm on-site soils and/or properly compacted structural fill.

4) Special considerations will be required in the design and construction of the project due to existing subsurface conditions encountered in this investigation. These include but may not be limited to the following:
   a) Compaction of fill and backfill materials should be done with care. Vibrations from the heavy compactors may cause settlement of surrounding areas and structures.
   b) The underlying SAND is susceptible to caving especially near the groundwater level. Trenching and other excavations should be done with care in accordance with applicable OSHA standards.

Details of the findings and recommendations are presented in the attached report.

This investigation was made in accordance with generally accepted engineering procedures and included such field and laboratory tests considered necessary for the project. In the opinion of the undersigned, the accompanying report has been substantiated by mathematical data in conformity with generally accepted engineering principles and presents fairly the design information requested by your organization. No other warranty is either expressed or given.
Respectfully submitted,

SHINSATO ENGINEERING, INC.

Lawrence S. Shinsato, P.E.
President

LSS:ls

This work was prepared by me or under my supervision.
License Expires 04/30/22
1.0 INTRODUCTION

This investigation was made for the purpose of obtaining information on the subsurface conditions from which to base recommendations for foundation design for the proposed Phase 2 development at 4585 Kahala Avenue in Honolulu, Hawaii. The location of the site, relative to the existing streets and landmarks, is shown on the Vicinity Map, Plate A-1.

2.0 SCOPE OF WORK

The services included drilling 3 test borings to the depths of 10.5 to 25.0 feet below existing grade, obtaining samples of the underlying soils, performing laboratory tests to determine pertinent engineering properties of the representative soil samples, and performing an engineering analysis to determine foundation design parameters.

The following information is provided for use by the Architect and/or Engineer:

1) General subsurface conditions, as disclosed by the test borings.
2) Physical characteristics of the soils encountered.
3) Recommendations for foundation design, including bearing values, embedment depth and estimated settlement.
4) Recommendations for placement of fill and backfill.
5) Special considerations.

3.0 PLANNED DEVELOPMENT

From the information provided, the project will consist of removing the existing tennis court and walls then constructing two new two-story duplex units.

4.0 SITE CONDITIONS

4.1 Surface

The property is located on the ocean side of Kahala Avenue near the intersection of Hunakai Street. The lot is rectangular in shape and is bordered by residential lots to the northeast and southwest, Kahala Avenue to the northwest, and the ocean to the southeast.

The proposed development area is located at the front of the lot and is presently occupied by a tennis court. The back of the parcel is occupied by an existing residence.

4.2 Subsurface

The subsurface conditions at the site were explored by drilling 3 test borings to depths of 10.5 to 25.0 feet below existing grade. The locations of the borings are shown on the Plot Plan, Plate A-2. Detailed logs of the borings are presented in the Log of Borings, Plates B-1 through B-3.
In general, the borings disclosed the site to be overlain by 2-inches to 4.5 feet of dense to very dense, brown-gray silty GRAVEL and GRAVEL. This was underlain by loose to medium dense, brown to brown-gray silty SAND to depths of 4.5 to 6 feet then by loose to medium dense, tan calcareous SAND to the final depths of the borings.

Groundwater was encountered in Borings 1 and 2 at depths of 7.75 and 8.75 feet below the existing grade at the time of the field investigation. At Boring 3, the depth to groundwater could not be determined due to caving of the bore hole.

From the USDA Soil Conservation Service "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii," the site is located in an area designated as Jaucas sand, 0 to 15 percent slopes (JaC). This series consists of excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean on all islands. These soils developed in wind- and water-deposited sand from coral and seashells. On this soil, permeability is rapid. Runoff is very slow to slow, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 General

Based on the findings and observations made during this investigation, it is concluded that from a geotechnical perspective, the site may be developed for the intended use provided the recommendations contained in this report are included in the design and construction of the project.

5.2 Special Considerations

Special considerations will be required in the design and construction of the project due to existing site conditions. These include but may not be limited to the following:

a) Compaction of fill and backfill materials should be done with care. Vibrations from the heavy compactors may cause settlement of surrounding areas and structures.

b) The underlying SAND is susceptible to caving especially near the groundwater level. Trenching and other excavations should be done with care in accordance with applicable OSHA standards.

5.3 Foundation Design

An allowable bearing value of 2,000 pounds per square foot may be used for a 16-inch wide footing embedded 12-inches below the lowest adjacent finished grade. The bearing value may be increased by 250 psf for each additional foot of width and by 250 psf for each additional foot of embedment to a maximum of 4,000 psf.

The bearing value is for dead plus live loads and may be increased by one-third (1/3) for momentary loads due to wind or seismic forces. If any footing is eccentrically loaded, the maximum edge pressure shall not exceed the bearing pressure for permanent or for momentary loads.

Footings shall bear on either firm on-site soil and/or on properly compacted structural fill. All loose and disturbed soil at the bottom of footing excavations shall be removed to firm soil or the disturbed soil shall be compacted prior to laying of steel or pouring of concrete.
Additional footing embedment depth shall be provided for the following:

a) For footings located adjacent to utility trenches, the bottom of the footing shall be deepened below a 1 horizontal to 1 vertical plane projected upwards from the edge of the utility trench.

b) For footings located adjacent to retaining walls or other structural elements which are not designed for surcharge loading, the new footing shall be deepened below a 45-degree plane projected upwards from the adjacent structure.

All loose and disturbed soil at the bottom of footing excavations shall be removed to firm soil or the disturbed soil shall be compacted prior to laying of steel or pouring of concrete.

The seismic soil profile may be assumed as D “stiff soil”.

5.4 Settlement

Under the fully applied recommended maximum bearing pressure of 4,000 psf, it is estimated that the total settlement of 5-feet square column footings and 3-feet wide continuous footings that bear on firm on-site soils and/or properly compacted FILL will be on the order of 1 inch. The settlement for footings of other sizes and applied soil bearing pressure may be assumed to increase or decrease in proportion to the increase or decrease in footing width and soil bearing pressure.

5.5 Lateral Earth Coefficients

The values for the lateral earth coefficients and frictional resistance may be assumed as follows:

<table>
<thead>
<tr>
<th>Material Type</th>
<th>Passive Earth Coefficient (Kp)</th>
<th>Active Earth Coefficient (Ka)</th>
<th>At-Rest Earth Coefficient (Ko)</th>
<th>Frictional Coefficient (x D.L.)</th>
<th>Unit Weight (pcf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>on-site soil</td>
<td>3.0</td>
<td>0.30</td>
<td>0.45</td>
<td>0.5</td>
<td>100</td>
</tr>
<tr>
<td>Imported Structural Fill</td>
<td>3.5</td>
<td>0.27</td>
<td>0.42</td>
<td>0.7</td>
<td>140</td>
</tr>
</tbody>
</table>

NOTES:

a) The passive, active and at-rest earth pressures are determined by multiplying the respective earth coefficient by the unit weight.

b) The allowable passive earth resistance values may be used for structural elements in direct contact with undisturbed material. Where the ground surface adjacent to the resisting element is exposed to the weather, the top 12 inches shall be neglected in calculating the passive earth resistance. This is to allow for soil shrinkage and/or erosion.

c) Lateral resistance and friction may be combined.

d) The above active earth coefficients do not include surcharge loads such as footings located within a 45-degree plane projected upwards from the heel of the footing, sloping ground and/or from hydrostatic pressures. If such conditions occur, the active earth pressures shall be increased accordingly.

e) The active earth pressure coefficient is for unrestrained conditions. Unrestrained walls are defined as walls that are allowed to rotate between 0.005 and 0.01 times the wall height. The rotation of the wall develops the "active earth pressure." If the wall is not allowed to move as in the case of basement walls or walls that are restrained at the top, the soil pressure that will develop is known as an "at-rest" pressure. For restrained walls, the above "at-rest" earth pressures shall be used to design the structure.
f) The active earth pressure coefficient for imported structural fill may be used to design retaining walls where the imported structural fill is placed within a 1H:2V plane projected upward and outward from the heel of the wall footing. Where this cannot be accomplished, the active earth pressure for the on-site soil shall be used to design the wall.

g) Drainage for the retaining wall backfill shall be accomplished by providing 4-inch diameter weepholes spaced 8-feet on-center or by using a minimum 4-inch diameter perforated PVC footing drain pipe. A 2-foot thick layer of crushed gravel (ASTM No. 67), which is wrapped with geotextile filter fabric, shall be placed above the pipe; the crushed gravel shall be continuous from weephole to weephole, or in the case of a footing drain pipe, laid throughout the full length of the pipe. Geotextile fabric shall be MIRAFI 140N or similar.

h) The backfill material for retaining walls shall be properly compacted in accordance with the Site Preparation and Grading section to this report. Also, surface drainage shall be designed to minimize surface water runoff from entering the backfill area. In non-pavement areas, the top 12 inches of backfill material shall be fine-grained, cohesive soil.

5.6 Slab-On-Grade

Conventional slab-on-grade construction may be used. However, during construction should expansive clay soils be found under slab areas, the expansive soils shall be over-excavated to a minimum depth of 12-inches below the bottom of slab elevation and be replaced with non-expansive granular fill. Exterior concrete flatwork may be reduced to a minimum of 6-inches.

It is recommended that concrete floor slabs that have moisture sensitive floor covering be constructed using a vapor retarder and a capillary moisture barrier of 4-inches of clean gravel cushion material such as #3-fine gravel (ASTM Designation No. 67).

For design of slabs, a modulus of subgrade reaction of 100 pci may be used for the on-site soil or properly compacted structural fill.

Preparation of the subgrade shall be in accordance with the Site Preparation and Grading section to this report.

5.7 Slopes

Cut and fill slopes shall not exceed 2 horizontal to 1 vertical.

Exposed slopes shall be covered as soon as practical after construction to minimize erosion. Fill slopes shall be constructed by either overfilling and cutting back to compacted soil, or the slope shall be track rolled.

5.8 Pavement Design

Flexible (asphaltic concrete) pavement areas to be used by cars and light trucks (up to 10,000 pound GVW) may be designed using 2 inches of asphaltic concrete on 6 inches of compacted base course gravel. In areas used by heavier vehicles, the flexible pavement section shall be increased to 2-1/2 inches of A.C., 6 inches of base course gravel, and 6 inches of select borrow.

Rigid (concrete) pavements for cars and light trucks may be designed using 5 inches of concrete poured on 4-inches of compacted base course gravel. For heavier traffic, the pavement section should be increased to 6-inches of concrete and 6 inches of compacted base course gravel. Expansion/contraction joints shall be provided in the concrete slab. Prior to constructing the concrete pavement, the subgrade soil shall be moisture conditioned to plus or minus 2 percent of optimum moisture content (ASTM D1557).
The base course gravel, any select borrow and the top 6 inches of subgrade shall be compacted to at least 95 percent of the maximum dry density as determined by the ASTM D1557 test procedure.

All material quality and compaction requirements for the pavement section shall be in accordance with Hawaii Standard Specifications for Road and Bridge Construction, dated 2005.

5.9 Site Preparation and Grading

It is recommended that the site be prepared in the following manner:

a) Clearing and Grubbing:
   In all areas to receive fill and in structural areas, all surface vegetation, roots, stumps, rubbish, debris, soft soil and other deleterious material shall be removed and disposed of off-site.

b) Preparation of Ground to Receive Fill:
   The exposed surface shall then be scarified to a depth of 6 inches, moisture conditioned to near optimum moisture (ASTM D1557-00) and then compacted to the degree of compaction specified below. If soft or loose spots are encountered, the loose/soft areas shall be removed to firm material and the resulting depression shall be filled with properly compacted fill.

c) Types of Fill and Backfill Material:
   Structural fill and backfill shall be described as material placed beneath buildings and extending a horizontal distance of 3 feet beyond the edge of the building line. Non-structural fill shall be described as material placed beyond 3 feet from the building line.

d) Material Quality:
   Fill and backfill material shall consist of soil which is free of organics and debris. The maximum size particle for fill and backfill material shall be as follows:

<table>
<thead>
<tr>
<th>Structural Fill</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Top 2 feet below finished subgrade (FSG)</td>
<td>3&quot;</td>
</tr>
<tr>
<td>Below 2 feet from FSG</td>
<td>6&quot;</td>
</tr>
<tr>
<td>Non-structural fill and Pavement areas</td>
<td></td>
</tr>
<tr>
<td>Top 2 feet from FSG</td>
<td>3&quot;</td>
</tr>
<tr>
<td>2 to 6 feet from FSG</td>
<td>6&quot;</td>
</tr>
<tr>
<td>Below 6 feet from FSG</td>
<td>12&quot;</td>
</tr>
</tbody>
</table>

Structural fill shall have a Unified Soil Classification of either GW, GM, SW, or SM. The plasticity index of the fine portion as determined by the ASTM D4318-84 test shall be less than 15.

e) Placement of Fill and Backfill:
   Fill and backfill material shall be placed in lifts not exceeding the following (loose thickness):
Proposed Phase 2 Development
4585 Kahala Avenue
June 3, 2021

Page 6

<table>
<thead>
<tr>
<th>Structural Fill (including pavement areas)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Top 2 feet below finished subgrade (FSG)</td>
<td>8&quot;</td>
</tr>
<tr>
<td>Below 2 feet from FSG</td>
<td>12&quot;</td>
</tr>
<tr>
<td>Non-structural fill</td>
<td></td>
</tr>
<tr>
<td>Top 6 feet from FSG</td>
<td>12&quot;</td>
</tr>
<tr>
<td>Below 6 feet from FSG</td>
<td>*</td>
</tr>
</tbody>
</table>

*The loose thickness of this layer shall not exceed 1.5 times the largest size particle; this is predicated upon proper compaction of each lift.

Prior to placing of fill and backfill material, the material shall be aerated or moistened to near optimum moisture content (ASTM D1557-00 test procedure).

Where fill is placed on existing ground that is steeper than 5 horizontal to 1 vertical, the existing ground surface shall be benched into firm soil as the fill is placed.

f) Degree of Compaction:
Each layer of fill and backfill shall be thoroughly compacted from edge to edge using conventional compaction equipment designed for the purpose. The minimum degree of compaction for each layer (as determined by the ASTM D1557-00 test procedure) shall be as follows:

| Structural Fill (under and 3 feet beyond the edge of buildings) | 95 % |
| Bottom of footing Excavations                                  | 95 % |
| Non-structural fill                                           | * 90 % |

*Where compaction tests are not practical due to the size of the material, each layer shall be compacted by track rolling until it does not weave or creep under the weight of the track rolling equipment (D-8 dozer or larger).

It is particularly important to see that all fill and backfill soils are properly compacted in order for the design parameters to remain applicable.

g) Preparation of Footing Excavations:
Footing excavations shall be cleaned of loose material and soils disturbed by the excavation prior to placing of steel or pouring of concrete. Any soft soil encountered at the bottom of the footing excavation shall be removed to firm material. The resulting depression shall then be backfilled with properly compacted structural fill.

h) Site Drainage:
During construction, drainage shall be provided to minimize ponding of water adjacent to or on foundation and pavement areas. Ponded areas shall be drained immediately. Any subgrade soil that has become soft due to ponding shall be removed to firm material and replaced with compacted structural fill.
6.0 INSPECTION

During the progress of construction, so as to evaluate compliance with the design concepts, specifications and recommendations contained in this report, qualified engineering personnel should be present to observe the following operations:

  a) Site preparation.
  b) Placement of fill and backfill.
  c) Footing excavations.

7.0 REMARKS

The conclusions and recommendations contained herein are based on the findings and observations made at the test boring locations. If conditions are encountered during construction which appear to differ from those disclosed by the explorations, this office shall be notified so as to consider the need for modifications.

This report has been prepared for the exclusive use of Long and Associates, AIA, Inc. and their respective design consultants. It shall not be used by or transferred to any other party or to another project without the consent and/or thorough review by this facility. Should the project be delayed beyond the period of one year from the date of this report, the report shall be reviewed relative to possible changed conditions.

Samples obtained in this investigation will deteriorate with time and will be unsuitable for further laboratory tests within one (1) month from the date of this report. Unless otherwise advised, the samples will be discarded at that time.

- 0 0 0 -

The following are included and complete this report:

Appendix
  Field Investigation
  Laboratory Testing
  Vicinity Map ------------------------------- A-1
  Plot Plan ------------------------------------ A-2
  Logs of Test Borings ----------------------- B-1 through B-3
  Results of Laboratory Tests ---------------- L-1 through L-3
APPENDIX

FIELD INVESTIGATION AND LABORATORY TESTING
FIELD INVESTIGATION

Drilling

The subsurface explorations consisted of drilling test borings at the locations shown on the Plot Plan, Plate A-2 with a Badger Drill Rig using continuous flight augers.

The augers are 4 inch diameter continuous helical flight augers with the lead auger having a head equipped with changeable cutting teeth. Soil cuttings are brought to the surface by the continuous flights. After the bore hole is advanced to the required depth and cleaned of cuttings by additional rotation of the augers, the augers are retracted for soil sampling or in-situ testing.

Probing

Probing is done to determine soil consistency at deeper depths. The probe consists of a 2 inch diameter steel tip that is attached to AW drilling rods. The probe is driven into the underlying material with a 140 pound safety hammer falling from a height of 30 inches. The number of blows required to drive the sampler at 12 inch intervals are shown on the boring logs.

Soil Sampling

Samples of the underlying soils were obtained from the boring by driving a soil sampler into the subsurface material using an automatic hammer that has an energy equivalent to a 140 pound safety hammer falling from a height of 30 inches. The sampler was driven approximately 18 inches into the soil (or until refusal is encountered) and the number of blows required to drive the sampler was recorded at 6 inch intervals. The blow count for the last 12 inches of sampling are shown on the boring log.

The sampler is retracted from the bore hole and a section of the retrieved soil is placed in a close fitting waterproof container in order to retain field conditions until completion of the laboratory tests. Samples are then transported to the laboratory for testing.

Soil samples were obtained using a modified California Sampler which is a 3 inch outside diameter, 2.5 inch inside diameter steel sampler with an interior lining of one-inch long, thin brass rings, or a split spoon sampler which is a 2 inch outside diameter, 1-3/8 inch inside diameter steel sampler.

LABORATORY TESTING

General

Laboratory tests are performed on various soil samples to determine their engineering properties. Descriptions of the various tests are listed below.

Unit Weight and Moisture Content

The in-situ unit weight and moisture content of the samples are used to correlate similar soils at various depths. The sample is weighed, the volume determined, and a portion of the sample is placed in the oven. After oven-drying, the sample is again weighed to determine the moisture loss. The data is used to determine the wet-density, dry-density, and moisture content.
Direct Shear

Direct shear tests are performed to determine the strength characteristics of the representative soil samples. The test consists of placing the sample into a shear box, applying a normal load and then shearing the sample at a constant rate of strain. The shearing resistance is recorded at various stages of the test. By repeating the test with varying normal load conditions, the angle of internal friction and cohesion can be determined.

Classification Tests

The terms and symbols used to describe the soil materials are based on the Unified Soil Classification System which provides a basis for classifying soils using either visual methods or laboratory test results. Laboratory tests include sieve and hydrometer analysis for particle size distribution, and Atterberg Limits test for liquid limit, and plasticity index determination.

Grain-size distribution of the soil is determined by passing the soil through a series of sieves. If 50 percent or more of the soil by dry weight passes the #200 sieve, the soil is classified as fine-grained. If more than 50 percent of the soil by dry weight is retained on the #200 sieve, the soil is classified as coarse grained.

Coarse grained soils are described as follows:

<table>
<thead>
<tr>
<th>Material Retention</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulder</td>
</tr>
<tr>
<td>Material retained on a 12-inch square sieve</td>
</tr>
<tr>
<td>Cobble</td>
</tr>
<tr>
<td>Material passing a 12-inch sieve but retained on a 3-inch sieve</td>
</tr>
<tr>
<td>Gravel</td>
</tr>
<tr>
<td>Material passing a 3-inch sieve but retained on a #4 sieve</td>
</tr>
<tr>
<td>Sand</td>
</tr>
<tr>
<td>Material passing a #4 sieve but retained on a #200 sieve</td>
</tr>
</tbody>
</table>

Fine-grained materials are silts and clays. The liquid limit and plastic limit results from an Atterberg Limits test are used to determine if the soil is a silt or clay.
REFERENCE:
USGS TOPOGRAPHIC MAP
HONOLULU QUADRANGLE
DATED 1998
SCALE: 1"=2000'

Shinsato Engineering, Inc.
Consulting Geotechnical Engineers
98-747 Kuahao Pl., #E, Pearl City, Hi 96782

Project: PROPOSED PHASE 2 DEVELOPMENT
4585 KAHALA AVENUE
Project No.: 21-0031

PLATE A-1
LEGEND:

★ BORING LOCATION

PLOT PLAN
SCALE: 1" = 60'

Project: PROPOSED PHASE 2 DEVELOPMENT  
4585 KAHALA AVENUE  
Project No.: 21-0031

Shinsato Engineering, Inc.  
Consulting Geotechnical Engineers  
98-747 Kuahao Pl., #E, Pearl City, HI 96782  
PLATE A-2
# LOG OF BORING NO. 1

**DRILLING METHOD:** Badger Drill Rig  
**HAMMER WEIGHT (lbs):** 140  
**HAMMER DROP (in):** 30

**ELEVATION (FT.):** Unknown  
**DEPTH OF BORING (FT.):** 20  
**DEPTH TO GROUNDWATER (FT.):** 7.75'  
**DATE DRILLED:** April 28, 2021

<table>
<thead>
<tr>
<th>DEPTH (FT.)</th>
<th>GRAPHIC SYMBOL</th>
<th>UNIFIED SOIL CLASSIFICATION</th>
<th>DESCRIPTION</th>
<th>SAMPLE</th>
<th>BLOWS/FOOT</th>
<th>COLOR</th>
<th>MOISTURE</th>
<th>CONSISTENCY</th>
<th>DRY DENSITY (PCF)</th>
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**PROJECT:** PHASE 2 DEVELOPMENT

**PROJECT NO.:** 21-0031

**PLATE NO.:** B-1

**SHINSATO ENGINEERING, INC.**  
Consulting Geotechnical Engineers  
98-747 Kuahao Pl. #E, Pearl City, HI 96782
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**Project:** PHASE 2 DEVELOPMENT 4585 KAHALA AVENUE  
Project No.: 21-0031
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Elevation (ft.): Unknown
Depth of Boring (ft.): 25
Depth to Groundwater (ft.): Unknown
Date Drilled: April 28, 2021
Sample Type:
Description: SAND;
Assumed Specific Gravity: N/A
Remarks:

Client:
Project: PHASE 2 DEVELOPMENT
4585 KAHALA AVENUE
Source of Sample: 1  Depth: 7.0
Sample Number: 3
Proj. No.: 21-0031  Date Sampled:

Figure L-1
Sample Type: 
Description: silty SAND;

Assumed Specific Gravity=
Remarks:

Sample No. | 1 | 2 | 3
---|---|---|---
Water Content, % | N/A | N/A | N/A
Dry Density, pcf | N/A | N/A | N/A
Saturation, % | N/A | N/A | N/A
Void Ratio | N/A | N/A | N/A
Diameter, in. | 2.42 | 2.42 | 2.42
Height, in. | 1.00 | 1.00 | 1.00

Initial

Normal Stress, psf | 1000 | 2000 | 3000
Fail. Stress, psf | 1440 | 2129 | 3037
Strain, % | 1.4 | 1.8 | 1.8
Ult. Stress, psf | 1440 | 2129 | 2818
Strain, % | 1.4 | 1.8 | 1.8
Strain rate, in./min. | N/A | N/A | N/A

Client:

Project: PHASE 2 DEVELOPMENT
4585 KAHALA AVENUE

Source of Sample: 3  Depth: 2.0
Sample Number: 1
Proj. No.: 21-0031  Date Sampled: DIRECT SHEAR TEST REPORT
SHINSATO ENGINEERING, INC.
Pearl City, HI
Particle Size Distribution Report

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SOIL DATA

GRAN SIZE - mm.

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SAND; trace gravel SP
SHORELINE CERTIFICATION MAP
OF 4585 KAHALA AVENUE
OF LOTS 6, 6A, 7 AND 7A
OF THE KAHALA SUBDIVISION
BEING PORTION OF ROYAL PATENT 7721,
LAND COMMISSION AWARD 228,
APANA 2 TO KALEHEANA
SITUATED IN KAHALA, HONOLULU, OAHU, HAWAII
TAX MAP KEY: (1) 3-5-004: 001
SITE ADDRESS: 4585 KAHALA AVENUE
OWNER: WEALTH SKY LLC

NOTES:
1. Azimuths shown on this map are referred to Government Survey Triangulation Station "LEAHU".
2. Names of adjoining property owners were taken from Real Property Tax Records.
3. Shoreline certification is for building setback purposes.
   □ Denotes photo number and direction.
4. Map is based on a field survey on NOVEMBER 7, 2017

The shoreline as delineated in red is hereby certified as the shoreline as of
MAR 23 2018

Chairperson, Board of Land and Natural Resources

AUSTIN, TSUTSUMI & ASSOCIATES INC.
501 SUMMER STREET, SUITE 521
HONOLULU, HI 96813, (808) 533-3646
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

ERIK S. KANESHIRO
LICENSED PROFESSIONAL LAND SURVEYOR
NO. 9826

NOVEMBER 8, 2017
Appendix G

DPP Letter Regarding Non-Certified Shorelines
Hi Shae,

Your understanding is correct. The Director has the discretion to waive the requirement for a certified shoreline survey if all development is at least 55 feet mauka of the likely shoreline. In the case where all development is 200 feet from the likely shoreline, we would not require a certified shoreline survey. When something is between 40 and 55 feet, close to 55 feet, or in a very sensitive area, we generally require a shoreline survey in the draft EA and expect that the Applicant will have it certified just in time for the final EA publication. Since the clock starts ticking on the certified shoreline right away we want to move fast from the EA to SMA phase.

Yes, Katia just worked with some of the planners to develop an SMA determination form. This is because the Act 16 expansion of projects likely to need an SMA permit is so large and most of the time people are giving us information but not asking many questions. I would definitely recommend that if/when you submit the requests you add any questions that you want clarity on. We’re also updating our SMA permit instructions to include a lot of the information you’ve previously received from Christi since almost all of the resources we use internally are also available on our public GIS maps. So far I’ve only had one of those SMA forms in my branch and we haven’t sent it back yet, but it would be challenging for me to send a response that doesn’t have a warning if I see problems on the property, like a stream bed that needs to be studied.

It looks like the planner who worked on your site is in Alex’s branch, but I know his last day is coming up so I’d recommend contacting Alex if you have follow up questions about the site. I’ve cc’ed him on the email.

Hope this helps!

Thanks,

Liz

---

Elizabeth,

Jeff and I tried reaching out to you regarding a general SMA Permit question. We were not sure where to direct our question and hoping you could shed some light?

- We submitted an SMA Determination Form request for 4585 Kahala with a two page attachment (attached, 2021.05.07).
All we got in return is the same Form with boxes checked and no further explanation provided (attached, 2021.05.21). In the past we have received more thorough replies to our determination requests outlining additional considerations and rationale.

We we’re hoping to learn what might be required of the Proposed Action regarding the Shoreline. Specifically, is a Certified Shoreline required as any part of the SMA Permitting process in order for the Proposed Action to proceed?

While the Project Site is a shoreline lot within the SMA, the Proposed Action is +200-feet and beyond a non-certified shoreline. Being well beyond the 55-foot non-certified shoreline waver line our understanding is that a Certified Shoreline is not required for the Proposed Action to proceed.

Can you confirm that our understanding is correct as noted in the last bullet point? I’ve seen other EA’s & SMA Permits that proceeded through the SMA Process on this understanding. It seems to be the standard position DPP takes. I just want to be sure I’m checking all the correct boxes on my end.

We appreciate any and all insight. Thanks in advance.

-Shae

Shae Grimm
Project Architect, D.Arch, LEED AP

Longhouse Design+Build
1100 Alakea Street, 3rd Floor Atrium
Honolulu, Hawaii 96813
Main:  (808) 521-1467
Direct: (808) 628-6626
Website: www.LonghouseHawaii.com
Appendix H

Sewer Connection Application
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8209 * Fax: (808) 768-4210

SEWER CONNECTION APPLICATION

APPLICATION NO.: 2019/SCA-0852  STATUS: Approved
DATE RECEIVED: 06/03/2019  PROJECT NAME: 2019/SCA-0852 6 New Single Family Dwellings
IWDP APP. NO.:  $33,080.00

LOCATION:

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4585 KAHALA AVE Honolulu / Waia 47,192 Sq. Ft.

SPECIFIC LOCATION: 4581 & 4585 KAHALA AVE Honolulu / Waialae Kahala 96816

APPLICANT: PERMITPRO, JENNIFER HERALD
P. O. BOX 25116
HONOLULU, HAWAII 96825-0116

DEVELOPMENT TYPE: Dwelling, Single-family
SEWER CONNECTION WORK DESIRED:

OTHER USES:

NON-RESIDENTIAL AREA: s.f.

APPROXIMATE DATE OF CONNECTION:

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REMARKS

APPROVAL DATE: 06/06/2019
EXPIRATION DATE: 06/04/2021

Valid 2-years after approval date. Construction plans shall be completed and approved within this 2-year period. Construction shall commence within 1-year after approval of plans.

Applicable WSFC shall be collected at the prevailing rate in accordance with ROH 1000, Chapter 14, Sections 14-10.3, 14-10.4, 14-10.5 and Appendix 14-D.

REVIEWED BY: Jon Coloma

Site Development Division, Wastewater Branch
Appendix I

State Historic Preservation (SHPD) Regulatory Compliance Letter
The agreed-upon AIS approach was 100% excavation of all proposed ground disturbing work, including footings, building slabs, utility trenches, etc. SHPD understands that the Phase I work has been completed and that the results are presented in an initial draft AIS report submitted to SHPD and that SHPD has not yet reviewed and accepted the draft AIS report.

Additionally, SHPD understands the applicant is ready to proceed with the Phase II work and requests SHPD’s approval to continue the previously agreed-upon AIS approach involving 100% excavation of all Phase II ground disturbing work.

This approach was developed in consultation with the project proponent’s representative, Keala Pono, and SHPD due to the presence of jaucas sand and known burials in the area.

SHPD approves the request for Phase II to proceed under the existing agreed-upon AIS approach and for the Phase II AIS results to be incorporated with the Phase I results in a single AIS report.

Sincerely,

Susan

Susan A. Lebo, PhD
SHPD Archaeology Branch Chief
Appendix J

Honolulu Internet Permit System History
Aloha. We provide services and information on building permits, development projects, and planning activities for the City and County of Honolulu.

### Tax Map Key

<table>
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<th>Permit No.</th>
<th>Description</th>
<th>Status</th>
<th>Created Date</th>
<th>Issue Date</th>
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<tr>
<td>Building Permits</td>
<td>A1990-02-0098</td>
<td>280822</td>
<td>UESUGI - EL</td>
<td>Completed</td>
<td>Feb 9, 1990</td>
<td>Feb 9, 1990</td>
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**Internet Building Permit Application**

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<tr>
<th>Application No.</th>
<th>Description</th>
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<th>Issue Date</th>
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<tr>
<td>IBP00331A2011-01-0918</td>
<td>[TMK: 35004001] Install 6' max. Chain Link Fence at 4585 Kahala Ave. - Buildings Permit</td>
<td>Job closed - no response</td>
<td>Feb 6, 2018</td>
<td>Feb 6, 2018</td>
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<td>IBP00807A2012-01-1056</td>
<td>[TMK: 35004001] Install Chain Link Fence at 4585 Kahala Ave. - Buildings Permit</td>
<td>POSSE BP subj job created</td>
<td>Sep 1, 2015</td>
<td>Sep 1, 2015</td>
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<td>IBP1857A2015-03-0283</td>
<td>[TMK: 35004001] Install Chain Link Fence at 4581 Kahala Ave - Buildings Permit</td>
<td>POSSE BP subj job created</td>
<td>Feb 6, 2018</td>
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<td>IBP02728A2015-09-0838</td>
<td>[TMK: 35004001] Install Chain Link Fence at 4581 Kahala Ave - Buildings Permit</td>
<td>Job closed - no response</td>
<td>Jul 12, 2018</td>
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<tr>
<td>Internet Building Permit Application</td>
<td>2018/BP073655A2018-09-0735</td>
<td>[TMK: 35004001] WEALTH SKY LLC - Building Permit</td>
<td></td>
<td>POSSE BP subjob created</td>
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<td>Internet Building Permit Application</td>
<td>2018/BP073665A2018-10-0128</td>
<td>[TMK: 35004001] WEALTH SKY LLC - Building Permit</td>
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<td>POSSE BP subjob created</td>
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<tr>
<td>POSSE Building Permit</td>
<td>A2003-06-0511</td>
<td>550890</td>
<td>[BP #550890] [TMK: 35004001] CHONG MOON LEE - 6’ MAX HGT HOLLOW TILE WALL @ LEFT SIDE OF PROPERTY.</td>
<td>Permit application closed</td>
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<tr>
<td>POSSE Building Permit</td>
<td>A2003-08-1017</td>
<td></td>
<td>[TMK: 35004001] Chong Moon Lee - REPAIR EXIST CHAINLINK FENCE ALONG BACK PORTION OF RITE PROPERTY LINE, REPAIR EXIST CHAIN LINK FENCE AT ALONG BACK PORTION OF LEFT PROPERTY LINE; REPAIR EXIST WROUGHT IRON ON EXIST CRM WALL ALONG PORTION OF LEFT REAR PROPERTY LINE</td>
<td>Job Cancelled</td>
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<tr>
<td>POSSE Building Permit</td>
<td>A2012-01-1056</td>
<td>685041</td>
<td>[BP #685041] [TMK: 35004001] KAWAMOTO - Remove existing CMU wall on left and front of property</td>
<td>Permit application closed</td>
</tr>
<tr>
<td>POSSE Building Permit</td>
<td>A2018-03-1216</td>
<td>819270</td>
<td>[BP #819270] [TMK: 35004001] 4581 &amp; 4585 Kahala Ave. / Wealthy Sky LLC - Repair existing 9’ max. CRM ocean retaining wall for approx. 52 lin. ft.; <strong>3/10/19 CHANGE of GENERAL CONTRACTOR from Niso Contractor to Longhouse Development LLC per AUTHORIZATION FORM from OWNER</strong></td>
<td>Permit application closed</td>
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<tr>
<td>POSSE Building Permit</td>
<td>A2018-08-1424</td>
<td>825458</td>
<td>[BP #825458] [TMK: 35004001] WEALTH SKY LLC - Demo: Remove all existing Slabs, Curbs, and Foundations [existing Tennis Court &amp; Pool to remain] All Debris to PVT LANDFILL.</td>
<td>Permit application closed</td>
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<tr>
<td>POSSE Building Permit</td>
<td>A2018-09-0735</td>
<td>841420</td>
<td>[BP #841420] [TMK: 35004001] WEALTH SKY LLC // New 2 story 2 Family Dwelling to include 6ft CMU Wall front of property, 6ft max ht pierce fence rear left &amp; right of property &amp; new 20ft driveway apron &amp; auto gate /<strong>08-05-20 CHANGE of PLUMBING CONTRACTOR from C D CULLISON PLUMBING INC. to FUEO PLUMBING LLC, per AUTHORIZATION FORM from GENERAL CONTRACTOR</strong> <strong>3/3/21 CHANGE of PLUMBING CONTRACTOR from C&amp;J SOLAR SOLUTIONS, LLC. to PONCHO’S SOLAR SOLUTIONS per AUTHORIZATION LETTER from GC</strong></td>
<td>Inspection(s)</td>
</tr>
<tr>
<td>POSSE Building Permit</td>
<td>A2018-10-0128</td>
<td>841972</td>
<td>[BP #841972] [TMK: 35004001] 4585 Kahala Ave // WEALTH SKY LLC / Repair Existing Pool to include 6ft max ht aluminum picket fence w/ gate at the rear of the property in shoreline set back.</td>
<td>Inspection(s)</td>
</tr>
</tbody>
</table>

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